Name of Claimant TANIGUCHI, Rokusaburo Case 941

Custodian File 5287

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					94.00		215.19				215.19
					2525.00		2245.36				2245.36

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

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

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
48.00	12.10	3.63	25.21%	323.25 185.00	128.13			131.76

TOTAL RECOMMENDATION 2592.31.

1540

CASE NO. 941

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,

23rd September, 1948.

IN THE MATTER OF THE CLAIMS OF

ROKUSABURO TANIGUCHI

PROCEEDINGS AT HEARING

CASE NO. 941

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,

23rd September, 1948.

IN THE MATTER OF THE CLAIMS OF

ROKUSABURO TANIGUCHI

20 PROCEEDINGS AT HEARING

APPEARANCES:

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

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

S. HIRAYAMA, Esq., Official Interpreter

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

MR. CHERNIACK: This case was adjourned to this Sub-Commission and I only indicated the amendment at that time.

THE COMMISSIONER: Well, the only amendment I have here is the property was valued at $8,000.00, sold at $2,619.00, leaving $5,381.00, and the personal property---

MR. CHERNIACK: We will have to amend the personal property claim, that should be $376.25 being the value of the chattels, the Custodian's sale price is $12.10, and the loss is therefore $364.15. Now, your honour, I would like to speak for a moment for the record in connection with the claim that is shown there, the mortgage from T. Miyake. I think in that case I referred to the fact that the property had been mortgaged to this claimant. The property was sold for less than the amount due, that is the net amount, and he therefore suffered a loss on his mortgage. Now, we are not making that a claim but we put it into the record so that when the claimant in that case, that is the mortgagor, receives an additional sum for the sale of his property, the balance due to this claimant will be paid out of that; that is just recording that he sold his claim on that property.

THE COMMISSIONER: Is that sufficient to identify it?

MR. CHERNIACK: I would like to identify it a little further. The claim of T. Miyake was heard before you on the 10th of this month and was Case 889, so there will be no difficulty in finding it.

THE COMMISSIONER: What about the amount of that particular mortgage?

MR. CHERNIACK: The Custodian's record shows that.

ROKUSABURO TANIGUCHI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

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

A Yes.

Q And are these (indicating) your signatures?

A Yes.

10 Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIACK: I tender as Exhibits 1 and 2 respectively the Real Estate Statement and the Chattel Statement, both identified by the claimant, and on behalf of my learned friend I will tender as Exhibit 3 the S.S.B. Appraisal, consisting of two separate reports, your honour, but together making up the total for which claim is made, and on behalf of my learned friend I

20 will file as Exhibit 4 the Custodian's Analysis Sheet.

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattels Statement, EXHIBIT 2.)

(S.S.B. Appraisal - 2 reports - EXHIBIT 3.)

(Custodian's Analysis, EXHIBIT 4.)

MR. CHERNIACK: Your honour will note that Exhibit 1 refers to four parcels of land and shows the dates and full particulars of the purchase of these four parcels. Dealing first with the purchase of 3.99 acres, I have on my file, and I am showing to my learned friend, a

30 conveyance from Henry Lovekin, Edmonds, dated

September 30, 1918, to the claimant for a consideration of $700.00 affecting this first described 3.99 acres. I also have on my file, and I am showing it to my learned friend, Certificate of Title 53602F, dated October 8, 1918, in the name of the claimant as affecting that portion, 3.99 acres. I don't have the purchase agreement in regard to the 7.17 acres from Watanabe in September 1918 for $400.00, but I have on file, and I am showing it to my learned friend, a Certificate of
10 Title 53601F, dated October 8, 1918, affecting this 7.17 acres. As to Block "C" I have on file, and I am showing to my learned friend a Deed from William George Fryaet, dated November 26, 1935, to the claimant for $400.00, affecting the land for which claim was made. And I also have on file, and I am showing it to my learned friend, Certificate of Title No. 113955E dated December 16, 1935, standing in the name of the claimant affecting Block "C", and as to Lot 15, I have on my file, and I am showing it to my learned friend, a Deed of
20 land from Robert Henry Dodd, dated September 3, 1936, to the claimant for a consideration of $750.00 and affecting Lot 15. I also have on my file, and am showing to my learned friend, Certificate of Title 116832E, dated September 3, 1936, standing in the name of the claimant and affecting Lot 15. Your honour will note from Exhibit 1 that all of this property was bought uncleared with the exception of the first parcel, of which two acres had been cleared, and there were two shacks on it. The claimant sets out that he cleared
30 and cultivated 12 acres of land, estimating its cost

at $175.00 an acre, so according to his contention, 14 acres were cleared and 14 acres uncleared at the date of evacuation. This is confirmed by the two Appraisals filed as Exhibit 3. The claimant sets out he constructed about 15,000 feet of tile ditching, it is all tile, not cedar covered, he dug two wells and equipped them with electric pumps, which were left on the premises, one pump was bought in 1941 for $185.00. Exhibit 3, your honour, makes no mention
10 whatsoever of these pumps, much less saying they were added to the value of the land. The claimant sets out the number of trees he had on the property, a total of 51 fruit trees of various description.

MR. FERG: Mr. Cherniack, in your real property claim you have that the pump, which was left on the premises, one pump, was bought in 1947.

MR. CHERNIACK: I have that correction, showing that the pump was bought in 1941, 1941 is correct.

THE COMMISSIONER: I changed that to 1941.

20 MR. CHERNIACK: I corrected it on my copy.

THE COMMISSIONER: It wasn't bought in 1947?

MR. CHERNIACK: No, the original typing was 1947 and I have my copy corrected in ink at 1941 and I thought I had corrected the others.

THE COMMISSIONER: I will correct it now.

MR. CHERNIACK: Yes, thank you, it should be 1941. I was speaking of the trees and I just glanced quickly through the appraisal and I see no mention of these trees, they may be there, but I still haven't found any record of the
30 trees, no, there is none; and the claimant shows that

he constructed a gravel road to 17th Avenue about a quarter-of-a-mile, and that is indicated in Exhibit 3. The claimant then sets out his buildings on the property, showing when they were built and his estimated cost of building. A quick glance at the dates when these buildings were built doesn't show any very, very great variation from the Appraiser's estimates, but it is obvious there was considerable variation as to the value of the buildings in that the claimant shows he
10 built his house at a cost of $2,500.00 and the valuation shown is $1,200.00. And a greater discrepancy is that of the poultry house built in 1932 and the rhubarb forcing house built under it in 1933, and considerable more was done in 1939 and 1940, is shown as having cost about $1,500.00. The appraiser shows that the poultry house is 18 x 200 and was worth $300.00. The claimant sets out, your honour, that the crop differs from the appraisal but he thinks that possibly the tenant may have changed the crop which he had left when he vacated.
20 He points out that the appraiser makes no mention of the electric pumps and the appraiser indicates in Exhibit 3 that the well is apt to go dry in the summer. The claimant says that the wells never went dry while he was on the land. It should be indicated he bought the first portion of that land in 1918 and that is certainly a long stretch of time in which to discover whether the wells would go dry. The buildings were well built and sturdy and of greater valuation than set out. The land was excellent: "At times I had as
30 many as 1500 chickens in the poultry houses, both of

which were equipped with adequate water supply of which the appraiser makes no mention. I believe the appraiser has grossly undervalued the whole property, especially the Lot 15 for which I paid $750.00 and for which I received $94.00."

