

<u>REAL PROPERTY</u>										
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
					1200.		1096.84			1096.84
<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 & 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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
29.00	13.50	4.05	46.55%	81.50	37.93					41.98
TOTAL RECOMMENDATION										1138.82

CASE NO. 769.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October 7th, 1948.

IN THE MATTER OF THE CLAIM OF
KINZAEMON TANIGUCHI.

PROCEEDINGS AT HEARING.

Original

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).

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Lethbridge, Alberta,

October 7th, 1948.

IN THE MATTER OF THE CLAIM OF
KINZAEMON TANIGUCHI.

PROCEEDINGS AT HEARING.

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APPEARANCES:

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

W.S. RUSSELL, Esq., appearing for the
 Claimant.

MISS LILLIE THOMAS, Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

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K. Taniguchi,
In Chief.

THE SECRETARY: Case No. 769, Kinzaemon Taniguchi.

KINZAEMON TANIGUCHI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Taniguchi, this is the summary of evidence in support of claim. You are familiar with it?

A I think I am familiar with it.

Q Well, was it prepared from figures which you supplied?

10

A Yes.

Q And under your instructions? A: Yes.

Q And you signed it here (indicating)?

A Yes.

Q You believe it is true to the best of your knowledge, information and belief? A: Yes.

MR. RUSSELL: I will offer that as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Q: This land, I think, was bought by your father? A: Yes.

20

Q He gave it to you? A: Yes.

Q When was this given to you? A: 1925.

Q How do you know what your father paid for this land?

A My father told me.

Q Did your father clear the six acres, or did you?

A My father cleared four acres, and I cleared about six acres, all together cleared about ten acres, ten or eleven acres.

Q Well, then, in your summary of evidence you show that there were six acres cleared and you say it cost \$996.25. Now, that was what you yourself

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K. Taniguchi,
In chief.

cleared, is that right? A: Yes.

Q That was in addition to the four acres your
father had cleared? A: Yes.

Q And this \$996.25, which you say it cost you for
clearing, that expense was borne by you, is that
right? A: Yes.

Q How was that figure of \$996.25 arrived at?

A That was the cost of the powder and the hired labour.

Q Well, is \$996.25 what you spent in cash to have
this land cleared? A: No, that also
includes my own labour.

Q How did you happen to arrive at the figure \$996.25?

A That comes about by the cost of the powder that
was bought; it took thirty-five boxes of powder.

Q You say that the planting of two acres of
strawberries cost \$500.00?

THE SUB-COMMISSIONER: Two and a half acres.

MR. RUSSELL: Pardon me.

Q Two and a half acres cost \$500.00?

20 A Yes.

Q Where did that \$500.00 go? A: There is the
cost of labour for hoeing and the artificial
fertilizer, and the strawberry plants themselves,
and this was included.

Q Does it also include anything else?

A And labour.

Q Whose labour? A: My family's labour.

Q Does the same apply to the blackberries, raspberries
and rhubarb? A: Yes. That

30 comes a little cheaper.

K. Taniguchi,
In Chief.

Q But it is the cost of the fertilizer, the cost of the plants, the cost of hauling, and the cost of labour that goes into that?

A Yes, the cost of hoeing.

Q The cost of hoeing? A; Yes.

Q Who built the buildings that you are claiming for?

A I employed a carpenter and he and I worked on the buildings together.

10 Q You show labour cost for the chicken house of \$100.00; who got that \$100.00?

A That was partly paid to the carpenter and is partly figured out on so much a day for my own labour.

Q Does the same apply to the other buildings?

A Yes.

Q You put the rental value at \$350.00 a year. On what basis is that set? A: It is just an estimate on my part.

Q Well, what did you base your estimate on?

20 A Well, it is based on the amount of profit I had been making each year.

Q I see. A: From the crops.

Q In your personal property you show one item there, one scale? A: Yes.

Q It was bought in 1930 and it cost \$18.00?

A Yes.

Q And you value it at \$15.00? A: Yes.

Q And you say it is in new condition?

MR. RICE: Twelve years old.

A Yes.

30 MR. RUSSELL: Q: Now, how was it in new condition

K. Taniguchi,
In Chief.

after twelve years? A: The price of
scales had gone up quite a bit.

Q No, but I asked him how was it in new condition?

A Well, it~~x~~ was in very good condition.

Q Did you take good care of it those twelve years?

A Yes.

Q How much was it used? A: No, it was used
about three months a year during the rhubarb season.

Q All right.

10 MR. RICE: I am submitting, your Honour, that the real
estate was sold for its fair market value. I am
submitting that the chattels sold or disposed of
by the Custodian were sold at their fair market
value. I am submitting if the Custodian is respon-
sible for any part of the claimant's claim, the
amount claimed by the claimant is exorbitant.

I tender the following documents as exhibits:
Farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2)

20 MR. RICE: Two summaries respecting the real and
personal property.

(SUMMARIES MARKED EXHIBIT NO. 3).

MR. RICE: An assessment or tax statement of Maple
Ridge for the year 1942, showing the land assessed
at \$900.00 and the improvements \$700.00.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

K. Taniguchi,
Cross Exam.

CROSS EXAMINATION BY MR. RICE:

Q I show you your J.P. form, apparently completed by you on the 13th of April, 1942 (indicating); did you complete that document, and is that your signature? A: Yes.

MR. RICE: I will file that as an exhibit, your Honour.
(J.P. FORM MARKED EXHIBIT NO. 6).

MR. RICE: Q: I show you a photo of a house or dwelling; do you recognize that?

10 A Yes, that is my house.

Q That is your house located on the lands that are the subject matter of your claim?

A Yes.

MR. RICE: I tender that, your Honour.
(PHOTOGRAPH MARKED EXHIBIT NO. 7).

MR. RICE: Q: You leased your property before you were evacuated? A: No.

