

Name of Claimant TAKAKI, Denki

Case 936

Custodian File 11617

<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		% of Total	Amount
					516.00		544.08			544.08
<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			
45.00	8.35	2.50	18.55%	84.00	15.58					18.08
TOTAL RECOMMENDATION										562.16

CASE NO. 936.

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,

22nd September, 1948.

IN THE MATTER OF THE CLAIMS OF

DENKI TAKAKI

PROCEEDINGS AT HEARING

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

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,

22nd September, 1948.

IN THE MATTER OF THE CLAIMS OF

DENKI TAKAKI

20

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq., Appearing for the
 Dominion Government.

S.M. CHERNIACK, Esq., Appearing for the
 Claimant.

G.N.R. UPTON, Esq., Official Interpreter

30 MARK H. PEARCE, Esq., Sr., Official Reporter.

D. Takaki,
In Chief.

MR. CHERNIACK: I note in this case, your honour, the claim form was signed by the claimant's wife, as he was in the bush at the time. I do not know whether you consider it necessary to take the claim in view of the fact he will be swearing to the evidence he is about to give.

DENKI TAKAKI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

10 MR. CHERNIACK: In this case, your honour, I ask leave to amend to show the total value of the real property at \$1,300.00. The Custodian's sale price is correctly shown as \$516.00 and the loss is therefore \$784.00. The value of the personal property should be \$140.60, the Custodian's sale price is \$8.35 and the loss is therefore \$132.25.

Q Mr. Takaki, I show you two typewritten statements, were these prepared in accordance with your instructions?

A Yes.

20 Q And are these (indicating) your signatures?

A Yes.

Q You swear the contents to be true to the best of your knowledge and recollection? A Yes.

MR. CHERNIACK: Your honour, I tender as Exhibits 1 and 2 respectively, the Real Estate Statement and the Chattels Statement, both certified by the claimant, and on behalf of my learned friend I tender as Exhibit 3 the S.S.B. Appraisal and as Exhibit 4 the Custodian's Analysis of the personal property claim.

D. Takaki,
In Chief.

(Chattels Statement, EXHIBIT 2.)

(S.S.B. Appraisal, EXHIBIT 3.)

(Custodian's Analysis, EXHIBIT 4.)

MR. CHERNIACK: Dealing first with the real estate, I
beg to refer you to Exhibit 1 where the claimant sets
out he purchased this property in 1933 for about \$600.00,
at which time one-half acre had been cleared. The
property consists of 4.83 acres, of which all was
cleared with the exception of 2.3 acres. The claimant
clearly states that he cleared and cultivated 2 acres
10 at an estimated cost of \$175.00 per acre. In addition,
he constructed about 1,000 feet of cedar covered ditching,
dug one well and planted about 20 mixed fruit trees.
He also put up 600 feet of wire fencing. He indicates
the buildings on the property, showing that the property
was bought in 1933. There was a 14 x 24 house on the
property in 1933. He did substantial work on it and
enlarged the house by another ten feet at an estimated
cost of \$400.00 and in 1941 he added an even more sub-
20 stantial portion, 16 x 20, and installed electricity.
The Appraisal, Exhibit 3, confirms this addition as
having been made recently. A wood shed is shown by the
Appraisal, Exhibit 3, to be twenty years old whereas
the claimant shows he built same in 1941. The claimant
sets out that the buildings are in much better condition
than stated by the Appraiser. The wood shed one year
old, the well was good and didn't go dry. He indicates
that because the Appraiser says a thirty-foot well is
liable to go dry in the summer. The claimant sets out
30 the appraisal is too low and sets it at \$1,300.00 at

D. Takaki,
In Chief.

fair market value. Exhibit 3 places this property at 2-1/2 miles from Whonnock, British Columbia, having 320 feet frontage on fair gravel road. The buildings are valued by the Appraiser at \$500.00 but only \$350.00 is added to the value of the land. Your honour will note the Appraiser gives no value at all for the shed, which the claimant says he built in 1941 at a cost of \$100.00. Your honour will note it is a large shed 24 x 30 but the Appraiser gives no value for it.

