Name of Claimant TAKIGUCHI, Hisa Case 1146

Custodian File 9405

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 % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					486.		574.08				574.08
					176.		265.70				265.70

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	
18.30	5.57		31.42	191.19				
		1.72			60.07			61.79

TOTAL RECOMMENDATION	901.57

1540

CASE NO: 1146

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 19, 1948.

IN THE MATTER OF THE CLAIM OF

HISA TAKIGUICHI

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR JUDGE J. A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 19, 1948.

IN THE MATTER OF THE CLAIM OF

HISA TAKIGUICHI

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
F. A. BREWIN, ESQ.,	appearing for the claimant.

A. SMITH, ESQ.,	Secretary.
D. J. HANDFORD, ESQ.	Official Interpreter
J. B. McGREGOR, ESQ.	Official Reporter.

HISA TAKIGUCHI, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. You are making a claim in respect to two items of farm property and also some personal chattels and are you willing to have your daughter give the evidence on your behalf? A. Yes.

Q. Then, your honour, I would call the daughter.

THE SUB-COMMISSIONER: Let her give the evidence, she is making the claim.

MR. BREWIN: Does your honour propose to disregard the practice adopted before this Commission to date?

THE SUB-COMMISSIONER: This woman is making the claim; she will give the evidence.

MR. BREWIN: Your honour, I can surely tender any witnesses I choose.

THE SUB-COMMISSIONER: She is making the claim, not her daughter. She will be subject to cross-examination.

MR. BREWIN: I want to register right here on the record my protest of your honour's choosing to disregard the practice that Mr. Justice Bird adopted, and that has hitherto been adopted all across Canada.

THE SUB-COMMISSIONER: I am sitting as the Commissioner here.

MR. BREWIN: I would have thought that when Mr. Justice Bird and several other Commissioners,

including some of your distinguished colleagues adopted a certain practice, your honour would have followed it. I understand it is to save time. I submit to your honour's ruling, but I want to make clear my protest.

THE SUB-COMMISSIONER: It will be noted.

MR. BREWIN: Mrs. Takiguchi, I want to deal first with your claim in respect to Lot 21 in Whonnock. Here is a document entitled "Real Estate Farmland", has that been filed in accordance with your instructions? A. Yes.

Q. Are the facts stated there correct?

A. Yes.

Q. Would you mind signing that document.

(REAL ESTATE, FARMLAND CLAIM FORM, MARKED EXHIBIT NO. 1)

Q. I would ask my friend to tender the Farm Appraisal Report in connection with this property.

MR. CHRISTIE: I tender as Exhibit 2, the Farm Appraisal Report with regard to Lot 21 of Lot 432, N½ of Section 2, Township 12, Map 1208.

(FARM APPRAISAL REPORT MARKED EXHIBIT No. 2)

MR. BREWIN: I notice in this report it is stated that the buildings consisted of two crude cabins and an old nondescript shed, and they are not assessable, and are legacies from an old mill site. Who built these cabins there?

A. One was built by my husband, and two others by the person who rented.

Q. The one that your husband built, that you

have described as a house, and the appraiser has described as a cabin -- did you live in that?

A. My husband lived in that house, and there was also a white man living in it at one time.

Q. Does she know who he was? A. No, I don't remember.

Q. Then I see that $350. was paid for this when it was uncleared, is that correct? A. Yes.

Q. And you and your husband cleared about a little better than two acres and put them in strawberries and raspberries? A. Yes.

Q. How many rooms were there in this house you were living in? A. Three romms.

Q. I see the appraiser says that the Japanese owner is an old man living alone in a crude one room cabin. Who was living in this cabin? A. That was in another house.

Q. There was another two-roomed cabin, and who was living there? A. My husband's younger brother.

Q. When did your husband die? A. In 1935.

Q. And who did the work on the farm after your husband died? A. The other members of the family and some outside help.

Q. Did you get any cash crops off the farm; were you able to sell the strawberries and raspberries?

A. Yes, and we replanted some new strawberries and fertilized the place just before we were evacuated.

Q. I see the appraiser describes the soil as; the sub soil from a sandy hardpan to gravelly with clay. Can the claimant give us any information

about that at all? A. On the whole it was quite good soil.

Q. Then to turn to the next property in respect to which you are claiming, it is lot 27. Were you the owner of that property? A. Yes.