Q Did you not lease your property to Berco Exploration Company? A: No.

20 Q Did you authorize the Pacific Co-operative Union to lease it for you? A: No.

Q My information is that you leased the property, your property, to Berco Exploration Company for \$125.00, the lease to expire on the 31st of December, 1942? A: I don't know anything about that.

Q You don't know anything about it?

A No.

Q You never received the rental? A: No.

30 Q The Custodian never accounted to you for any rental

K. Taniguchi,
Cross Exam.

at all?

A: I didn't receive

anything.

Q You didn't receive anything? A: No.

Q Did you receive anything for the year 1943?

A No.

Q And you say on your oath that you never knew that your property had been rented at any time to anybody?

A: No.

Q When you left there, when you were evacuated, who did you leave in charge of your property?

10

A I didn't ask anyone to look after the place. I just asked someone to look after the key.

Q Who did you ask to look after the key?

A My next door neighbour, Mr. Mellon.

Q You just locked your house and turned the key over to Mr. Mellon, is that it?

A: Yes.

Q Did you receive a letter or a notification from the Custodian's office in January, 1945? January 31st, 1945?

A: I believe I did.

20

Q Stating that nothing on your property of value was missing, and that a small chest of drawers, cooler, stove, two beds and an old heater were left on property as being of no value. Did you get that? I mean, that is his statement, it is addressed to him at Monarch? Did he reside in Monarch in January of that year?

A: This is

in British Columbia, Whonock.

Q Oh, excuse me, I thought it was Monarch. It is Whonock. I am not asking you to admit the statement, but did you receive the notice?

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K; Taniguchi,
Cross Exam.

A No.

MR. RICE: I would like to mark it for identification, the notice signed by W. Anderson, addressed to the claimant, saying that these articles were abandoned as of no value.

(NOTICE MARKED EXHIBIT "A" FOR IDENTIFICATION)

MR. RICE: Q: I think it is only fair to ask you, Where were you living in 1945? A: The same place

I am living now, at Picture butte.

10 Q At Picture Butte? A: Yes.

Q When did you go to Picture Butte?

A I have been in the same place for seven years.

MR. RICE: I submit, your Honour, a personal property summary, dealing with this man's chattels.

(SUMMARY MARKED EXHIBIT NO. 8).

MR. RICE: Q: I observe that you bought a heater in 1941 for \$14.00 and after using it for a year you say it is still worth \$14.00? A: It had hardly been used for a year. I was evacuated about three months after I bought it. It was practically new.

20

Q All right, after using it three months it hadn't depreciated a five cent piece in your estimation.

MR. RUSSELL: Just one point I was going to make, your Honour. You will notice in the farm appraisal report that the land is shown, or the owner is shown as Yakoshiro, some other name than the present claimant.

Q This is your own land, is it not?

A Yes.

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THE SUB-COMMISSIONER: He just failed to register his

K. Taniguchi,
Discussion
Cross-Exam.

transfer, I presume.

MR. RUSSELL: I think that is it. I just thought I would mention it.

THE SUB-COMMISSIONER: Yes.

A It was registered in my name.

MR. RUSSELL: Q: It was registered in your name?

A Yes.

Q Well, who is Takiguma Yakoshiro?

A That is the man that bought it with my father.

10 Q Oh, I see. And you and he have a joint interest in this land, is that right? Is that the situation?

A No, the land was divided, and the land which is the subject matter of the claim is registered in my name.

Q Possibly just to clarify that I had better put in a deed, sir, from Takiguma Yakoshiro to Kinzaemon Taniguchi made March 24th, 1934, showing that it was transferred, the land, to this man.

20 Q Is this the deed that transferred the land to you (indicating); do you recognize that?

A Yes.

MR. RICE: What is that?

MR. RUSSELL: It is a deed. Apparently the land was jointly registered in the name of this Jap Yakoshiro and the claimant's father, and the deed is transferring the land to him. I will put it in.

(DEED MARKED EXHIBIT NO. 9).

MR. RICE: Well, is the deed registered?

30 MR. RUSSELL: Well, I really can't say. He says it was registered.

K. Taniguchi,
Discussion.

Q That deed was registered, your transfer?

A Yes.

Q Yes.

THE SUB-COMMISSIONER: I think that clears that up.

Is that all from this witness?

MR. RUSSELL: Yes, that is all.

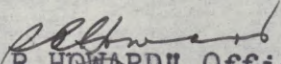
THE SUB-COMMISSIONER: Thank you.

(Witness aside)

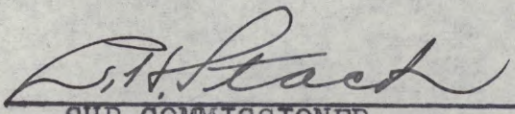
(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. HOWARD" Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.


SUB-COMMISSIONER.

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3405

ACKNOWLEDGED

NOV 27 1947

J.W.

Case No. 769.
Leth

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full: Taniguchi, Kinzaemon.
Registration No. 13506
2. Claimant's address at the time of his evacuation from the protected area: 32nd Avenue, Ruskin, B.C.
3. Claimant's present address: c/o T.N. Nolan, Box 398, Picture Butte, Alberta.
4. Claim relating to real property:
 - (a) Street address of real property: 32nd Avenue, Ruskin, B.C.
 - (b) Legal description of property: Lot 1 of E N.E. $\frac{1}{4}$ Section 5. Township 15, Maple Ridge. Roll No. 3227.

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit farm with residence.

- (d) Title or interest held by Claimant in the real property:

Interest.

- (e) Fair market value of real property at date of sale:

(I) Land— \$ 2000.00

(II) Buildings— \$ 850.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 1650.00.

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

32nd Avenue, Ruskin, B.C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Packed and locked in the house.

(c) In whose care was property left by the Claimant at date of evacuation?