THE COMMISSIONER: And which were valued at $9,640.00 in Exhibit 2.

MR. CHERNIACK: He states there were about 500 cords of firewood on that section and he started to clear it at a cost of $100.00, so the contention is it cost him $850.00 for that, that is $750.00 plus the $100.00 which he had already invested in the clearing of it, for which he received $94.00. He states he believes a fair market value of the whole property, that is the four parcels and the buildings, was at least $8,000.00.

Q Mr. Taniguchi, I have a number of snapshots here which I want to file so that the Commissioner will have an idea as to your buildings. I show you here a snapshot, which is obviously an old one, what building is that?

A My house.

Q On the back of it it shows, "Home of Mr. Rokusaburo Taniguchi, Baker Road North, Haney, B.C., 1935;" is that the year in which this picture was taken?

A I think the snap was taken in 1935.

MR. CHERNIACK: I think I will file all these as one exhibit and I have written "A" on that.

Q I now show you another snapshot in which, at the foot, is written, "September 1938;" is that the same house and was it taken in 1938?

A Yes, it was taken in 1938.

MR. CHERNIACK: I will write "B" on the back of that.

Q I now show you a very small snap of some children sitting on the bumper of a truck and in the rear appears to be a chicken house; is that one of your chicken houses? A Yes, that is one of my chicken houses.

Q Is that the chicken house 18 x 100 or the larger one?

A That is the big one.

Q That is the poultry house and rhubarb forcing house and pump house? A Yes.

10 Q That is all one building? A And it had a basement underneath for rhubarb forcing.

MR. CHERNIACK: I don't see that is shown in the appraisal at all, that there was a rhubarb forcing house built under the chicken house.

Q On the back of that snapshot, Mr. Taniguchi, are the names of four boys and the date 1940, is that the date in which this snap was taken? A Yes.

MR. CHERNIACK: I will write "C" on the back of that.

Q Now, I show you another snapshot and on the back of

20 that is written, "February 1939 - home and farm, R. Taniguchi," and there are several buildings in the picture; is this a snapshot of your land?

A Yes.

Q And in the foreground, is that snow?

A I think it is snow.

Q There are what appears to be two buildings together on the right-hand side, what buildings are those?

A I think it is the brooder house.

Q And in the middle there is a large building with what

30 seems to be an addition at the back of it; what is that?

A That is my home.

Q And I can see just at the right-hand side of it what appears to be the front porch, this is a side view, is it? A Yes.

Q And beyond that I see two buildings which look like chicken houses, one is clear and the other you can just see a portion of it, is that correct?

A Yes.

Q Now, the first one of which you see a larger portion, which chicken house is that, the 18 x 100 feet, or the 200 foot one?

A That is the 200 one.

Q The front one is the one with 200 feet?

A Yes.

Q And that is the same one as in the small picture which I showed you? A Yes.

MR. CHERNIACK: I will identify that picture with "D" on the back, your honour.

(Four Photographs - "A", "B", "C", "D" - EXBIBIT 5.)

MR. CHERNIACK: I see my learned friend also has a photograph.

Q Mr. Taniguchi, my learned friend has produced a picture of a house, can you identify that?

A Yes.

Q That is your house? A Yes.

Q This was taken February 23, 1943?

A Yes.

Q Looks like it needs painting, did it need painting when you vacated it? A This portion here (indicating) needed it.

Q You are showing the whole side of the house, which is

visible in this picture, what do you say about that side of it? A That was in need of painting when I left because the rain used to hit it.

Q How about the rest of the house, did that need painting as badly as this? A No, it just got one side of the house.

Q Which side is that, north, south, east or west?

A The west side.

Q That would be the side facing the Pacific Ocean?

10 A Yes.

(Photograph, EXHIBIT 6.)

MR. CHERNIACK: My learned friend has on file a letter from the claimant which he may like to file and if he would I can identify it for him.

MR. FERG: I wouldn't like to file it.

BY MR. CHERNIACK:

Q Mr. Taniguchi, I show you a letter which is signed "Rokusaburo Taniguchi, Mitsue Taniguchi," who is that?

A My girl.

20 Q Your daughter? A Yes.

Q Was this letter written by her? A I told her to write the letter myself.

Q And the contents of the letter are what you told her to write? A Yes.

MR. CHERNIACK: It is a letter dated July 31, 1944, it is received by the Custodian and marked by the Custodian's stamp on August 24, 1944. It seems to have taken three weeks to arrive and I would like to read this letter into the record, showing what the claimant has to say:

30 " c/o Brett & Young, Birds' Hill, Man., July 31, 1944.

R. Taniguchi,
In Chief.

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

Dear Sir:

Re: Sale of Property

I was greatly shocked when I received your letter stating that you had sold my property. I was further shocked when I learned of the ridiculously low price at which you disposed of my land without discussing the matter with me. When I placed my property in your hands, I understood that you were to hold it for me for the duration. Little did I realize when I transferred it to you, that I would never see it again. Had I known that you were to dispose of it in such an undemocratic way, I would have settled it for myself, for I had several good offers for this property. But I had no desire to exchange my property, which represents more than thirty years of sweat and hard labour; and the place where I spent the best years of my life, for a small handful of paper money. Money can never buy my youthful days spent uselessly, now, on that wonderful farm.

I am dissatisfied with the amount for which you disposed of the property. It is a very modern farm,- with electricity and a good water system throughout all the buildings. The buildings on the farm alone are worth more than four thousand dollars ($4,000.00). Also the part (ten acre lot) which you have disposed of at the net total of sixty-four dollars ($64.44) was purchased by me for the sum of seven hundred and fifty dollars which is more than ten times the amount which

" you offer. To think of this alone brings tears to my eyes. It certainly is most disgusting, most unconstitutional on the part of the Custodians, the way in which they are carrying on, in regards to the property of the Japanese. Certainly you cannot call this a democratic way of life!