Q. I am producing another form, "Real Estate, Farmland", is the information contained in there given by you, and is it correct? A. Yes.

(REAL ESTATE FARMLAND FORM IN RESPECT TO LOT 27, MARKED EXHIBIT NO. 3)

MR. CHRISTIE: I tender the Farm Appraisal Report on Lot 27 as Exhibit 4.

(FARM APPRAISAL REPORT MARKED EXHIBIT 4).

MR. BREWIN: Now, I notice that you bought this from Mr. Hanzawa for $1000. cash in 1935, is that correct? A. Yes, he was going back to Japan so he sold it to us cheaper.

Q. He sold it to you cheaper than you might otherwise have got it? A. Yes.

Q. After you got the property I see from this you put some further ditching in and cleared and cultivated it, is that right? A. Yes.

Q. And you had a house on this property; who lived in the house? A. My family.

Q. Now, I notice in the Appraisal Report it says for one thing that the predominating nationality and religion in the district is largely Japanese and some Finns. What do you say about that? If she doesn't know we won't press the question.

I see that you apparently disagree as to the age

of the house; the appraiser says that the house was 30 years old and you say it was built in 1930. Do you know whether or not it was built in 1930?

A. It was after I came to Canada, and that is why I say it must be somewhere around 1930.

Q. What about the shed that is said to be about 20 years old? A. That is less than 20 years old.

Q. You bought the property in 1935 -- was the shed built at that time, or about that time?

A. She doesn't remember.

Q. Now, I see the appraiser advances the opinion the property is not well adapted for small fruits or specialized farming. Has the claimant anything to offer us on that point?

A. I think small fruits could be raised all right.

MR. CHRISTIE: I tender as Exhibit 5 two Notices of Assessment for the year 1943, one on Lot 21 and the other for Lot 27.

(TWO NOTICES OF ASSESSMENT MARKED EXHIBIT 5)

MR. BREWIN: Then, in respect to your claim for personal property; did you send the Custodian an itemized list of the chattels included in your claim? A. Yes.

Q. Is this the list that you sent to the Custodian? A. Yes.

Q. And those are the items in respect of which you are claiming, is that right? A. Yes.

Q. Did you put a value against them of what you estimate their value was in 1942? A. Yes.

H. Takiguchi,
In chf.

Q. Apparently, your honour, the original list was in a very general form and the claimant was asked to submit a more detailed list, and this is a more detailed list which she is now submitting.

(ITEMIZED LIST OF CHATTELS MARKED EXHIBIT 6)

Q. Did you leave these goods in anybody's possession when you were evacuated?

A. No, I just reported to the Custodian in Hastings Park.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 7)

Q. Now, have you prepared some information in regard to some of the more important items. I have here a form entitled "Personal Chattels" which contains some information about three or four of the things which you are claiming for. Is that the information that was supplied by you to the lawyers who were preparing this for you? A. Yes.

Q. And is the information you supplied to them true information? A. Yes.

(PARTICULARS OF PERSONAL CHATTELS MARKED EXHIBIT NO. 8)

Q. As far as possible when you estimated these things did you put in a fair value, or how did you arrive at the valuations you have made?

A. I just put what I thought was the ordinary average price.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 18th of May, 1942; is that your signature? A. Yes.

(J. P. FORM MARKED EXHIBIT NO. 9)

H. Takiguchi,
Cr. ex.

(TWO CERTIFICATES OF ENCUMBRANCE MARKED EHXIBIT No. 10)

Q. I am showing you some pictures here now; will you tell me which property this is; is this the pictures on Lot 21, or Lot 27 or both?

A. The picture at the top is the building on Lot 27.

Q. That is the one at the top? A. Yes.

Q. What are these outbuildings down here?

A. This is the house I lived in on Lot 27, the two below are the other lot.

Q. At any rate the buildings below do not belong to the same lot as the one above? A. Yes.

(THREE PHOTOGRAPHS OF CLAIMANT'S BUILDINGS, MARKED EXHIBIT NO. 11).

A. The picture on the right at the bottom is close to the large house in the top picture, and is on the same lot. The one on the left is on the other lot.

Q. The one at the top and lower right belong to Lot 27? A. Yes.

Q. Now, will you tell me which one of those buildings you lived in? A. The one on the top.

Q. Now, will you tell me, in the lower left, if any of those buildings were lived in and by whom? The appraisal report says one was lived in by an old Japanese? I wonder if she could tell us who that was? A. The one on the right is the one where my husband's brother lived.