Consigned to the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Furniture and Household Equipment and Farm Implements:

Including such items ~~as~~ as; plow, hoes, shovels, stoves, etc.

Valued at \$125.00.

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

XXXXXX	Property	\$125.00
XXXXXX	Custodian Auction Sale	<u>29.18</u>
	Claim	\$ 95.82.

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will..... be required.

DATED this 12 th day of October, A.D. 1947.
November

S. Aoki
.....
Witness to Signature of Claimant.

K. Taniguchi
.....
Signature of Claimant.

STATUTORY DECLARATION

IN THE MATTER OF Order-in-Council
P.C. 1810 as amended by Order-in-Council

I, Kinzaemon TANIGUCHI
(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES
ACT" being Chapter 99 of the Revised
Statutes of Canada 1927 and

of c/o T.N. Nolan, Box 398, Picture Butte, Alta. Farm Laborer.
(Present Address) (Occupation)

appointed to inquire into and report upon
the claims of persons of the Japanese Race
under said Order-in-Council.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

Received a cheque from the Custodian for
\$1200.00.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Iron Springs
in the Province of Alberta,
this 17th day of November
A.D. 1947.

K. Taniguchi

Russell D. Luff
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

STATUTORY DECLARATION

IN THE MATTER OF Order-in-Council
P.C. 1810, as amended by Order-in-Council
P.C. 3737; and

(Full Name of Claimant)

IN THE MATTER OF "THE INQUIRIES
ACT" being Chapted 99 of the Revised
Statutes of Canada, 1927, and

IN THE MATTER OF a Commission
appointed to inquire into and report upon
the claims of persons of the Japanese Race
under said Orders-in-Council.

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

Proof of Claim

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at

in the Province of Alberta,

this day of

AD. 1947.

A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 129

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Kinzaemon TANIGUCHI

2. Registration Number: 13506

EXHIBIT NO. 769-1
DATE October 7/48
FILED BY W. S. Russell

3. Present Address: c/o T.N. Nolan, Box 398, PICTURE BUTTE, Alberta.

4. Address Prior To Evacuation: 32nd Ave. RUSKIN, B.C.

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot One (1) of Parcel "E", of the North East Quarter of Section Five (5), Township Fifteen (15), Group One (1), New Westminster District as shown on Plan numbered 5024.

(This land was originally purchased by the Claimants father, and one Takiguma Yokoshiro, jointly. The Claimant's father moved to Japan in 1925 and the Claimant took over his father's interest in the land. This was confirmed in 1934 by the Deed of Land which gave the Claimant title to the land for a nominal consideration of \$1.00)

- (a) Nearest Post Office adjacent to land. Ruskin, B.C.
- (b) Number of acres: 15.
- (c) When purchased: 1925
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)
 4 acres cleared and 11 acres bushland.
 One dwelling house which was in poor condition
- (e) Purchase Price (paid by father).....\$1275.00

6. IMPROVEMENTS:

(a) Clearing.....6.....acres at \$.....per acre	\$ 996.25	
(b) Fencing	\$	
(c) Tillage	\$	
(d) Drainage 300' long, 18" wide 36" deep	\$ 50.00	
(e) Weed Eradication	\$ 25.00	
(f) Planting 2.5 Ac. strawberries....	\$ 500.00	\$
.5 Ac. blackberries....	75.00	
(g) .5 Ac. Raspberries....	75.00	
.5 Ac. Rhubarb.....	75.00	\$ 725.00
(h)		<u>\$1796.25</u>
	Total	\$ 1796.25 \$ <u>1796.25</u>
	Carried Forward	\$ \$3071.25

Brought forward

\$ 3071.25

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Chicken house	18x38	1933	\$ 250.00	\$ 100.00	\$ 350.00
woodshed	20x30	1935	80.00	40.00	120.00
brooder house	16x20	1933	75.00	35.00	110.00
repairs on dwelling.					
(a) flooring	24x32	1932	39.00	6.00	45.00
(b) walls		1932	32.00	9.00	41.00

material 1000B.F.
" "

Total Cost of Buildings \$666.00 666.00

Total Cost of Land and All Improvements\$ 3737.25

Fair Market Value\$ 2850.00

Sold by Custodian for\$ 1200.00

Loss Claimed on Parcel 1\$ 1650.00

8. Assessment for 1942:

Land \$ 900.00

Improvements \$ 700.00

Total \$ 1600.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 522.60
Improvements	\$ 700.00
Total	\$ <u>1,222.60</u>

10. Rental Value per Year: \$ 350.00

11. Fire Insurance on Buildings:

(List amount on each building):

dwelling	\$ 500.00
.....	\$
.....	\$
.....	\$

12. Documents in Support:

- (a) Photographs:
- (b) Deeds
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies
- (f) Correspondence
statement of sale
- (g)
- (h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1\$ 1650.00

Parcel 2\$

Parcel 3\$

Parcel 4\$

TOTAL:

\$1650.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
heater	1941	\$ 14.00	\$ 14.00	
kitchen range	1935	15.00	10.00	
plow	1938	26.00	20.00	
hoes (6)	1940	7.50	5.00	
shovels (2)	1937-40	3.00	2.00	
7 ft. bucking saw	1940	16.00	12.00	"Chinook"
7 ft. bucking saw	1935	13.00	8.00	"
6'5" falling saw	1935	12.00	7.00	"Royal Chinook"
peevee	1935	3.75	2.00	
9 lb. hammer	1935	2.50	2.00	
2 falling wedges	1935	3.50	2.00	
3 splitting wedges	1935	4.50	3.00	
falling axe	1935	2.50	2.00	
gramophone	1940	15.00	10.00	
15 gal. crock	1934	4.00	3.00	
6 gal. crock	1934	3.00	2.00	
4 gal. crock	1934	2.50	1.50	
1 scale	1930	18.00	15.00	new condition
			<u>120.50</u>	
		Total	<u>\$120.50</u>	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

**PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY**

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
Auction sale			16.55

Total: \$ 16.55

Total Claim for Personal Property \$ 120.50

Deduct Payments from Custodian \$ 16.55

Net Loss on Personal Property \$ 103.95

I Certify the above to be True and Correct.