My valuation for this property is eight thousand dollars,-($8,000.00). I can say without the least doubt that my property which you have disposed of at the
10 total of two thousand, seven hundred and sixteen dollars and seventy-eight cents ($2,716.78) is well worth eight thousand dollars, and so I am asking you to do better if not match my price which I have quoted above.

Please let me know as soon as possible if you cannot possibly do a little better. If not, is there any way in which I can have this property returned to me, after the war?

I shall be very grateful to you if you will
20 reply at your earliest convenience to the above address.

Yours truly,
Rokusaburo Taniguchi
Mitsue Taniguchi."

(Letter dated July 31, 1944, to the Custodian from R. Taniguchi, EXHIBIT 7.)

Q In this letter you mentioned, "Had you known how cheaply the Custodian would sell your property, you would have sold it yourself because you had several good offers?"

30 A Yes.

Q Did you ever put up your land for sale?

A No, I never did, I have never had the property for sale.

Q You never tried to sell it yourself or wanted to sell it? A No.

Q Did you have people come to you to offer to buy it?

A Yes, there was one person that came down that I refused.

Q When did this person come to try and buy it?

A I think it was the spring of 1941.

Q What sort of an offer did he make to you?

10 A I never inquired about the offer because I had no intentions of selling.

Q So there was no price mentioned by you or him?

A No.

MR. CHERNIACK: Exhibit 3, your honour, shows this property to be 2-1/2 miles from Haney on good roads, the district is indicated as being a good one. I have already amended as to the lack of any mention of the pump or the water system. In regard to the house, the appraiser indicates all it requires is a new coat of paint and re-papering. I think I should draw your honour's attention to the fact that few of these houses were painted at all and this one appeared to be an exception to the rule. The appraiser does mention that most of the clearing is tile drained, land is very clean, growth is good and he values it at $75.00 with uncleared $10.00 an acre. In his comment on page 7 of the Appraisal, the appraiser said the farm has been kept clean, considerable poultry had been kept up to quite recently, this will have direct beneficial bearing as to fertility. He indicates a good road. I note, your honour, that the claimant in Exhibit 1

mentions the fact that he had about 500 cords of firewood on the section he bought later, Lot 15. The appraiser, on page 3, mentions that there is a good growth of alder, useful firewood, yet your honour will note he values this land at $10.00 an acre. Dealing now with the personal property, your honour will note that all the larger items are indicated in Exhibit 2, giving the year of purchase, price paid, and the estimated value.

10 MR. FERG: Would my learned friend indicate this for the record; on this claim there is a list of the personal property with the price and the value placed there or listed. Now, do we understand that the list claimed for in his claim are the articles claimed for with the exception of a reduction in the price of the spray pump by $15.00, the scale by $5.00, five blocks by $5.00, 500 feet of half-inch cable by $10.00, and the chicken netting $75.00, is that correct?

MR. CHERNIACK: I am afraid I am a little confused.

20 THE COMMISSIONER: In your personal chattels, Exhibit 2, the articles are listed, that is the important articles?

MR. CHERNIACK: Not all.

THE COMMISSIONER: But on your claim, the original claim, you claim for $486.25 and on Exhibit 2 you show how you reduce that, that being the reduction in the value of certain individual items in that list on Exhibit 2.

MR. CHERNIACK: Yes, if you think it would be more obvious we will look at the Custodian's Analysis Sheet, which contains our entire claim, and I can indicate those

30 five items which are valued. I have done it on my copy

and it makes it much more readable for me.

MR. FERG: We just want to have the record so that when His Lordship, the Chief Commissioner, comes to deal with these matters, the analysis of the personal property we find is not the same as the details of the claim filed, but in this case my learned friend has included in his original claim a list of personal property and in his Exhibit 2, filed to-day, he shows a list of articles where the prices have been reduced and one article withdrawn altogether.

10

MR. CHERNIACK: That is right.

MR. FERG: Well, the Custodian's analysis as filed is a copy of our original claim and if your honour will care to note, this item indicates to what extent it has been varied.

THE COMMISSIONER: I can do that with Exhibit 2.

MR. CHERNIACK: I suggest my learned friend's point be made clearer for the change. It shows on his own Analysis Sheet, it will contain the whole thing. I can point out, the items are numbered, and I can indicate the number and show the reduction or the value.

20

THE COMMISSIONER: I don't think I will change my copy here because I think your Exhibit No. 2 shows it, the same article.

MR. CHERNIACK: Yes, the claim is as it stands in the Analysis with the changes I have shown in Exhibit 2 and the withdrawal of the other item because it was not recorded.

THE COMMISSIONER: Why not say withdrawn?

30

MR. CHERNIACK: Yes.

THE COMMISSIONER: I will show on Exhibit No. 2 "withdrawn."

MR. CHERNIACK: Yes, then there are only four items which have been reduced.

THE COMMISSIONER: All right.

MR. CHERNIACK: Your honour will note that very little of these goods were sold by the custodian, the rest are all shown as "Not accounted for theft, etc." I don't know what reasons may be given by the Custodian and I don't particularly care, the fact is that they are not accounted for. There are two items shown as "No record at any time," the spray pump and fifty feet of rubber hose, and I think in that connection I would like to point out the J.P. Form, which is shown in the first column of the Analysis, Exhibit 4, indicates garden tools and I think there is no doubt that the spray pump and rubber hose got classified as garden tools, so my contention is the Custodian should not show any record, any time, to declare it not found, and I should point out the date of inventory - February 10, 1943, as compared to the date of evacuation - June 13, 1942. There would appear to be a matter of some eight months. I omitted to put in the assessed value of this property, or these properties. I thought that should go in, I am reading now from the Custodian's memorandum, which indicates the assessed value as to four parcels - I think it might be right if I indicate just the total land and total improvements as shown on this. The total land is $2,200.00 and the total of improvements is $2,725.00, making the total assessment $4,925.00; I think my learned friend can confirm that.

MR. FERG: That is correct.

CROSS EXAMINATION BY MR. FERG:

MR. FERG: It is submitted that the real property sold at its fair market value and that the chattels sold were sold at their fair market value and the amounts claimed for articles not found, due to theft, etc., are excessive and unreasonable.

Q Mr. Taniguchi, you have never had an independent valuation made of your real estate?

10

A No.

Q Now, with regard to your cable, you are claiming for 500 feet of half-inch cable? A Yes.

Q The Custodian in his remarks on his Analysis of Personal Property mentions that approximately only 100 feet were inventoried, in other words, that they found only 150 feet on the premises when they made the inventory of your chattels on the farm - was this cable in one solid piece 500 feet long?