10 Other than that it is only a question of value as to the land. Dealing now with the chattels, your honour will note that the claimant has set out all the chattels for which he is making claim in Exhibit 2, showing when he purchased these items, how much he paid for them, and his estimated value at date of valuation, showing he has depreciated the value according to age and use. These items were all reported to the Custodian as is shown in the first column on Exhibit 4. Your honour will note that of these items the first two,

20 heaters, are reported in the declaration but were not found by the Custodian according to the exhibits. The goods which are shown as "Not accounted for," were actually reported by the Custodian, that is, they were found and subsequently disappeared and I think there is a note somewhere. Yes, the tenant evacuated without notice and the goods were missing. It appears to me - I am not clear on whether these goods were found missing prior to the renting of the property to the Custodian's tenant or whether it was subsequent

30 to that date, because the general remarks on Exhibit 4

D. Takaki,
In Chief.

10 mention that the Custodian's tenant undertook responsibilities for the safe-keeping. I do not know from this as to when the goods shown as "Not accounted for" were inventoried and when it was found they had disappeared. The note I have, and which my learned friend can confirm, is that no inventory was taken by the Custodian until February 12, 1943, which is almost a year after evacuation and it is, of course, our submission that since the goods were declared in J.P. Form in April 1942, the Custodian was seized with them, and the fact that he didn't get around to make the inventory till April, 1943, should act against the Custodian and not against the claimant. I might say I do not know whether my learned friend wants to file it or not, but there is a memo on his file referring to the letters between the claimant and a man named Thiessen, which indicates that the chattels included in the lease were livestock and farm implements not specified and there was no schedule of chattels in the lease. The two heaters which were declared "not found" were therefore, it is our contention, not included in the lease.

20

Q Mr. Takaki, when you made your lease with Mr. Thiessen, did you include your household furniture in the rental of the land and buildings?

A I wasn't home at the time of the agreement.

THE COMMISSIONER: It was made by his wife.

BY MR. CHERNIACK:

Q So you do not know what the arrangements were?

30 A No, I wasn't home, I was in the road camp.

D. Takaki,
In Chief.

Cr. Exam.

Q Do you have a copy of the lease?

A No, I haven't got it.

CROSS EXAMINATION BY MR. FERG:

MR. FERG: It is submitted, your honour, that the real property sold at its fair market value and the chattels sold were sold at their fair market value and that the price claimed for articles not found, due to theft and other causes, we claim is excessive and unreasonable.

10 Q Mr. Takaki, you didn't have an independent valuation made of your real property at the time of evacuation, or since? A No.

Q Now, the record is that you were evacuated on the 21st April, 1942, would that be about the date?

A Yes, just myself.

Q And your wife remained at home on the farm until September 1942? A I am not sure about that, but I think she left the property around June of 1942, she was in the Hastings Park.

20 Q The record I have is she wasn't evacuated with you but she stayed on the property until the 12th September, 1942; would you know whether or not that is a fact?

A I am quite sure she left the property around June 20, 1942.

Q At any rate, is she available as a witness, is she here to-day? A No.

Q She is not here? A No, she left the property at the same time as Mr. Takewicki's family.

30 Q At some time during your absence your wife rented the property to Waldemar Thiessen? A She was

D. Takaki,
Cr. Exam.

approached by the Co-op. to lease the land to Mr. Thiessen.

Q Did you ever see the lease? A No.

Q Do you know that included in the lease of the real property your wife also leased the chattels to the tenant Thiessen? A The only thing I know about the lease is the amount, that is all.

Q Was there a written lease drawn up on your behalf and Thiessen's? A I do not know.

10 Q Well, now your wife had never informed you whether there was a lease signed or not? A No.

Q Now, there is information that the lease was drawn up by a man by the name of James M. Campbell, I presume he is a barrister and solicitor, do you know James M. Campbell? A I do not know Mr. Campbell.

Q At any rate, you tell us you have never seen the lease? A No.

Q And you do not know what its terms are?

A The only thing I know is the amount, I received for
20 the lease \$250.00.

Q Well, I want to get at this - the information to me is this property was leased and included chattels to Thiessen, do you know whether or not the chattels were leased to Thiessen? A I do not know a thing about the lease.

Q And your wife is not available as a witness?

A No.

Q There was an article, an open space heater, supposed to have been shipped, did you ever get it?

30 A No.

D. Takaki,
Cr. Exam.

Q Well, you asked to have it shipped to you?

A No, I never requested that shipment.

Q Never requested the shipment? A No.

MR. FERG: Well, the wife has a requisition on file, I will see if that is signed by his wife.