S. Cook
Witness

K. Taniguchi
Signature of Claimant.

Farm Appraisal Report

File No. JL-356

Land Description Lot 1 of Pcl. "E" of NE 1/4, Sec. 5, Tp. 15, Map 5024.

Containing 14.26 Acres

Owner's Name YAKOSHIRO, Takiguma Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 2 miles.

Market Town New Westminster, B.C. Distance 27 "

Church (give denomination) United & Anglican - Whonnock Distance 2 "

Nearest School Whonnock Distance 2 "

State how property was identified: Corner posts & map location.

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

Direct access to 32nd Avenue - gravel road, fair condition.

Is this district a good one? Only fair - Co-operative marketing.

EXHIBIT NO. 769-2
DATE October 7/48
FILED BY G. Raabe

Employment opportunity Very limited in this locality.

Predominating Nationality and religion: Mixed - Japanese predominating.

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

Water supply: Domestic water supply from well. Value \$

BUILDINGS ON FARM

3405

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	Fr. & Shgl.	1 st.	Shgl.	20	Wood	Poor	675.00
Shed	21 x 28	Frame	8-14'	Shke.	20	"	"	60.00
BARN	12 x 28	"	6-12'	"	20	"	"	-
BARN	12 x 15	"	6-10'	"	20	"	"	-
GRANARY	16 x 20	"	7-10'	"	20	"	"	25.00
Poultry	18 x 38	"	2 st.	Shgl.	20	"	"	170.00
Forcing Hse.	18 x 38	"	"	"	"	"	"	
Shed	18 x 10	"	6-8'	"	20	"	"	

Total present day value \$ 930.00

Total Value Buildings add to farm \$ 700.00

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; brick chimney on bracket.

No. rooms downstairs? 6 Upstairs? - How finished Wood lined.

Are buildings painted? No. Condition of paint -

Distance from nearest bush No bush within 200 feet.

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
7.60	Undulating	Loam - 10 to 20"	Over hardpan	Mixed fruits - & oats	60.00	456.00
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
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	
6.66	Bush & gully - steep slope to creek bottom.		-		10.00	66.60

Total value of Land \$ 522.60

Total added by buildings to value of farm \$ 700.00

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

Total value of farm \$ 1,222.60

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

Farm in only fair condition. Property leased to Berco Exploration Company. Property vacant, and indications point to poor soil fertility.

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

Mixed small fruits and vegetables.

Noxious weeds:

Thistle.

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

1942 Tax - \$36.89
 1941 " - \$37.20 - District of Maple Ridge.
 1940 " - \$38.50

Date: June 24th 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 22 day of June 19 42

Inspector's Signature

"H.L. SINCLAIR"

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

JL4356 - T. YAKOSHIRO

Farm Appraisal Report

Remarks:

This is considered a poor property, situated in rather outlying portion of the district. The soil varies from a sandy to clay loam over hardpan, and poor fertility is indicated by crops. Very little further land development is possible as the uncleared portion is comprised chiefly of gully, and land slopes sharply to creek bottom.

The buildings are old and generally in poor condition, although house appears to have been re-shingled within past year.

Electric light is installed in dwelling.

The property is leased to Barco Exploration Company to December 31st for a rental of \$125.00.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