20

A It was in five pieces.

Q That would be five pieces of 100 feet each?

A Some were longer and some were shorter.

Q Where was the spray pump stored when you left the farm?

A I left it in the basement of the chicken house.

Q Was the chicken house locked? A Yes.

Q Who did you leave the key with?

A There was another Japanese family on the property and I left the key with them.

Q Were they allowed to go in and out of the house and have the use of your things?

30

A He had his own kitchen utensils and furniture.

Q Who? A The party that was left there.

Q But did you leave your things in charge of this other Japanese gentleman? A No, I never left it in their care.

Q But you just told us that you left the key with them?

A Yes, he was living in the house.

Q He was living in your house? A Yes.

Q In the same house with you? A Yes.

10 Q He would have access to your goods then?

A It was only the daughter and mother there and I think they had their own furniture, they had no use for my furniture.

Q No, but what was the understanding when you left the goods with them - what was this person's name?

A Nakayama.

Q Was she a married woman? A Yes.

Q Did she have the property rented from you?

A They were living in Vancouver but they couldn't find a

20 house to stay in Vancouver, so they came out to my place to stay.

Q That is, you took them in and they occupied premises, or rooms, in your own house? A Yes.

Q And they stayed there after you were evacuated?

A Yes, they stayed about a month later.

Q And you say you left the keys with them?

A Yes.

Q And they had how many rooms - how many rooms were they occupying in your house?

30 A Just the kitchen.

Q And you left your goods in the house for her to look after? A Yes.

Q And she was to look after the goods for you?

A Yes.

Q Have you ever seen her since? A They are still living in B.C., I haven't seen them.

MR. FERG: No further questions, your honour.

RE-EXAMINATION BY MR. CHERNIACK:

10 MR. CHERNIACK: My learned friend has indicated that these people, Nakayama, stayed after the claimant and he left his key with the woman. My conclusion from this Analysis Sheet, and I think my learned friend can confirm this, is that all these goods were inventoried by the Custodian apparently on February 10, 1943, which is still about seven months after Mrs. Nakayama left the property, so apparently there is to be no allegation that Mrs. Nakayama took any of these goods, or sold them, or disposed of them in any way.

20 Q Mr. Taniguchi, you say you left and Mrs. Nakayama was still at home and you locked up your goods and gave her the key; is that correct?

A Yes, I left the key in Mrs. Nakayama's care and after that I didn't know what happened.

Q Did you expect Mrs. Nakayama would be staying there for any great length of time? A No, they were only allowed to stay another month or so.

Q Did you make any arrangements with her as to what she was to do with the keys? A I had the property

30 rented to Mr. Gilan, so I thought she gave the key to

Mr. Gilan before she left.

Q Was there any person at your house from the Custodian's Office the day you left it, who could have taken the key had you wanted to give it to them?

A No.

THE COMMISSIONER: Is that all?

MR. CHERNIACK: Yes.

THE COMMISSIONER: All right.

10 (PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

MARK H. PEARCE, Sr.,
OFFICIAL REPORTER.

20

CERTIFICATE

I, the undersigned, Sub-Commissioner, hereby certify that the foregoing 20 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)

No. 18 on the Winnipeg list.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10 Winnipeg, Manitoba,

April 12th, 1948.

IN THE MATTER OF THE CLAIM OF

KOHUSABURO TANIGUCHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.M. CHERNIACK, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
H.M. LANGFIELD, Esq.,	Official Reporter.

30

MR. CHERNIACK: The next case, my lord, is No. 18.

THE COMMISSIONER: Right.

THE SECRETARY: Kohusaburo Taniguchi.

MR. CHERNIACK: In this matter, my lord, when I interviewed the claimant I discovered that he had mistaken and lumped the personal property with his real property claim. I have therefore obtained from him a list of his personal property with the value opposite and I now have it, but in order to give the Custodian an opportunity to investigate this, -- I would like to amend the claim and ask that this be put off for the sub-Commission.

THE COMMISSIONER: That is satisfactory. Have you any objection to that, Mr. Hunter?

MR. HUNTER: No, my lord.

THE COMMISSIONER: Give me the original claim form, Mr. Secretary, and I will put the amendment on it. Now your amendment is, Mr. Cherniack?

MR. CHERNIACK: Item 4(e) of his real property, I would like to place a valuation onland and buildings at $8000.00.

THE COMMISSIONER: Yes.

MR. HUNTER: This is Taniguchi?

MR. CHERNIACK: The sale price was $2819.00, that is the gross price, my lord.

THE COMMISSIONER: That leaves your claim $5381.00.

MR. CHERNIACK: Yes, my lord, as to the personal property claim I would like to file a list of personal property with values opposite them, and I have given a copy to my learned friend. The total is $426.25.

THE COMMISSIONER: Well, Mr. Secretary, will you add that as an endorsement to the claim?

MR. CHERNIACK: Yes, attach it.

THE COMMISSIONER: There is something about a mortgage.

MR. CHERNIACK: Yes, that is a simple matter. This man had a mortgage on another Japanese farm; that was sold and the amount received was insufficient to pay the mortgage and I understand the owner has made a claim for the sale of his property and I think it should only be recorded that when and if an increase is made that this man's mortgage interest should stand.

THE COMMISSIONER: That seems fair enough. You have no objection to that?

MR. HUNTER: No, no objection, my lord.

MR. CHERNIACK: Well, that completes the list today.

(PROCEEDINGS ADJOURNED TO BE HEARD ON SUB-COMMISSION HEARING).

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

H.M. Langfield

"H.M. LANGFIELD"
Official Reporter.

NOV 28 1947

Case # 941.

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

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

ACKNOWLEDGED

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

(1) NAME TANIGUCHI (Print) Surname Rokusaburo Given Name (RCMP) Reg. No. 13703

(2) Pre-Evacuation Address 17th Avenue, Haney, B.C.

(3) Present Address 611 Balmoral Street, Winnipeg, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) 133 17th Avenue, Haney B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Maple Ridge, Blk. "C" of the S.E. ¼ of Sec. 21, Tp. 12, Map 5682, Dis. of New Westminster, C.of E. 52422, AND Part 4.905 ~~acre more or less of S.E. ¼ of Sec. 21, Tp. 12 as shown colored red on sketch No.~~ 49237F save & except part (0.915 of an acre) as shown on Map 3041 Dis. of New Westminster, C. of E. 52421 AND Part 7.356 of a 20 acre portion of the S.E. ¼ of Sec. 21, Tp. 12 as shwon coloured red on sketch 49236F save & except part (0.178 of an acre) shown on map 3041, Dis. of New Westminster, C. of E. 52420 AND Lot 15 of S.W. ¼ of Sec. 22 Tp. 12 Map 3118, Dis. of New Westminster.