Q I show you a document, is that your signature at the foot - you know whether that is your signature or not?

A It appears like my signature but I do not remember it.

Q In other words, you do not remember whether or not you signed the document, is that it?
10

A Yes.

Q You do sign your name? A Yes.

Q And you won't swear that is not your signature?

A No.

(Custodian Release Form, EXHIBIT 5.)

MR. CHERNIACK: I don't mind it going in but it is not identified, but I have no objection to it going in.

BY MR. FERG:

Q It looks like your signature? A It is not like my signature at all.
20

Q It is not like your signature? A No.

Q Would it be possible that your wife would receive the heater unbeknown to you? A If she had received it I would know about it.

Q This cultivator you are claiming for, "Cultivator not accounted for," what did you pay for it?

A \$24.00 or \$25.00.

Q When did you buy it? A I believe it was 1940.

Q And it was second-hand then? A No.

30 Q Bought it new? A Yes, a spring cultivator.

D. Takaki
Re-Exam.

MR. FERG: That is all, your honour.

MR. CHERNIACK: Your honour, may I ask my learned friend from what evidence he has to show that that heater was shipped, there is no mention of it in the Analysis, Exhibit 4.

MR. FERG: I have a letter from the B.C. Security Commission instructing it be shipped but that is all we have. Apparently what happens in these cases, there may have been many articles shipped to the claimant and the
10 Custodian ---

THE COMMISSIONER: One of these that was shipped up to the camp?

MR. CHERNIACK: I do not know if it was shipped, usually there is a Bill of Lading.

MR. FERG: I cannot find a Bill of Lading in my file or the master file, but the British Columbia Security Commission had final jurisdiction over these things and used to get them from the claimant with instructions from the Custodian to ship those things and we come
20 to a dead end there in the file and there is a possibility it may be shipped without any record.

RE-EXAMINATION BY MR. CHERNIACK:

Q Did you ever receive the open space heater?

A No, I never received the heater; I don't remember signing any document after I left Hastings Park on April 21, 1942.

MR. CHERNIACK: I would like to point out, your honour, this exhibit to which I didn't object to, or to the
30 filing of it, indicates the date evacuated to Vancouver

D. Takaki,
Re-Exam.

June 26, 1942, date evacuated to present address
September 13, 1942.

Q Do you have four children, Mr. Takaki?

A Yes.

MR. CHERNIACK: It may be that this was signed by the wife
and the reason I say that is because of the date
which Mr. Ferg was questioning about, the date there
indicates they were evacuated to Vancouver on June 26th.

10 THE COMMISSIONER: I am not an expert in handwriting, we
cannot help that.

MR. CHERNIACK: Was it received or not, that is the
important part.

THE COMMISSIONER: Not whether he asked for it to be
shipped.

MR. FERG: Just to close my case I would like to ask my
learned friend if he knows of the existence of a
written lease between the claimant and Thiessen.

20 MR. CHERNIACK: I don't, I have never seen or heard of
one before being on the Custodian's file. I gathered
what he said when he was reading from one of his
documents not shown to us, his information was the
chattels were included. If that is correct it must
be contrary to the memo I read into the record from
the Custodian's file to the effect that chattels
consisted of farm implements.

THE COMMISSIONER: And household furniture.

30 MR. CHERNIACK: No, sir, I didn't mention that, live stock
and farm implements not specified, no schedule of
chattels in lease, so from that memo I would take it
that the household goods were not included in the lease

and I assume if there is any evidence to the effect that they were included that will be produced by the Custodian.

Q The Custodian has a memo here that dishes were returned to you by the Custodian's tenant; did you receive any dishes from the Custodian's tenant, Mr. Rouse?

A No, I never received any dishes.

Q Now, I will ask you this specific question. You are claiming for two dozen cups and saucers, four dozen dishes, two dozen soup bowls, and twenty piece plates; did you receive any of these items?

A No, I never received them.

MR. CHERNIACK: Exhibit 4 doesn't show the inventory; might I ask my learned friend to produce it and file it so that the record is before you, and might I also ask him to file a copy of the list signed by the Custodian's tenant referred to in the Analysis, Exhibit 4.

MR. FERG: Do you want the J.P. Form filed?