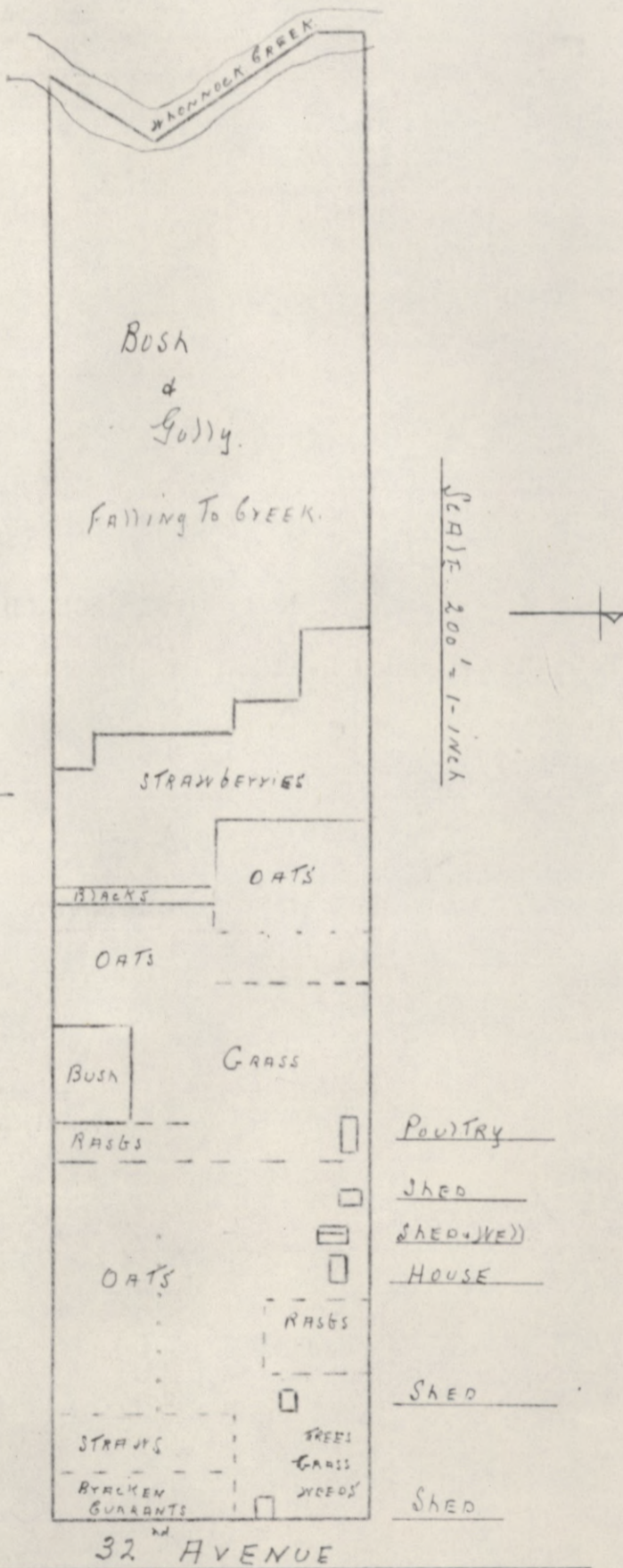
Present Value

Strawberries	-	1.57 acres	- only fair condition	\$
Oats	-	3.46	"	\$
Raspberries	-	.65	" - poor to fair.	\$
Blackberries	-	.09	" - poor condition.	\$
Currants & Bracken	-	.24	" - " "	\$
Grass & Weeds	-	1.59	"	\$
Bush	-	6.66		\$
		14.26		\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



LOT-1-Pc1-E- N.E. 1/4 SECT. 5-TP. 15-MAP 5024

14.26 ACS

TAKIGUMA-YAKOSHIRO

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

value is \$ 1000.00

Date 25th June 19 42.

"I.T. BARNET"

District Superintendent.

#19

REAL PROPERTY SUMMARY

Files 3405, 5451

V. L. A. B.C. 200-P

JAPANESE NAMES: Kinzaemon TANIGUCHI - - Reg. No. 13506
Takekuma YAKASHIRO - - Reg. No. 13383

EXHIBIT No. 769 - 3

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer

October 7/48

PROPERTY ADDRESS: 32nd Ave., Ruskin B. C.

G.E.A. Rice

LEGAL DESCRIPTION: Lot 1 of parcel "E" of the North East quarter of Section 5 Township 15 Map 5024 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the names of Kinzaemon Taniguchi and Takiguma Yakoshiro.

ENCUMBRANCES: 50090-C - Mortgage in fee dated 16th April 1923, to Henry Peter McMartin for \$650.00 at 10%.

50688-C - Mortgage in equity dated 5th September 1923, to Henry Peter McMartin for \$400.00 at 10%.

78604-C - Transmission of 50090-C and 50688-C to Frank Ross Cotton and Arthur Frederick Cotton filing 21069. Please note final paragraph on this report. Vesting 25273 - January 5th, 1943.

ASSESSED VALUE: 1943 - 14.26 acres
Land \$900.00
Improvements \$700.0 Total \$1600.00 Taxes \$36.89

CLASSIFICATION: Berry farm with buildings. Inspector reported May 23, 1942, a farm of 14½ acres with 2 acres in strawberries, ½ acre raspberries, ½ acre rhubarb with a 1 storey frame shack 22 x 30, 2 rooms, poor condition, woodshed, barn chicken house and 3 packing houses.

HISTORY OF ADMINISTRATION: Property had been leased by the owner prior to evacuation to the Berco Exploration Co., the lease expiring on the 31st December 1942, at a rental of \$125.00 paid to the Custodian. The Berco Exploration Co., offered to lease the property for the Year 1943 at \$67.50. The offer was not accepted.

The property was leased by the Secretary of State on the 9th March 1943, to Harriet I. McAndrew and Blanche A. Pook for a period of 10 months from the 1st March 1943 to the end of 1943 for \$125.00. The lease reserved storage space for chattels. This rental was paid and allowed as accrued rental to The Director The Veterans' Land Act. The Custodian arranged for and received from Frank Ross Cotton and Arthur Frederick Cotton, holders of the 2 mortgages in favour of Henry Peter McMartin, a discharge of these mortgages paying in satisfaction thereof on principal \$448.38, interest from February 2, 1942, to November 14, 1944, \$102.75, Fire insurance premium paid by mortgagees \$10.00 and exchange on cheques .45¢, a total of \$561.58. This payment was

made on the 12th December 1944, and mortgage registered clearing the title of all encumbrances.

SOLD: To The Director The Veterans' Land Act for \$1200.00 as at 1st. January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kinzaemon Taniguchi and Takekuma Yakashiro holding title in common to the Parcel of land above described, sale price \$1200.00 plus rental \$125.00, insurance refund \$5.63, total \$1330.63; less Certificate of Encumbrance \$1.00, taxes \$125.65, registration fee \$3.00, registration of discharge of mortgage \$2.00, for discharge of mortgage as above \$561.60, legal fee \$15.00, total \$708.25. Net amount released \$622.38.

TITLE: Included in C. of T. 179906-E and payment of consideration included in cheque to the Custodian dated December 4th, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 7th, 1946.

IM:ML

"Ian Macpherson"

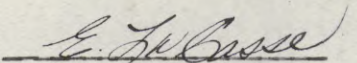
We have to-day received a letter dated 2nd May 1946, from T. Yakashiro in which he disclaims any interest in this property other than guarantor of the mortgage. The proceeds of the sale have been placed to the credit of Kinzaemon TANIGUCHI.

"I.M."

DATED May 8th, 1946.

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

Date: November 25, 1948.