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - $ ~~4,800.00~~
(ii) Buildings - - - - - - - - - - - - - - - $ ~~4,675.00~~ 8000
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ ~~9,475.00~~ 8000
(v) Amount at which Custodian sold property and credited your account - - $ ~~2,598.44~~ 2619
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~6,875.56~~ 5381

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
17th Avenue, Haney, B.C.

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

(c) How stored or packed at time of evacuation stored loosely

(over)

Sub. Commission 18

(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") Left with custodian

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

			Rec'd from custodian	Loss
1.	Mortgage from T. Miyake covering Lot 5 of	Estimated Value $		
2.	S.W. ¼ Sec. 21 Tp. 12 Map 1105	Estimated Value $	400.00 350.00	50.00
3.		Estimated Value $		
4.		Estimated Value $		
5.		Estimated Value $		
6.		Estimated Value $		
7.		Estimated Value $		
8.		Estimated Value $		
9.		Estimated Value $		
10.		Estimated Value $		

TOTAL CLAIM FOR PROPERTY LOSS $

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) - $ 6,926.56

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

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

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

DOMINION OF CANADA)
Province of Manitoba)
TO WIT:)

I, Rokusaburo Taniguchi of the City of Winnipeg in the Province of Manitoba

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 Winnipeg in the Province of Manitoba this 7th day of November A.D. 1947.

A BARRISTER AT LAW ENTITLED TO PRACTICE IN THE PROVINCE OF MANITOBA

R. Taniguchi

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.

LIST OF PERSONAL PROPERTY

ROKUSABURO TANIGUCHI #13703

No.	Article	
1	cook stove	$45.00
2	heater stove	25.00
1	dining set-1 table & 6 chairs	15.00
1	dresser	15.00
1	book-case	12.00
10	chairs	15.00
1	set spring harrow	35.00
2 cultivators		40.00
1	plow	45.00
1	spray pump	35.00
50	ft. rubber hose	5.00
1	scale	15.00
5	blocks	25.00
500'	half-inch cable	35.00
70'	logging chain	7.00
4	mattock	4.00
3	sledge hammer	3.75
3	wedge	3.00
5	shovels	5.00
5	hoe	5.00
3	axe	4.50
2	logging saw	15.00
1	handsaw	2.00
1500'	chicken netting	75.00
Total		$486.25

376.25
12.10
Sale price
Loss. 364.15

REAL ESTATE
(Farm Land)

TANIGUICHI ROKUSABURO
(Claimant's Name)

13703.
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	14 acres.						
~~Cultivated not planted~~	3.99 acres	Sept. 1918.	H.L. Edmonds	$700.00			
Cultivated and ~~not~~ in crop							
List Crops					2 acres cleared	2 Shacks	$8,000.00
Rhubarb	2 acres	7,178 acres	Sept. 1918	T. Watanabe $400.00	Uncleared	None	m Land &
Blackberries	1 acres	Block C.	Nov.1935	W.G. Fryatt $400.00	Uncleared	None	Bldgs.
Raspberries	2 acres						
Asparagus	1.5 acres	Lot 15	Sept. 1936	R.H. Dodd $750.00	Uncleared	None	
Strawberries	3 acres						
Bldgs. Chicken run &	45 acres						
Total cow pasture	28 acres						

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

Description	When Made	Cost
Cleared and cultivated 12 acres at a minimum cost of $175. per acre - total estimate $2100.		
constructed about 15,000 feet of tile ditching.		
Dug 2 wells and equipped with electric pumps which were left on premises - one pump was bought in ~~1947~~ 1941 for $185.00		
Planted 25 apple trees, 20 Prune trees, 4 Pear Trees, 2 Cherry trees.		
Constructed gravel road to 17th Avenue about ¼ mile.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Cost
House	26 x 30	Cedar siding on cement basement ½ V. joint and balance shiplap.	Frame 1928	Bought materials, and own and hired labour				$2,500.00
Poultry House	18 x 100	Frame shingle and shake roof	1928	"	"	"	"	700.00
Poultry house	18 x 54	Frame - shingle	1932)					
(~~a~~ 60 foot dug in	18 x 40	roof, not shake	1933)	"	"	"	"	$1,500.00
rhubarb forcing house	18 x 56	as stated in appraisal	1935)					
12 ft. dug in		piped for water, frame.	1940)					
Pump House)	20 x 40		)					
4 Brooder Houses	12 x 14	each	1928,1931,1934,1937.	"	"	"		200.00
3 Packing Houses			1935	"	"	"		60.00

Comments re Appraiser's report not covered by above information: The above crop differs from appraisal, but tenant may have changed. Appraiser makes no mention of the Electric Pumps. The wells never went dry while I was on the land. The buildings were well built and sturdy and were of far greater value than set by the Appraiser. The land was excellent for berries. At times I had as many as 1500. Chickens in the Poultry Houses, both of which were equipped with adequate water supply of which the appraiser makes no mention. I believe the appraiser has grossly undervalued the whole property, especially the Lot 15 for which I paid $750.00 and for which I received $94.00. There was about 500 cords of firewood on that section of my land. I started to clear this at the cost of $100.00. I believe that the fair market value at date of sale of the whole property was at least $8,000.00.

EXHIBIT No. 941-1
DATE Sept. 23/48
FILLED BY Claimant

R. Taniguchi
Signature

TANIGUCHI, ROKUSABURO
(Claimant's Name)

PERSONAL CHATTELS

13703.
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
Cook Stove	1930	New	70.00	Fair	$45.00
2 Heater Stoves	1930	New	40.00	Good	$25.00
Dining Set, Table & 6 chairs	1934	Used	25.00	Good	$15.00
Dresser	1935	New	20.00	Good	$15.00
Bookcase	1935	Used	15.00	Good	$12.00
10 Chairs	1935	New	20.00	Good	$15.00
Harrow	1935	Used	45.00	Good	$35.00
2 Cultivators	1935	New	70.00	Good	$40.00
1 Plow	1934	New	55.00	Good	$45.00
Spraypump	1930	New	35.00	Good	$20.00
Scale	1935	New	15.00	Good	$10.00
5 Blacks	1933	New	30.00	Good	$20.00
500' Half inch Cable	1933	New	40.00	Good	$25.00
70' Logging Chain	1933	New	10.00	Good	$-7.00
2 Logging Saws	1933	New	25.00	Good	$15.00

Description of Storage of Goods:

All left on premises vacated.