MR. CHERNIACK: No, there is a copy of it here, it is the inventory February 12, 1943. My learned friend has produced one of the standard forms of reports dated February 12, 1943. Your honour, I do not want to be technical as to who files this exhibit, there is an appraisal here for the chattels; now, as to that appraisal, I don't want it to be taken as if I accept same and I am filing same subject to production of these people who make the appraisals. There are two men who are in the Custodian's office and I presume there will be no difficulty about questioning them about the appraisal.

MR. FERG: No, there are two officials, who apparently did a great number of appraisals; I do not know if they are available as witnesses, no doubt they will.

MR. CHERNIACK: This is dated February 12, 1943, and there is a remark, "We found the door unlocked and place vacant, chattels were scattered about," and there is a long list of chattels and I think I am correct in stating that the items which are shown in Exhibit 4, in the column "not accounted for," are included in
10 this inventory.

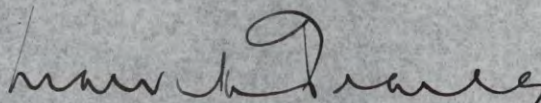
(Report, EXHIBIT 6.)

MR. CHERNIACK: Now, Exhibit 4 indicates a lease signed by Mr. Rouse for certain chattels and I will check that quickly to see if I can make the same statement about that. Yes, your honour, I am making the same statement, that it appears to me that Rouse signed for the articles on May 14, 1943, those articles being the ones listed on "Not accounted for, theft, etc." It would appear, therefore, that the two heaters disappeared prior to
20 the Custodian's inventory and the other goods shown in the "not accounted for" column disappeared after the Custodian's inventory and after the Custodian put in a tenant, namely, Mr. Rouse.

(Inventory, EXHIBIT 7.)

(PROCEEDINGS ADJOURNED SINE DIE)

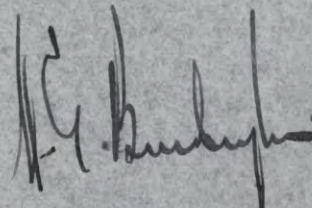
Certified to be a true and accurate transcript.



MARK H. PEARCE, Sr.,
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby certify that the foregoing 12 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.



SUB-COMMISSIONER.

(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")

CUSTODIAN

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

1. Open Space Heater	Estimated Value \$	30.00
2. Box Heater	Estimated Value \$	8.00
2 Double Bed (Steel) Complete with mattress & spring	Estimated Value \$	16.00
3. 1 " " (Walnut) " " " " " " " " " "	Estimated Value \$	12.00
4. 1 Single " (Steel) " " " " " " " " " "	Estimated Value \$	8.00
5. 1 Baby Crib	Estimated Value \$	3.00
6. 1 Cultivator	Estimated Value \$	15.00
7. 1 Spray Pump	Estimated Value \$	25.00
7. 4 Hoe - \$2.00 4 Digger - \$4.00	Estimated Value \$	8.00
8. 3 Mattock - \$3.00 3 Point Shovel - \$3.00	Estimated Value \$	6.00
8. 2 Doz. Cups & Saucers - \$2.40 4 Doz. Dishes - \$4.80	Estimated Value \$	7.20 140.50
9. 2 Doz. Soup Bowls - \$2.40 20 pieces Plates - \$2.00	Estimated Value \$	4.40 \$142.60
10. Less Net Proceeds from Auction Sale Jan. 30/45	Estimated Value \$	8.35

TOTAL CLAIM FOR PROPERTY LOSS \$ 122.79 / 31.25

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) - - - - - \$1617.79

(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

Winnipeg

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 Manitoba)
TO WIT:)

I, Shizue Takaki of the Post Office of Lillyfield in the Province of Manitoba

DO SOLEMNLY DECLARE THAT: *my husband Shizue Takaki is on a business in Ontario and I am completing this form on his behalf.*
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 Winnipeg

in the Province of Manitoba

this 29th day of December

A.D. 1947.

S. Takaki

A COMMISSIONER FOR CMHS. 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.

TAKAKI, Denki
 (Claimant's Name)

REAL ESTATE
 (Farm Land)

10699

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or uncultivated 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	2.3 acres						
strawberries	1.5 acres	1933	Mr. Hirano	about \$600.00		1 shack(14 x 24)	
raspberries	.5 acre				1/2 acre cleared	1 woodshed(removed)	
building & vegetable	.5 acre						land & bldgs 1300.00
Total 4.83 acre							

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

Description	When Made	Cost
cleared & cultivated 2 acres at cost of about \$ ^{\$} 175 ⁰⁰ per acre. constructed about 1000' of cedar covered ditching. dug one well 35' deep planted about 20 mixed fruit trees.		