CLAIM ON REAL AND PERSONAL PROPERTYFile 3405.Claimant: Kinzaemon TANIGUCHI.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>VLA Appr.</u>	<u>Realized</u>	<u>Remarks</u>
(1) \$2,000.00	Farmland (14.26 acres), Whonnock, B. C.	\$2,000.00	\$900.00	\$522.60))	(1) This parcel of farmland (14.26 acres) is described by VLA appraiser as being of poor fertility, not well situated and offering little prospect of further development.
)) \$1,200.00	
))	
(2) \$ 850.00	Buildings on above land	\$ 850.00	\$700.00	\$700.00))	(2) The buildings are described as 20 years old and generally in poor condition, adding \$700.00 only to value of farm.
\$2,850.00	Real Property total (gross)					
\$1,200.00	Acknowledged Custodian Credit					
\$1,650.00	<u>Amount of Real Property Claim</u>					
(3) \$ 95.82	<u>Amt. of Pers. Prop. Claim</u>	\$ 125.00	--	--	\$ 21.25	(3) This item (\$95.82) must be reduced by \$4.50 (to \$91.32) to bring it into balance with detailed list (as per attached Personal Property Analysis) just filed by claimant in support of his claim, which is dated November 12th, 1947.
\$1,745.82	Total amount of Claim					

"R. G. B."

Vancouver, B. C., July 7/48.

RGB/P.

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

Date: November 25, 1948.

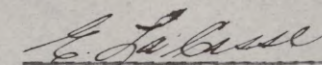


EXHIBIT No.

October 7/48

DATE

FILED BY

G.E.A. Rice

No.

Details of Taxation

Improved Land

General Rate 16 mills

School Rate 15.6 mills

Taxes on 50 per cent of improvements for schools

Taxes on 20 per cent of improvements for general purposes

Wild Land

General Rate 30 mills

School Rate 15.6 "

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

TAX STATEMENT, 1942

C.B. Folio

T.R. Folio

K. Taniguchi & T. Yakashiro
Ruskin

1. Add 6 per cent interest on all Arrears and Delinquent Taxes from January 1st, 1942, to date of payment.

2. Add 10 per cent on 1942 taxes which are not paid by August 31st, 1942.

3. Notice Column "B". Taxes in Arrears. This property will be sold for Taxes on September 30th in the year following this notice, unless the taxes now in arrears are sooner paid.

4. Notice Column "A" Delinquent Taxes. This property will be sold for Taxes on September 30th in this year, unless the delinquent taxes are sooner paid.

Description of Land - Twp. 15 Fifty Cents is the Minimum for Municipal Taxes

Roll No.	Subdiv.	Quarter	Sec. Lot	Assessed Value of Improvements	Assessed Value of Land	SUMMARY OF 1942 TAXES			T'L 1942 Levy if Paid by Aug. 31, 1942	Column "B" Arrears 1941	Column "A" Delinquent 1940 & Prior
						General	School	Library Tax			
3227	1 of E	N E	5	700	900	16.64	19.50	.75	36.89	37.20	38.50

PLEASE READ THIS:

Make remittances payable at par to "District of Maple Ridge" and remit by Certified Cheque, Money Order, Express Order or Bank Draft.

If the property described has been transferred, please forward this notice to the person now liable for the taxes.

All or a portion of the taxes will be accepted at any time during office hours.

Send stamped addressed envelope for mailing receipt back to you.

This Notice Must be Presented When Paying Taxes

36.89
 37.20
 38.50
 Int 3.04
 115.63

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

Date: November 25, 1948.

E. Hubert

H.M. DAVENPORT, C.M.C., and COLLECTOR
(Postal Address) Haney, B. C.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3405

EXHIBIT No. _____

NAME Kinzaemon TANIGUCHI.

REG. No. 13506

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DEC NO	FOUR
			AUCTION	TENDER &c			
DECLARATION <u>13/4/42</u>	TAKEN BY _____						
EVACUATION <u>16/4/42</u>	DATE _____						
Household goods		Heater	\$ 14.00	\$ 4.00			
Kitchen utensils		Kitchen Range	10.00				
Cutlery		Plow	20.00				
Chinaware		6 Hoes	5.00				
Farm Implements		2 Shovels	2.00				
Carpenter Tools		7' Bucking Saw	12.00				
Fertilizer		7' Bucking Saw	8.00				
		6'5" Falling Saw	7.00				
		Peavey	2.00				
		9 lb. Hammer	2.00				
		2 Falling Wedges	2.00				
		3 Splitting Wedges	3.00				
		Falling Axe	2.00				
		Gramophone	10.00	2.25			
		15-gal. Crock	3.00	6.00			
		6-gal. Crock	2.00	1.25			
		4-gal. Crock	1.50				
		1 Scale	<u>15.00</u>				
		Total (post-claim list):	\$120.50				
		Unexplained difference between amount claimed and total of attached schedule	<u>\$ 4.50</u>				
		Total as per original Claim	\$125.00				
		Ack. Custodian Credit	<u>\$ 29.18</u>				
		Amt. of Pers. Prop. Claim:	<u>\$ 95.82</u>				
		<u>Summary of Auction Sale:</u>					
		1 Trunk		2.50			
		1 Trunk		2.50			
		1 Cabinet		2.25			
		1 High Chair		<u>.50</u>			
		Gross proceeds Auction Sale:		\$21.25			
		Less Charges:		<u>4.70</u>			
		Net proceeds Auction Sale:		<u>\$16.55</u>			
		<u>Summary of Other Sales:</u>					
		Wood			<u>\$8.00</u>		
		Total proceeds Other Sales:			<u>\$8.00</u>		

Vancouver, B. C., July 7/48.

RGB/P.