General Statement as to Chattels not Described above: All Chattels have been depreciated by me in accordance to use and age. I have reduced my claim by the following amounts because I believe I had over estimated a few items:

	Reduce by
Spray Pump	15.00
Scale	5.00
5 Blacks	5.00
500' Half Inch Cable	10.00
Chicken netting	75.00 - not reported - withdrawn
	110.00

Additional Comments, if any:

Total Claim is	$376.25
Custodian's Sales	12.10
Net loss	$364.15

EXHIBIT No. 941-2
DATE Sept. 23/48
FILLED BY Claimant

R. Taniguchi
Signature

BC-180-P
BC-745-A

BC/180-P
BC/745-A

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

EXHIBIT No. 941-3
DATE Sept. 23/48
FILLED BY Claimant.

Farm Appraisal Report

File No. JL-262

Land Description Lot 15, S.W.¼, Sec.22, Tp.12, Plan 3118.

Containing 9.64 Acres

Owner's Name TANIGUICHI, Rokusaburo Post Office Address R.R.#1, Haney, B.C.

Nearest Rail Point Haney Distance 2½ miles

Market Town Haney - 2½ miles; New Westminster - - - - Distance 23 "

Church (give denomination) All in Haney Distance 2½ "

Nearest School A. Robinson (Public) Distance ½ "

State how property was identified: Posts on adjoining property.

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

Yes, it fronts on Baker Road - good.

Is this district a good one? Normally, yes.

Employment opportunity Limited to Cannery, brickyard & 2 mills - 1-4 miles.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Nil Value $

Water supply: None dug. In this area dug wells are the usual supply. Value $

BUILDINGS ON FARM

5287

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x							
BARN	x							
	x	N I L						
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light-available along road frontage.

Total present day value $

Total Value Buildings add to farm $

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
9.64	generally level; clay loam, with useful firewood.			in clay,	150.00	10.00	96.40

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 $ 96.40

Total added by buildings to value of farm $ -

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

Total value of farm $ 96.40

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

Not developed at all.

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

There is no dearth of bush parcels of this nature in the Municipality.

Noxious weeds:

Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipal, Land, School & Library. $23.22.

Date: June 15th, 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 11 day of June 1942

Inspector's Signature "T. GODFREY"

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

JL-262 - R. TANIGUICHE

Farm Appraisal Report

Remarks: A straight bush holding. Good growth alder-useful firewood, has grown since land was logged off - usual Conifer stumps still remain.

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

Present Value

$

$

$

$

$

$

$

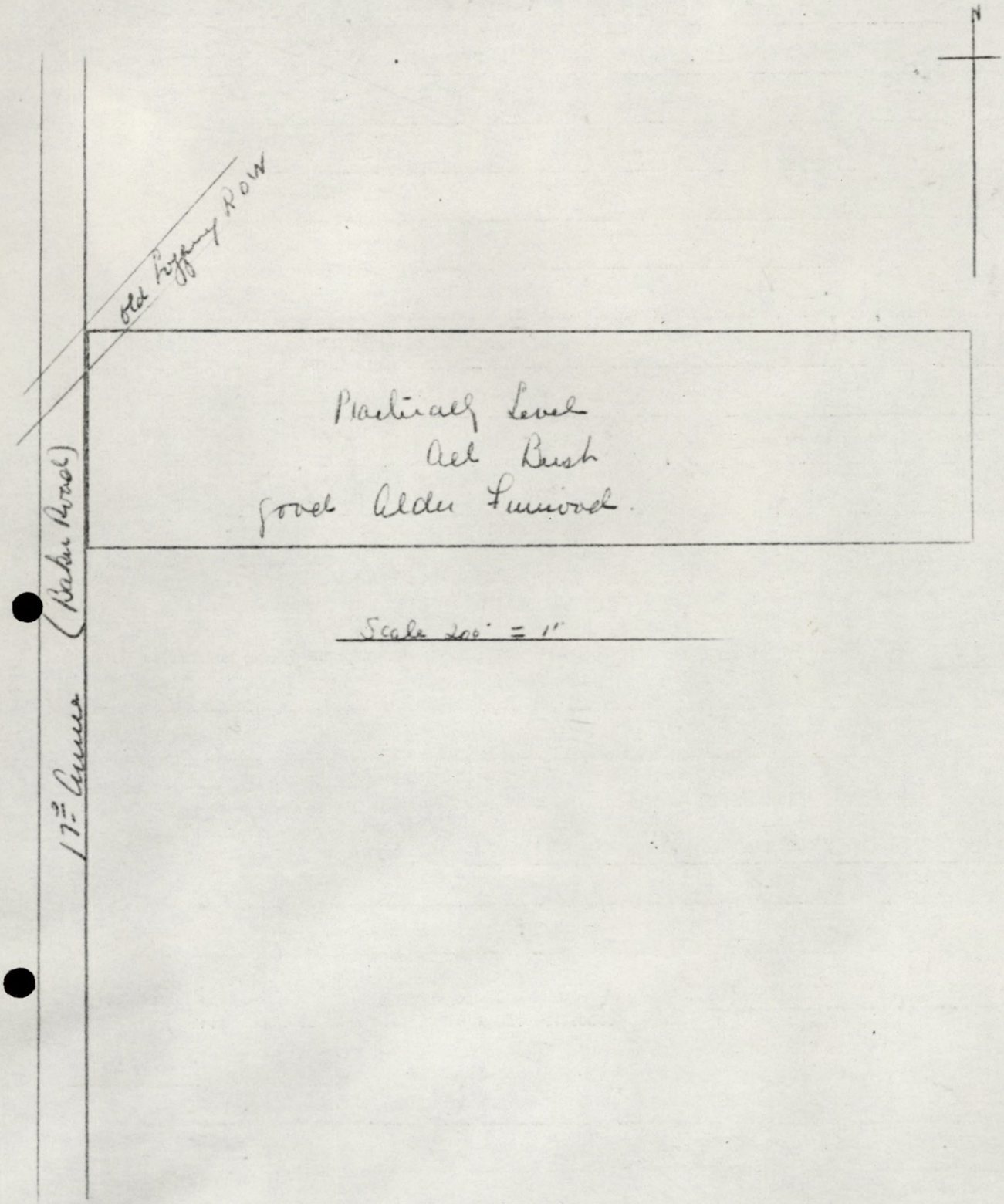
$

$

Total $

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 100.00

Date 16th June 1942.

"I.T. BARNET"
District Superintendent.