BUILDINGS put up 600' of wired fencing.

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value cost.
House	14 x 24	frame on post	was on property when bought					
		In 1933 I reshingled roof and floor and replaced foundation						
		Enlarged house by 10 x 24 - bought material & hired and own labour						400.00
		In 1941 I added 16 x 20 to house - bought material & hired and own labour						550.00
		installed electricity to the house at cost of						60.00
Woodshed	24 x 30	1941	bought materials & hired and own labour					100.00
Bathhouse	8 x 10	1938	bought materials & hired and own labour					50.00

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

The buildings were in much better condition than as stated by appraiser. The woodshed was only 1 year old, not 20. My well was good and did not go dry. I believe the appraisal is much too low and that the fair market value at date of sale was at least \$1300.00.

EXHIBIT No. 936-1
 DATE Sept. 22/48
 FILLED BY Claimant.

D. Takaki

Signature

(Claimant's Name)

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 open space heater	1940	new	40.00	good	30.00
1 box heater	1937	used	15.00	good	8.00
1 double bed with spring (steel)	1935	new	30.00	good)	16.00
1 double bed with spring (steel)	1936	used	14.00	good)	
1 double bed with spring (walnut)	1939	used	20.00	good	12.00
1 single bed with spring (steel)	1939	used	12.00	good	8.00
1 baby crib	1940	used	6.00	good	3.00
1 cultivator	1941	new	25.00	good	15.00
1 spray pump	1940	new	30.00	good	25.00
4 hoes & 4 digger	time to time 1933-41	new	10.00	fair	6.00
3 mattocks and 3 paint shovel	time to time 1933-41	new	10.00	fair	6.00
2 doz. cups 7 saucers, 4 doz dishes	time to time 1933-41	new	12.00	good	7.20
2 doz. soup bowls & 20 piece plates	time to time 1933-41	new	10.00	good	4.40

Description of Storage of Goods:

These chattels were all left at my home, Jackson Road, Albion, B.C. and were reported to the custodian.

General Statement as to Chattels not Described above:

Additional Comments, if any: I have depreciated the value of all articles according to age & use.

EXHIBIT No. 936-2
 DATE Sept. 22/48
 FILLED BY Claimant.

D. Takaki
 Signature

Farm Appraisal Report

File No. JL-185

Land Description W¹/₂ of Lot 19, D.L.432, Gp.1, Map 1208, N.W.D.

Containing 4.83 more or less Acres

Owner's Name Denki TAKAGI Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 2 $\frac{1}{2}$ miles

Market Town " -2 $\frac{1}{2}$ miles; New Westminster 27 miles Distance

Church (give denomination) Protestant churches Distance " "

Nearest School Whonnock-2 $\frac{1}{2}$ miles; Haney High School-7 miles Distance

State how property was identified: Reg. plan, road and fences.

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

Has 320' frontage on a fair gravel road at North (No.6 Road)

Is this district a good one? No, sparsely settled; hilly bush district.

Employment opportunity Very limited.

Predominating Nationality and religion: Largely Japanese and some Finns.

Describe Fencing and its condition: Cultivated area fenced on 3 sides. Value \$

Water supply: 30' well liable to go dry in summer but another well would probably provide an adequate supply. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 24	Lumber	10'	Shgl.	20 y.	Post	Only fair	500.00
" Add'n.	16 x 20	"	14'	"	1 "	Cem. Blks.	"	
BARN Shed	24 x 30	Rough"	8'	Shks.	20 "	Post	Poor	-
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Electric light installed in house.

Total present day value \$ 500.00

Total Value Buildings add to farm \$ 350.00

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 and two stove pipe chimneys.

No. rooms downstairs? 5 Upstairs? How finished V. joint and shiplap

Are buildings painted? No. Condition of paint

Distance from nearest bush Unexposed.

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
2.53	Slight slope to South	Clay loam 8" to 10"	Clay	Rasps and straws; fairly good condition	65.	164.45
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
2.30	Sloping South	clay lm. 8"	Clay	Clear scrub bush & stumps	100.00	5.00
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 \$ 175.95

Total added by buildings to value of farm \$ 350.00

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

Total value of farm \$ 525.95

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

In fairly good condition and tillage and occupied for about the last 10 years by Japanese owner.