[Handwritten signature]

ANALYSIS OF PERSONAL PROPERTY CLAIM

EXHIBIT No. 3405
 FILE No. 13308
 REG. No. 13308
 SALE No. 3/3405

NAME: KIRKWOOD FURNITURE

DATE: 12/1/42
 DECLARATION: 12/1/42
 TAKEN BY: [blank]
 INVENTORY: [blank]

DETAILS OF CLAIM

14.00	Halter	Household goods
10.00	Kitchen Range	Kitchen utensils
20.00	Flow	Cutlery
5.00	2 Hoes	China
5.00	2 Shovels	Iron implements
15.00	17 Maching Saw	Carpenter Tools
8.00	17 Backing Saw	Fertilizer
7.00	6 1/2" Telling Saw	
2.00	Leavy	
2.00	2 1/2 Hammer	
2.00	2 Telling Wedges	
2.00	2 Splitting Wedges	
2.00	Telling Axe	
10.00	Gramophone	
2.25	15-gal. Crook	
6.00	6-gal. Crook	
1.25	4-gal. Crook	
12.00	1 Scale	
2120.70	Total (post-claim list):	
	Unexplained difference	
	between amount claimed	
	and total of attached	
2.25	schedule	

Total as per original claim \$125.00
 Act. Custodian Credit 122.18
 Amt. of Prop. Claim: \$ 22.82

Summary of Auction Sale:

2.50	1 Trunk
2.50	1 Trunk
2.25	1 Cabinet
2.25	1 High Chair
42.25	Gross proceeds Auction Sale:
4.00	Less Charges:
38.25	Net proceeds Auction Sale:

Summary of Other Sales:

88.00	Wood
3.00	Total proceeds Other Sales:

3/3405

CASE NO.

VENUE Lethbridge

REMARKS

Stetson

UNWOUND

NOT ACCOUNTED FOR
THERE

MADE TAPER

WILL NOT SOUND

00.00

00.00

00.00

00.00

00.00

00.00

00.00

Amt. of Prop. Claim (as per
 post-claim list) 133.00
 Broken 13.00
 Not Accounted For, Theft &c 88.00
 Abandoned 10.00
 Sold by Auction for 13.00

Disposition

EXPLANATION

MADE TAPER BOND

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: TANIGUCHI, Kinzaemon
HOME ADDRESS: 32nd Ave., Ruskin, B. C.
REGISTRATION NUMBER 13506 SEX: Male AGE: 44
OCCUPATION: Strawberry grower

(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: Myself
MARRIED? Yes
NAME OF WIFE OR HUSBAND: Moi
ADDRESS OF WIFE OR HUSBAND: 32nd Ave., Ruskin, B. C.
NAMES OF ANY LIVING CHILDREN: Yoshiko (F) Harue (F) Ritsuko (F) Noboru (M)

ADDRESS OF CHILDREN: 32nd Ave, Ruskin, B. C.
AGE OF CHILDREN: 15 13 11 8

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

1. LOCATION AND DESCRIPTION: Lot 1 of E. N.C. $\frac{1}{4}$ Section 5
Ruskin B.C.
Township 15, Maple Ridge. Roll No. 3227

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house 26' x 32'
wood shed 20' x 30', barn 14' x 24', chicken house 18' x 38'
packinghouses 14' x 16', 12' x 16', 14' x 20'.

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

4. TAXES (Amount and where payable) \$34 per year payable at Maple Ridge, Haney.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$450 mortgage
Whiteside Edmonds & Selkirk, New Westminster, B. C.

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Whiteside Edmonds & Selkirk, New Westminster, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Whiteside Edmonds & Selkirk
9. IF FARM LAND STATE CROPS SOWN: 2 acres strawberries, $\frac{1}{2}$ acre raspberries, $\frac{1}{2}$ acre rubhard.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house 26' x 32' on 32nd Ave., Whonnock, B. C.
2. LANDLORD'S NAME AND ADDRESS: Myself
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
- ~~2 acres strawberries, $\frac{1}{2}$ acre raspberries, $\frac{1}{2}$ acre rubhard.~~
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 2 acres strawberries, $\frac{1}{2}$ acre raspberries, $\frac{1}{2}$ acre rubhard.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Household goods, kitchen utensils, cutlery, chinaware, farm implements carpenter tools, fertilizer, in my house on 32nd Ave., Whonnock, B. C. Key will be left with neighbour J. Miller.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 dog and 2 cats
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

See Agents Report

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) Four \$10 shares in Pacific Co-op Union, Mission, B. C.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$2000 20 year endowment policy with the Dominion Life Co. Premium \$6.35 paid up for Feb. 1942. Beneficiary my wife. Policy in my possession.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: \$139 owing the Pacific Co-op Union, Mission B. C.
 \$180.90 correct amt.

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 13th day of April 1942.

(Signature) "K. Taniguchi"

"F. T. Williams"
Witness

FOR DEPARTMENTAL USE I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. Date: November 25, 1948.