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

Farm Appraisal Report

File No. JL-262

Land Description BLK."C" of S.E.¼, Sec.21, Tp.12, & pts. 7.178 & 3.99 acs., Map 5682 & Sketches 2788 & 2790.

Containing 18.413 Acres

Owner's Name Rokusaburo TANIGUICHI Post Office Address R.R.#1, Haney, B.C.

Nearest Rail Point Haney - C.P.R. Distance 2½ miles

Market Town Haney - 2½ miles; New Westminster Distance 23 "

Church (give denomination) All in Haney. Distance

Nearest School A. Robinson Distance 1/3 "

State how property was identified: One post. Rly. and map check.

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

Yes. A 12' lane is legal access, not used; owner has made his own road in direct from #17 Avenue.

Is this district a good one? Yes.

Employment opportunity Limited to Cannery, brickyard, and 2 mills - 2-4 miles.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Negligible. Just the old Rly. fence Value $

Water supply: Dug domestic well. Apt to go dry in summer. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 28	Frame	18'	Shgl.	15	Cement	Fair	1200.00
Poultry Hse.	18 x 200	"	8'	Shke.	13	Wood	Poor)	300.00
	(Note-1 Section of above is new)				1	"	Good)	
BARN	x							
Poultry Hse.	18 x 100	Frame	8'	Shke.	15	"	Poor	Salvage
BARN	x							
4 Brooders-each	12x14	"	6'	"	13	"	Fair	20.00
GRANARY	x							
	x							
	x	(Old barn & shed	crude	car	shed-No	Value.)		
	x							
	x							

Electric light installed.

Total present day value $ 1520.00

Total Value Buildings add to farm $ 1500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? All it requires is a new coat of paint and repapering

$ 150.00

Describe the basement and chimneys: Full cement basement;brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 2 How finished Shiplap papered.

Are buildings painted? House, yes. Condition of paint Badly weathered off.

Distance from nearst bush All clear.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
13.930	Practically level.	Loam-good; varying 10"-18"	Clay and in spots, hard-pan.	Oats;strawberries; raspberries;asparagus; rhubarb - good.	75.00	1044.75

Area which can be cultivated without cost other than for breaking.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE
Nil					

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	
2.775	Level	Clay lm. 10"-12"	Clay	Clear logged off land slashed & burned.	100.00	10.00	27.75

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	
1.708	Ravines	Just scrub	-	-

Total value of Land $ 1072.50

Total added by buildings to value of farm $ 1500.00

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

Total value of farm $ 2572.50

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

Most of clearing is tile drained. Land is very clean; growth is good. Owner still in residence. Moving out on 13th.

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

Present crops are very suitable and do well.

Noxious weeds:

Very few in evidence. Some thistle, but kept controlled.

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

Municipality Maple Ridge - Land,School & Library. $81.15.

Date: June 13th, 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 12th day of June 1942.

Inspector's Signature "T. GODFREY"

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

S.S. Form No. 43
(Sheet 2)

JL-262 - R. TANIGUICHI

Farm Appraisal Report

Remarks: Owner was preparing to vacate. He informed me that he had leased the property to E.M. Gillan(Manager of the local Canning factory) for $20.00 per month for 3 years. Farm has been kept clean. Considerable poultry have been kept up to quite recently. This will have had direct beneficial bearing on fertility. Mr. Gillan has put in the oats.

The 12 foot lane shown on the plan is not opened at the Road, but is cropped over. The owner has gravelled his own road in from #17 Avenue - good approach.

(FOR ORCHARD LANDS ONLY)

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

Generally level, drainage to ravines.

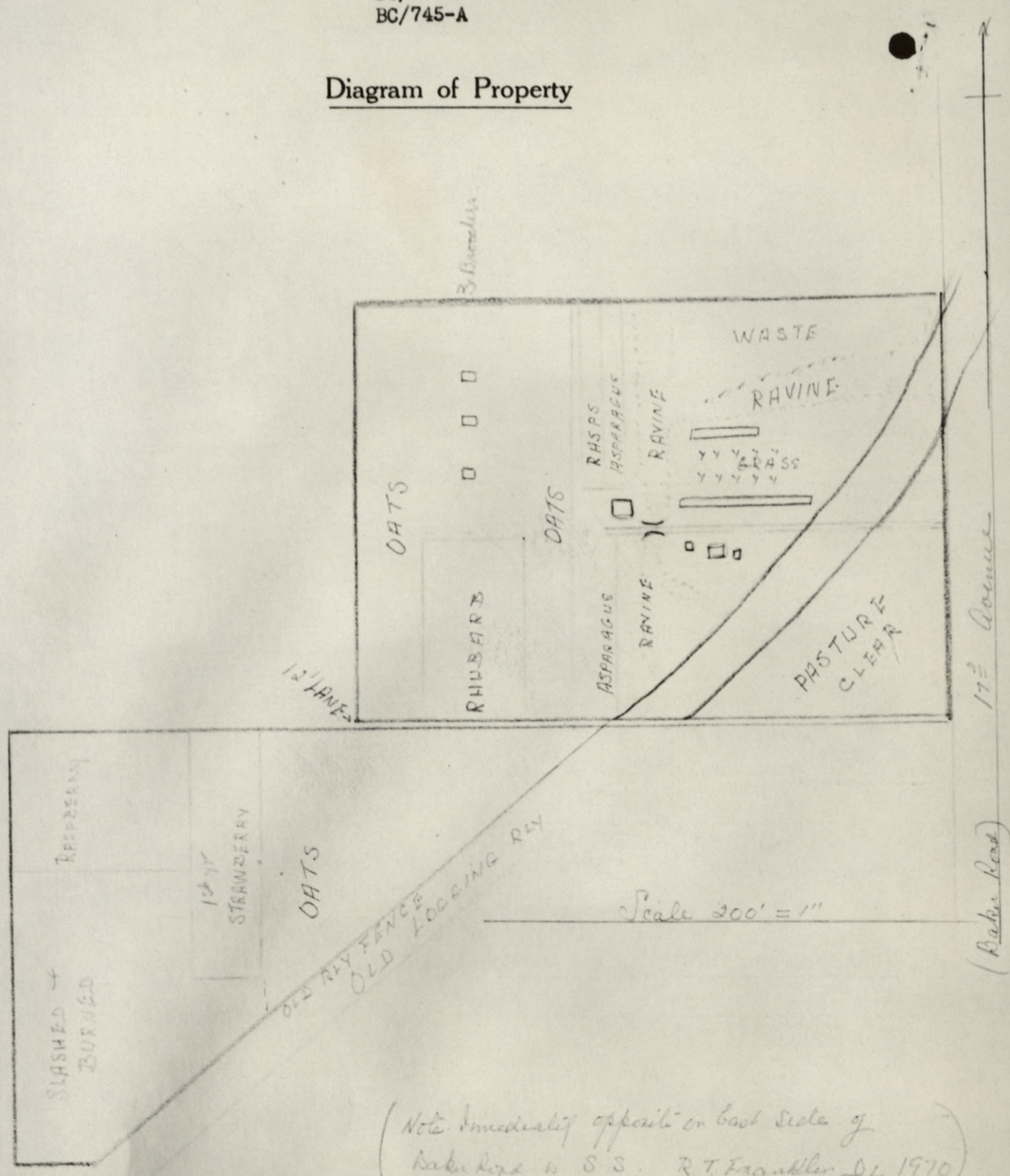
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
1.17	acres	Raspberries	$
1.	"	1st year crop Strawberries	$
6.	"	oats	$
.68	"	asparagus.	$
2.5	"	cow pasture.	$
			$
			$
			$
			$
			$
		Total	$