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

Small subsistence farm, not well adapted for small fruit or specialized farming in my opinion.

Noxious weeds:

In fairly clean cultivation, but some thistle in places.

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

1942 Taxes - \$14.08.
Municipality of Maple Ridge.

Date: May 30th, 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 26th day of May 19 42.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks:

Small subsistence farm, too far back

in bush, limited in acreage and not particularly well adapted for small fruit or specialized farming in my opinion.

(FOR ORCHARD LANDS ONLY)

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

Gradual slope south towards Fraser River about 2 miles distant and at elevation of about 500' above latter. Soil fairly fertile and cultivated area ditched at boundaries to take care of seepage, with some lateral cedar underdraining.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

1.25 acs. strawberries, 1st & 2nd crop, good condition.

\$

0.25 " raspberries,

" "

\$

(Included in land value)

\$

\$

\$

\$

\$

\$

\$

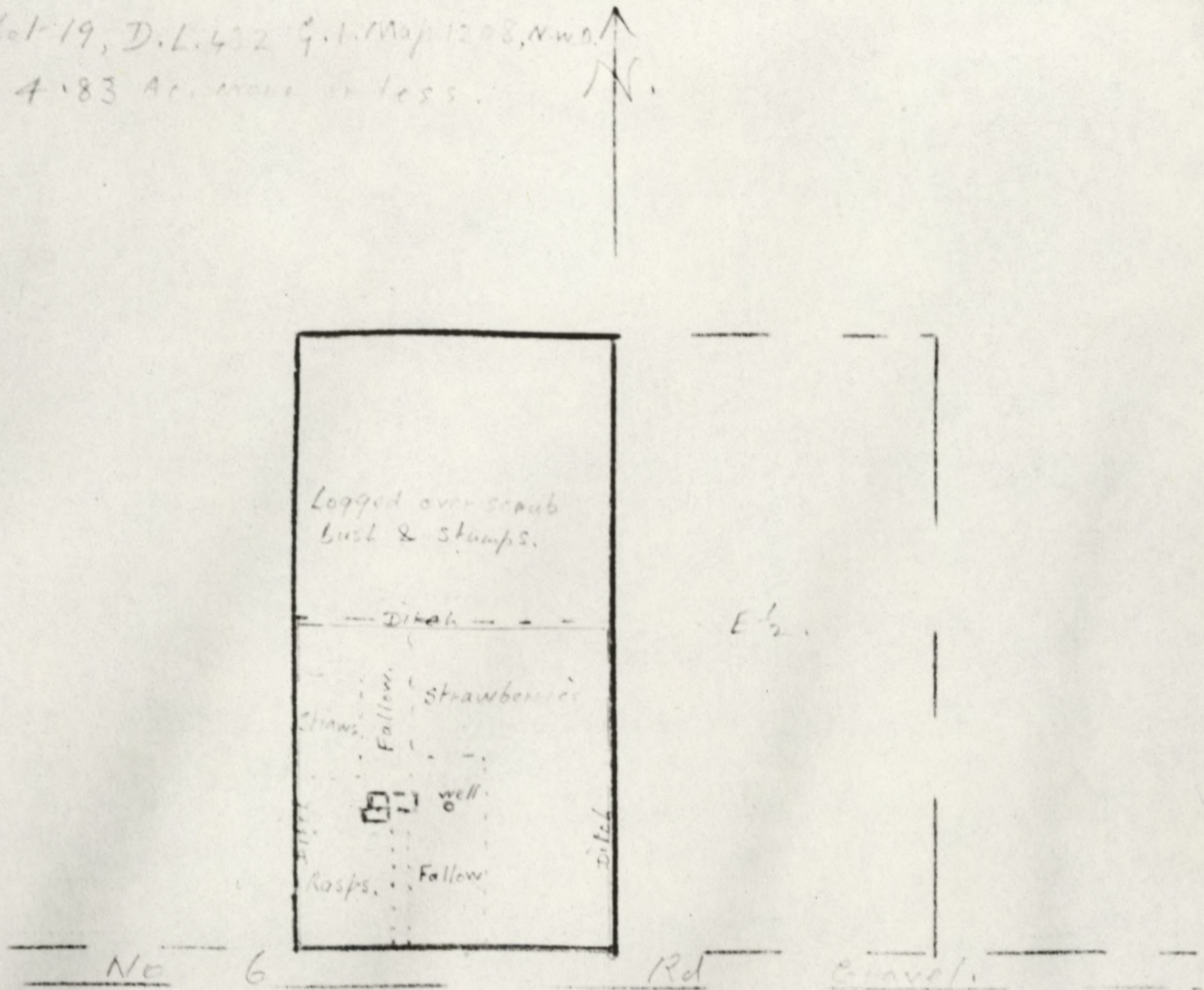
Total \$

Amount fruit trees add to value of farm \$

Scale 200' = 1 inch

Diagram of Property - D. Takagi.

W 1/2 of Lot 19, D.L. 432 G.L. Map 1208, N.W. 1/4
Cont'g 4.83 Ac. more or less.



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

value is \$ 500.00

Date..... 2nd June 19 42.

"I.T. BARNET"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 11617

EXHIBIT No. _____

NAME Denki TAKAKI (Mr.)

REG. No. 10699

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 20/42</u>	TAKEN BY _____					
EVACUATION <u>Apr. 21/42</u>	DATE _____					
Kitchen Range		1. Open space heater	30.00			30.00
Kitchen table and 10 chairs		2. Box heater	8.00			8.00
3 double beds & mattresses		3. 2 double bed (steel), complete with mattress & spring	16.00			
1 gramophone		4. 1 double bed (walnut) complete with mattress and spring	12.00			
Singer sewing machine		5. 1 single bed (steel), complete with mattress and spring	8.00	2.25		
Kitchenware		6. 1 baby crib complete with mattress and spring	3.00			
Chinaware		7. 1 cultivator	15.00			
Heater (two)		8. 1 spray pump	25.00	4.00		