Q. How many rooms has the one on the right?

A. Just two small rooms. I think the one on

lower right is the packing house.

Q. This is the shed left behind by the Takamoto's? It was just a shed was it? A. There was a partition in the small house on the right making two small rooms.

Q. I thought she told my learned friend there were three rooms.

MR. BREWIN: I think it was another building.

THE WITNESS: The big house at the top is six rooms.

MR. CHRISTIE: Now I think she said the one on the lower left was on Lot 21; which building is the one she is claiming $170. for as an estimated value? A. There is another additional place which does not appear in the picture.

Q. There is another place which does not appear?

A. Yes.

Q. Which is the one she is claiming $80. for?

A. I think this must be the one on the right.

Q. Did she receive any income in the year prior to the evacuation from Lot 21?

A. Yes.

Q. How much? A. I am not quite sure; we raised some strawberries and sold them.

Q. What did she receive from the other property for the strawberries and raspberries?

A. I don't know exactly how much.

Q. Did they have any other source of income apart from these two properties? A. No, we lived off these two properties.

H. Takiguchi,
Cr. ex.

Q. Well, now, what year did you come to Canada?

A. 1920.

Q. Does she know who built this building; that is the house with six rooms? A. Yes, a man named Nakano.

Q. Did he live in the district there?

A. Yes.

Q. And she says it was built around the year 1930; I wonder how she remembers that? A. This building where the house is now was entirely unopen, and there was just a small narrow path running through the district, and the house was built quite some time after that.

Q. You left these personal chattels with Mr. Abbot; is that right?

A. When we came away there was nobody there.

Q. Who did she store these goods with?

A. They were locked up in the house.

Q. About what time of year was that when she was evacuated and locked them up?

A. September 8 or 9, 1942.

Q. I am showing you a letter here dated January 30, 1942. Will you examine that and tellme if that letter was sent on your instructions. I notice it is signed "per S. Takiguchi." Ask her who "S" is and if the letterwas sent on her instructions?

A. Yes, that is my daughter.

Q. Was that sent on your instructions?

A. Yes.

Q. This is a letter dated January 30, 1942, addressed to the Custodian. It says 1942 but I am a little doubtful about the date, because that would place it before the declaration was made and before the evacuation, and I notice that it has in pencil 1943. Perhaps that may be an error. It is dated 1942, can she remember whether that was 1942 or 1943?

A. I know it was after we were evacuated, it must have been 1943.

(LETTER DATED JANUARY 30,1942, MARKED EXHIBIT NO.12)

MR. CHRISTIE: My learned friend has asked me to file as an exhibit a list dated Hastings Park, September 22, 1942, signed by the claimant.

MR. BREWIN: Just to specify that a little more clearly; it is a list of things that the claimant says she found were missing when she returned to her house on September 21 and purports to be signed by Mrs. Takiguchi, and witnessed by a Mr. Williams.

(LETTER, SEPTEMBER 22, 1942, MARKED EXHIBIT NO. 13)

MR. CHRISTIE: In the same exhibit my learned friend has requested I file another list dated at Hastings Barracks on September 9, 1942, which is a list of Chattels. That can be made part of Exhibit No. 13.

--- See Ex. No. 13.

That is all, thank you.

RE-EXAMINATION BY MR. BREWIN:

Q. I think I might ask you about these last two exhibits. Who is Mr. Williams?

A. He was with the department of the Custodian.

Q. Does she know whether he had anything to do with the Custodian?

A. Yes, he was with the Custodian's office.

Q. I understand that you left Hasting's Barracks on the 23rd of September. Is that right?

A. Yes.

Q. But I understand you left your own home about the eight or ninth of September, I think you said?

A. Yes.

Q. I wonder if I could ask my friend to produce the inventory taken on November 20 by J. Morrison and W.A. Stacey?

MR. CHRISTIE: I think that could be filed with Exhibit 13. It is an inventory of chattels dated November 20, 1942, and is taken by fieldmen of the office of the Custodian.

--- See Ex. 13.