E. Sebald

3/05-

TANIGUCHI, Kinzaemon
231 32nd Ave., Haney, B. C.
Evac. File 5451



EXHIBIT No 769-7
DATE October 7/48
FILED BY G. R. Rice

3/10/51

TANIGUCHI, Kinzaemon
231 32nd Ave., Haney, B. C.
Evac. File 5451

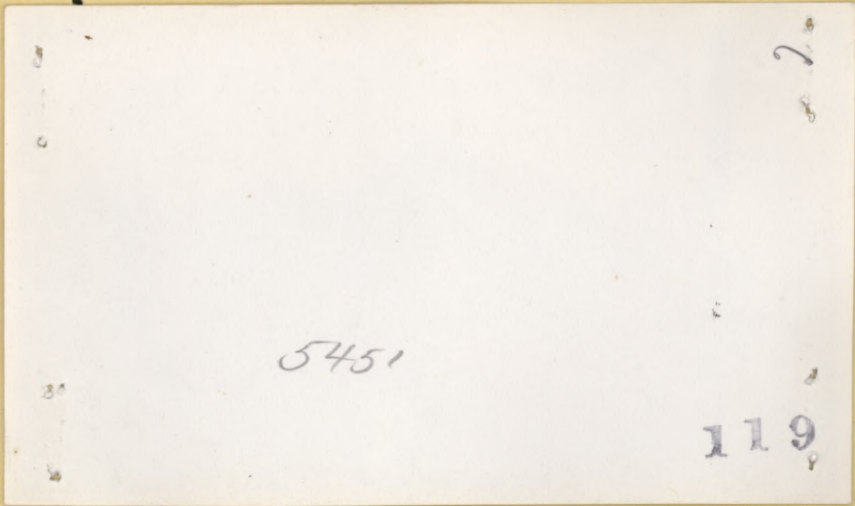


EXHIBIT No 769-7
DATE October 7/48
FILED BY G. R. A. Rice

EXHIBIT No. _____
DATE..... October 7/48
FILED BY G.E.A. Rice

File No. 3405

Date Jan 31/45

SUMMARY

Name: Kinzemon Taniguchi

Address: Whonnock

- (1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ _____ as per attached bill.
- (2) - We have also moved the personal effects as per attached list to storage at Nil where they will remain until called for. Cost of moving is included in bill above.
- (3) - We have sold to the tenant articles as per attached list at \$ _____ for which herewith cheque or cash.
- (4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above.

Nothing of value was missing

Sml. Chest drawers, cooler, stove & beds
& old heater were left on property as being
of no value.

The tenant gave us the following explanation:

"W.E. Anderson"

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

Date: November 25, 1948.

E. T. Rice

EXHIBIT No. October 7/48DATE.....
ED BY G.E.A. RicePERSONAL PROPERTY SUMMARY

File No. 3405

11th April, 1947.

Re: Kinzaemon TANIGUCHI - Reg. No. 13506

CHATELS: The above Japanese registered with the Custodian on the 13th April, 1942, at which time he declared he was having a quantity of chattels on his property at Ruskin. He evacuated on the 16th April, 1942.

On the 18th May, 1942, we sold the firewood on the property to the tenant for \$8.00.

On the 23rd May, 1942, and 28th March, 1943, our fieldman inspected the property and inventoried the chattels left there. They were left in the care of the lessee of the property until 31st January, 1945, at which time the saleable effects were removed to auction and sold for the net sum of \$16.55. A quantity were abandoned on the property as not being worth handling. They are well accounted for on this file.

ACCOUNTS RECEIVABLE: The B.C. Electric Railway paid into this office \$5.00 being a refund of his security deposit with them.

BONDS & INVESTMENTS: TANIGUCHI declared he had a number of Pacific Co-operative Union shares and according to the Pacific Co-operative Union records, they consisted of \$60.00 in redeemable shares and \$90.00 in non-redeemable shares.

The redeemable shares were cancelled by the Co-operative against his account there. The non-redeemable shares are not negotiable at this time and the certificates are being held in safekeeping here. We have however, received 27¢ interest on them to date.

LIFE INSURANCE: TANIGUCHI declared having a Dominion Life Insurance Company policy. This was not administered in any way or brought under control by the Custodian.

This file reveals no other Personal property assets.

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

"W. Anderson"

WEA:HA

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

Date: November 24, 1948.

E. J. Case

This Indenture

Made the Twenty-Fourth day of March in the year of our Lord one thousand nine hundred and Thirty-Four

In Pursuance of the "Short Form of Deeds Act"

Between

Takiguma Yakoshiro AND Kinzaemon Taniguchi

both farmers, of the Town of Whonnock in the Province of British Columbia

Insert full Name, Street Address and Occupation of Grantor and of Grantee.

(hereinafter called the "Grantor")

AND

Kinzaemon Taniguchi (Farmer)

of the Town of Whonnock, in the Province of British Columbia

(hereinafter called the "Grantee")

EXHIBIT NO. 769-9
DATE October 7/48
FILED BY A. J. Russell

WITNESSETH, that, in consideration of --- One Dollar-----
----- \$ 1.00-----

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **DOTH GRANT** unto the said Grantee, his heirs and assigns **FOREVER**:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster, in the Province of British Columbia and known and described as Lot One (I) of Parcel " E " of the North-East Quarter of Section Five (5) Township Fifiteen (15) Group **I** (ONE) New Westminster District as shown on Plan or Sketch deposited in the Land Registry Office in the City of New Westminster in the said Province and numbered 5024

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; **Subject nevertheless** to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

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

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness } David William Johnston
Street Address } 202 Credit Union Bldg
City or Town } Vancouver B.C.
Occupation of Witness

Takiguma yakashiro
Kinzaemon Taniguchi

D. W. JOHNSTON
NOTARY PUBLIC, Etc.
302 CREDIT FONCIER BLDG.
VANCOUVER B. C.

FOR MAKER

I Herby Certify that, on the _____ day of _____ 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____), who is personally known to me, appeared the person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part _____, that contents thereof, and that executed the same voluntarily, and _____ of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

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

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

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
TO WIT: }

I, _____, of the _____, in the Province of British Columbia make oath and say:

- 1. I was personally present and did see the within instrument duly signed and executed by _____ the part _____ thereto, for the purposes named therein.
- 2. The said instrument was executed at _____
- 3. I know the said part _____, and that _____ of the full age of twenty-one years.
- 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ }
in the Province of British Columbia, this _____ }
day of _____, 19____ }

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

FOR ATTORNEY

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____ in the Province of British Columbia (whose identity _____), who is _____ has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

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

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

Dated March 24th. 19 34

Takiguma Yakoshiro and Kinzemon Taniguchi

—TO—

Kinzemon Taniguchi

Seal of Firm

THE WILSON STATIONERY CO. LTD., VANCOUVER, B. C.

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____ who is) personally known to me, _____ of _____, and that he is the person who subscribed his name to the annexed Instrument as _____ of the said _____ and affixed the seal of the _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

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

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