1 new cultivator		9. 4 hoe \$2.00; 4 digger \$4.00	6.00	T)		
3 hose		10. 3 mattock \$3.00; 3 point shovel \$3.00	6.00	T)	2.10	
3 shovels		11. 2 doz. cups & saucers \$2.40; 4 doz. dishes \$4.80	7.20			
4 diggers		12. 2 doz. soup bowls \$2.40; 20 pcs. plates \$2.00	4.40			
1 cross-cut saw						
3 axes						
2 hand saws and other small tools						
Baby bed & mattress						
Single bed and mattress						
1 sprayer						
----above at Albion, B.C.						
			\$140.60	8.35		38.00

Also sold at auction:

Plough	2.00
Jug	.25
Miscellaneous (M)	1.35
	\$ 11.95 (Gross Sales)

EXHIBIT No. 936-4

DATE Sept. 22/42

FILLED BY Clamart

RECAP. of CLAIM:

Goods for which Japanese claims	\$ 45.00	- sold at auction for	\$8.35
Goods for which Japanese claims	38.00	- declared, not found.	
Goods for which Japanese claims	11.60	- abandoned as of no value	
Goods for which Japanese claims	46.00	- unaccounted for.	
	\$140.60		

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
			30.00 8.00					
						16.00		
						12.00		
2.25								
						3.00 15.00		
4.00								
2.10								
					7.20) According to Inventory dated May 14/43) signed by J. Rouse, Lessee, dishes were) returned to the Japanese. Memo attached to a memo of Apr. 20/43 states a few loose dishes and utensils were of no value and tenant did not sign for them.
					4.40			
8.35			38.00		11.60	46.00		
2.00								
.25								
1.35								
<u>\$ 11.95</u>	(Gross Sales)							

GENERAL REMARKS:

This Japanese property was leased to Waldemar THIESSEN on May 9/42 by Shizue TAKAKI (wife of Denki TAKAKI). According to memo of April 20/43 and footnote thereon, THIESSEN vacated without notice and a check made by Custodian fieldmen revealed that some goods were missing. The property was leased by the Custodian to John S. Rouse for 10 months from March 1st, 1943 and chattels found on the premises were signed for by Mr. J. Rouse under date of May 14/43 (signed copy on file) who undertook responsibility for their safekeeping.

sold at auction for \$8.35 declared, not found. abandoned as of no value unaccounted for.

*J. Robertson
June 12/48*

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address Slocan City, B. C.

Date Nov. 14, 1942

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B. C.