Amount fruit trees add to value of farm $

Diagram of Property



(Note. Immediately opposite on East Side of Baker Road is S.S. R.T. Franklin DL 1970)

Following careful review of this appraisal report, it is my opinion that the present value is $ 2500.00

Date 15th June 1942.

"I.T. BARNET"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5287 EXHIBIT No.

NAME Rokusaburo TANIGUCHI

REG. No. 13703

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr. 22/42	TAKEN BY J. Moryson			AUCTION	TENDER &c		
EVACUATION June 13/42	DATE Feb. 10/43						
In house		1. 1 cook stove	45. 00				
Dining room set (1 table		2. 2 heater stoves	25 00				
& 6 chairs		3. 1 dining set - 1 table		3 00			
1 dresser		& 6 chairs	15 00				
1 chiffonier		4. 1 dresser	15 00	4 00			
1 bookcase		5. 1 bookcase	12 00				
Kitchen set		6. 10 chairs	15 00 (2)	35			
1 drop leaf table		7. 1 set spring harrow	35 00				
4 chairs		8. 2 cultivators	40 00 (1)	4 50			
2 cabinets		9. 1 plow	45 00				
4 beds		10. 1 spray pump	35 00				
1o kitchen chairs		11. 50 ft. rubber hose	5 00				
1 kitchen stove		12. 1 scale	15 00				
2 heater stoves		13. 5 blocks	25 00				
In basement		14. 500' half inch cable	35 00				
Garden tools		15. 70' logging chain	7 00				
Carpenters tools,		16. 4 mattocks	4 00				
30 light bulbs		17. 3 sledge hammers	3 75				
2 incubators		18. 3 wedges	3 00				
500 ft. cable wire		19. 5 shovels	5 00				
5 blocks		20. 5 hoes	5 00				
Hot water tank		21. 3 axes	4 50				
1 cultivator		22. 2 logging saws	15 00				
		23. 1 handsaw	2 00	25			
		24. 1500' chicken netting	75.00				
			$486.25	12.10			
		Other goods sold		9 25			
				$21.35			

EXHIBIT No. 941-4
DATE Sept. 22/48
FILLED BY Clairmont.

FILE No. 5287 EXHIBIT No. _____ CASE No. _____

REG. No. 13703 VENUE WINNIPEG

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
						45 00		Old
						25 00		
3 00								
						7 00		
4 00								
						12 00		
35						12 00		
						35 00		
4 50						20 00		
						45 00		
				35 00				
				5 00				
						15 00		
						25 00		
						35 00		approximately 150' only inventoried
						7 00		
						4 00		
						3 75		
						3 00		
						5 00		
						5 00		
						4 50		
						15 00		
25								
				75 00				Possibly fixture sold with real property
12.10								
				115 00		323 25		
9 25								
$21.35								

Goods valued by claimant at $48.00 sold at auction for $12.10
" " " " " 115.00 no record at any time
" " " " " 323.25 not accounted for, theft, etc.

$486.25

"A"

"B"

"C"

"D"

Four photographs, A. B. C. & D.

EXHIBIT No. 941-5

DATE Sept. 23/68

FILLED BY Claimant

TANIGUCHI, Rokusaburo

133-17th Avenue, Haney, B. C.
Taken Feb. 23/43 by J.M.

File 5287 Reg. #13703

EXHIBIT No. 941-6
DATE Sept. 23/48
FILLED BY Crown

EXHIBIT No. 941-7
DATE Sept. 23/48
FILLED BY Claimant.

c/o Brett & Young.
Birds' Hill, Man.,
July 31, 1944.

506 Royal Bank Bldg,
Vancouver, B.C.

Complaint letter.

C TION SECTION
Rec'd AUG 24 1944
File No. 5393, 528)
Ans. Wea
Referred Anderson

Dear Sir:

re: Sale of Property.

I was greatly shocked when I received your letter stating that you had sold my property. I was further shocked when I learned of the ridiculously low price at which you disposed of my land without discussing the matter with me. When I placed my property in your hands, I understood that you were to hold it for me for the duration. Little did I realize when I transferred it to you, that I would never see it again. Had I known that you were to dispose of it in such an undemocratic way, I would have settled it for myself, for I had several good offers for this property. But I had no desire to exchange my property, which represents more than thirty years of sweat and hard labour; and the place where I spent the best years of my life, for a small handful of paper money. Money can never buy my youthful days spent usefully, now, on that wonderful farm.

I am dissatisfied with the amount for which you disposed of the property. It is a very modern farm, - with electricity and a good water system throughout all the buildings. The buildings on the farm alone are worth more than four thousand dollars ($4,000.00).

Also the part (ten acre lot) which you have disposed of at the net total of sixty-four dollars ($64.44) was purchased by me for the sum of seven hundred and fifty dollars which is more than ten times the amount which you offer.
To think of this alone brings tears to my eyes. It certainly is most disgusting, most unconstitutional on the part of the Custodians, the way in which they are carrying on, in regards to the property of the Japanese. Certainly you cannot call this a democratic way of life!

My valuation for this property is eight thousand dollars, — ($8,000.00.) I can say without the least doubt that my property which you have disposed of at the total of two thousand, seven hundred and sixteen dollars and seventy-eight cents ($2,716.78) is well worth eight thousand dollars, and so I am asking you to do better if not match my price which I have quoted above.

Please let me know as soon as possible if you can not possibly do a little better. If not, is there any way in which I can have this property returned to me, after the war?

I shall be very grateful to you if you will reply at your earliest convenience to the above address.

Yours truly,

Rokusaburo Taniguchi
Mitsue Taniguchi.