Q. When you left those goods in the house, the house was empty, is that right?

A. Yes, we just were evacuated and left a list of the stuff in the house on the wall.

Q. Did she lock or board the house up?

A. We locked the place up but I don't remember whether or not it was boarded.

Q. It was after that that the fieldmen from the office of the Custodian came out?

A. Yes.

MR. CHRISTIE: I wish to file as Exhibit 14 the real property summary of each of the properties in question, two real property summaries and the personal property summary.

(REAL PROPERTY SUMMARIES, MARKED EXHIBIT No.14)

It is submitted, your honour, that both real properties were sold at their fair market value; and in regard to the personal property is it submitted that those articles which were sold at auction were sold at their fair market value; it is further submitted that the other articles the Custodian had no record of and is therefore not responsible for.

Perhaps I will add this it was left in the custody of a person other than the custodian.

MR. BREWIN: Will my friend tell me who? There is no indication from the file or reports or any of the evidence we have heard about that.

MR. CHRISTIE: The situation as I see it is this: The chattels were left in a house and the claimant says she put a list on the wall and locked the door. That was presumably some time in September. Subsequently in November the fieldmen from the Custodian's office came and made an inventory of the chattels and it may be in that interval the goods disappeared. There seems to be some doubt as to when some of these goods may have been stolen,

and the position I am taking is that they were not in the custody of the Custodian if in that interval the goods were stolen.

MR. BREWIN: The reason I am asking him to be more particular is that the terms of reference say if they were left in the care, custody or control, control or management of some person other than the Custodian then no claim can be made in regard to those chattels. Now, as I understand my friend's defence which he puts forward here these chattels were in the care, custody or control of some person appointed by the claimant. The evidence here is exactly to the contrary. Before I can meet any claim of that sort I surely am entitled to have particulars now of whose care, control or custody they were in.

THE SUB-COMMISSIONER: Apparently they were not left in anybody's control.

MR. CHRISTIE: They were left in the custody of somebody other than the Custodian. They were left in her own house and she locked it up.

MR. BREWIN: I do not think this is the right time to argue the law on the terms of reference, but if my friend says they were left with anybody else then that is satisfactory to me, because that has no relevancy to the terms of reference.

MR. CHRISTIE: I think my position is perfectly clear, your honour.

MR. BREWIN: I am asking him if he says they

were in the control, care or custody of some person other than the Custodian that he give us the particulars now so that we can meet it.

MR. CHRISTIE: I do not think I should enlarge on it; it is perfectly clear.

MR. BREWIN: Again, your honour, I am asking that you direct - this is again with reference to what we have discussed in this matter a good many times before - the Custodian should if it is within his knowledge or power indicate his defence with sufficient particularity that we can meet it. This is the only time we have the claimant here to answer questions. The whole practice which has been developed, in order that there may be a fair hearing of these matters, is being departed from at this stage and I am sorry to think that should happen.

MR. CHRISTIE: We are putting in as a defence that these chattels were left in the custody of someone other than the Custodian.

THE SUB-COMMISSIONER: The claimant says she locked the house up and she could not say whether or not she boarded it up. I do not think that you can say any more than you have said, Mr. Christie.

MR. BREWIN: If that is all he has to say I am quite happy about it.

(PROCEEDINGS ADJOURNED SINE DIE)

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

"J.B. McGREGOR"
Official Reporter.

I. J.A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J.A. McGibbon,
Deputy Commissioner.

DEC - 8 1947

Case No. 1146

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

9405

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

(1) NAME TAKIGUCHI (Print) Surname HISA Given Name (RCMP) Reg. No. 13568

(2) Pre-Evacuation Address 3064 6th Road RR 1 Whonnock BC

(3) Present Address 219 Jarvis St Toronto Brewer

(4) REAL ESTATE

(a) Street Address (if any) (ii) 3064 6th Road RR 1 Whonnock (i) & (ii) Maple Ridge BC
City or Municipality, Province

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

(i) Lot 21 of Lot 432 Gp 1 of the N ½ of Sec 2 Twp 12 Map 1208
(ii) Lot 27 of Lot 432 Gp. 1 Tp 12 Map 1208 both in Rs of New Westminster

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

(i) Farm
(ii) Residence
(iii) Business Type of 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 - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $

	(i)	(ii)
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	$ 1500	2500
(v) Amount at which Custodian sold property and credited your account	$ 176	486
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)	$ 1324	2014
	2014	
	3338	