I, TAKAKI, Denki Police Registration No 10699

hereby request you to release to me the under-noted property stored at

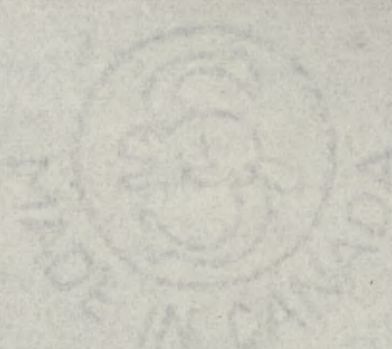
3023 Jackson 6th Road, Wonnock, B. C.

in possession of Custodian c/o W. J. Thiesen

and I release you from any claim whatsoever with respect to such property.

Description of Property:

1 Heater Stove



Original Address _____

Dave Evacuated to Vancouver June 26, 1942

Date Evacuated to Present Address September 13, 1942

Number in Family - 12 years and over _____

Number in Family - 5 to 11 years old 2

Number in Family - under 5 2

TOTAL NUMBER IN FAMILY 4

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

"D. Takaki"
Claimant Signs Here

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Jan. 24/48

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE

Date: Feb. 12th, 1943

NAME: TAKAKI, Deski

REGISTRATION NO. 10699

ADDRESS: 3023, 6th. rd. Haney, B. C.

PROPERTY:

ACREAGE: 2½ acres cleared

KIND OF CROPS: Straws

Fruit Trees

rasps

1¾

11

Sml. patch

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey

VACANT: Yes

OCCUPIED:

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 20 x 45

NO. OF ROOMS: 5

CONDITION: Fair

OTHER BUILDINGS: Woodshed 28 x 28, Bath House & Chicken House comb.
10 x 14.

NAME OF LESSEE OR RENTOR: Vacant

TERMS:

WATER: Well

ON:

OFF:

LIGHT: Electric

ON:

OFF:

REMARKS: We found door unlocked and place vacant, chattels were scattered about.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

IN HOUSE

- 1 Jap. tank spray
- 1 Lantern
- 1 Buck saw
- Quan. of misc. garden tools
- 2 1 gal. crock jugs
- 6 Lengths of stove pipe
- 1 Enamel sink
- 4 Kitchen chairs
- 1 High chair
- 8 Boxes Jap dolls
- 1 Metal crib
- 3 Beds complete (1 wood) & 1 mattress
- 1 Large steel block pulley & Hook
- 1 12 gal. crock
- 2 Wash tubs
- 2 Boxes of clothes
- 1 Large box of clothes dishes etc.
- Few Xmas decorations
- Few loose dishes & utensils

WOODSHED

- 1 Spring tooth horse cultivator
- 1 Bed complete
- 3 H.M. tables & 2 benches
- 30 Pickers trays
- 8 Jam crates
- 3 Wheelbarrows
- 1 Ironing board
- 1 Clothes line

Appraised \$29.00

Signed:

"S. A. Carlsen"
"R. M. Anderson"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Jan. 24/49 *L. May*

May 14, 1943.

INVENTORY OF CHATELS FOUND ON PROPERTY OF
TAKAKI, Denki #10699
3023-6th Road, Whonnock, B. C.

In house.

- 1 Jap. Tank spray.
- 1 Lantern.
- 1 Buck saw.
- Sml. quant. garden tools.
- 2-1 gal. Crock jugs.
- 6 Lengths stove pipe
- 1 Enamel sink.
- 4 Kitchen chairs.
- 1 High chair.
- 8 Boxes Jap. dolls.
- 1 Metal crib.
- 3 Beds complete (1 wood) & 1 mattress.
- 1 Wash tub.
- 1 lge. box cont. clothes dishes etc. (RETURNED TO JAPANESE)
- Few Xmas decorations.
- 1 Spring tooth horse cultivator.

In Woodshed.

- 1 Bed complete.
- 3 HM tables & 2 benches.
- 12 Pickers trays.
- 8 Jam crates.
- 3 Wheelbarrows.
- 1 Ironing board.
- 1 Clothes line.

The above listed articles have been left in my care, and I will be responsible for their safe keeping.

WITNESS: "J. Moryson"

SIGNED "J. House"

OFFICE OF THE CUSTODIAN.

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

Jan. 24/48

J. May
Ed

HOWARD SIMPSON
GENOA BOND