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation
Some packed in boxes

(over)

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

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

1.	Miscellaneous chattels listed by Custodian	Estimated Value $ 194.07
2.	Nov 27th 1942 Less sold by Custodian $5.93	Estimated Value $
3.	Not Insured. 1. Kitchen Stove	Estimated Value $ 50.00
4.	2. Heater	Estimated Value $ 13.00
5.	3. Gramophone + 50 records	Estimated Value $ 50.00
6.	4. Presser	Estimated Value $ 35.00
7.	5. 3 long 6'-8' saws	Estimated Value $ 15.00
8.	6. 3 Hand Saws	Estimated Value $ 9.00
9.	7. 1 Bureau	Estimated Value $ 5.00
10.	8. 7 Gallon brooks	Estimated Value $ 5.00

TOTAL CLAIM FOR PROPERTY LOSS $ 386.07

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) - $ 3724.07

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, H. Taliguchi of the city
of Toronto in the county of York

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 Toronto)
in the county of York)
this 27th day of November) H. Taliguchi
A.D. 1947.) A Commissioner &c.
F. A. Brewin

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.

TAKIGUCHI HISA

(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1146-1
DATE OCT 1 9 1948
FILLED BY E. A. Brewin

13568
Reg. No.

LAND Lot 21	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	7½	1932	Mr. A. Morrison	$350	all uncleared	none	
Cultivated not planted							
Cultivated and not in crop							
List Crops							
Strawberries	1 3/4						
Raspberries	½						$1500.00
Fruit Trees	¼						
Total	10						

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

Description		When Made	Cost	
Cleared and cultivated	2½ acres	1932-1940	$875	labour and material
Well dug	6' x 15'	1933	75	
Ditching	covered app. 300'	1933-41	100	
	open app. 300'			

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		Frame	1933	150.	100.00	60.00	140.00	170.00
Cabin		"	Built and left on the premises by logging company.					80.00
Shed		"	1940. Improvement on cabin					
								$250.00

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

1942. Assessment Land $550.
Improvements 150
$700.

Value of Timber on land.

Summary
Estimated Value:
Land 1500.00
Improvement 250. 00
1750.00

Original Claim $1500.00
Sold by Custodian 176.00
Claim , 1324.00

Hisa Takiguchi
Signature

1146

BC-172-P

EXHIBIT No. 1146-2 OCT 5 1948 FILED BY K A Christie

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

Farm Appraisal Report

File No. J.L.126

Land Description Lot 21 of Lot 432 N½ Sec.2 Tp.12 Map 1208

Containing 9.67 Acres

Owner's Name HISA TAKIGUCHI Post Office Address R.R.Whonnock

Nearest Rail Point Whonnock, C.P.R. Distance 2½ miles

Market Town New Westminster 27 Haney Distance 7 "

Church (give denomination) Protestant at Whonnock Distance 2½ "

Nearest School Whonnock, Public Distance 2½ "

State how property was identified: Road post and map check

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

Yes, it fronts on No.6 Municipal Road; good, gravelled.

Is this district a good one? No. Still too much logged-off land.

Employment opportunity Extremely limited. Brickyard and sawmill at Haney.

Predominating Nationality and religion: Japanese; very few whites.

Describe Fencing and its condition: NIL Value $

Water supply: Good dug well; adequate good water. Value $

BUILDINGS ON FARM

9405

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x	The buildings here consist of two crude cabins						
	x	and an old nondescript shed.						
BARN	x							
	x	Not assessable; legacies from an old mill site.						
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ -

Total Value Buildings add to farm $ -

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? Owner is still living in one of the cabins; very small salvage value. $

Describe the basement and chimneys: Metal stove-pipe.

No. rooms downstairs? - Upstairs? - How finished -

Are buildings painted? No. Condition of paint -

Distance from nearst bush Close to 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
2.08	Slight fall to south.	Sandy loam small stones 10" to 1'.	From a sandy hardpan to gravelly with clay.	Strawberries and raspberries 1st & 2nd crop, below average.	$50.	$104.00

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE
		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	
7.59	Gentle slope to south	Sandy to light sandy soil. 8"-1'.	Stony and gravelly. There are various gullies running south through the bush.	Clear heavy bush	$150-200 & watercourses	$10.	75.90

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 $ 179.90

Total added by buildings to value of farm $ Nil

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

Total value of farm $ 179.90

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
The owner, an old man, seems to have done his best by land. Surrounding bush inclined to make growth spindly and pale.

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

Noxious weeds: Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipal. Land, School and Library - $19.03.

Date: May 22, 1942.
Place: New Westminster

I certify that the above report is based on a personal examination of the whole farm made on the 21 day of May 1942

Inspector's Signature "T. GODFREY"

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

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

Farm Appraisal Report

JL-126 - H. TAKIGUCHI

Remarks: The Japanese owner is an old man living alone in a crude one-roomed cabin.

With the bush hard by, it leaves the small clearing in a pocket. Growth is somewhat spindly andlacks sunshine. Electric light is available along No.6 Road but has never been taken into these old buildings. The buildings, I am creditably informed, are the left-overs from a logging camp. Intrinsic value nil.

Apart from appreciating the effort in the clearing there is nothing to recommend this property. Mr.J.Skorapada informs me that he has paid $137.00 for the merchantable standing timber, practically all alder, and has four months to remove it.

Poor stuff generally, partially cultivated, generally a neglected layout.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

$

$

$

Total $

Amount fruit trees add to value of farm $

RP#1

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is $ 175.00

Date 26th May 1942

"I. T. BARNET"

District Superintendent.

#17

TAKIGUCHI HISA

(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1146-J
DATE OCT 1 0 1948 OCT 1 0 1948
FILLED BY F A Irwin

13568

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	6½	1935	Mr. Hanzawa	$1000 (cash)	6½ acres uncleared 3.5 acres cleared	House and Shed	$2500.00
Cultivated not planted	1¼						
Cultivated and not in crop							
List Crops							
Strawberries and raspberries	1¼						
	½						
Blackberries	¼						
Potatoes	¼						
Total	10						

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

Description		When Made	Cost
Ditching	removing old ditches replacing and additions 350 feet	1938-40	150.00
Further clearing and cultivation (land in poor shape at purchase)		1936-41	600.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	20 x 30	frame	1930	improvements on house--1937--roof reshingled-- 1939-repapering of walls			$200.00(material & labor) 50.00(material & labor)	1000.00
Shed Addition	20 x 30	frame	1930					40.00
Shed	18 x 24	frame	1935					20.00
								1060.00

Summary:

Estimated value	$2500.00
Sold by Custodian	486.00
Claim	2014.00

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

1. Fencing on property and shed addition
2. House was not 30 years old , shed was 8 years old
3. Shed was in good condition and shed addition in fair condition
4. Claimant feels that house was worth repairing
5. House had 6 rooms
6. In the claimant's opinion, farm was adaptable to small fruits.
7. Claimant feels that more strawberry and raspberry were in cultivation than in report
8. Property had 8 fruit trees--all fruit bearing

Hisa Takiguchi
Signature

BC-171-P

 EXHIBIT No. 1146-4 S.S. Form No. 43 (Sheet 1)

Farm Appraisal Report

OCT 1 1946

FILLED BY R. A. Irvin

File No. J.L.155

Land Description Lot 27, D.L.432 Gp.1 Map 1208, N.W.D.

Containing 9.67 more or less Acres

Owner's Name MRS.H.TAKIGUCHI Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock on C.P.R. Distance 2½ miles.

Market Town Whonnock 2½ mi., or New Westminster 27 miles Distance

Church (give denomination) Protestant Churches Distance " "

Nearest School Whonnock Public 2½ mi., Haney High, 7 miles Distance

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

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

Has 660' frontage on a fair gravelled 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: Fencing negligible Value $

Water supply: Adequate from 20 ft. well. Value $

BUILDINGS ON FARM

9405

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20' x 30'	Rgh.Lumber	14'	Shgles	30	Post	Only) fair)	$300.00
Shed Addn.	20 x 30	Split cedar	8	Shkes	30	"	Poor)	
	x							
~~BARN~~ Shed	18 x 24	Rgh.Lumber	8	"	20	"	Poor	50.00
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light not installed but available to property along road at north boundary. Total present day value $ 350.00

Total Value Buildings add to farm $ 260.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Not worth putting more money into. Would suffice for a year or so until replaced by a new house. $

Describe the basement and chimneys: No basement; brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? attic How finished V.joint and shiplap.

Are buildings painted? No. Condition of paint

Distance from nearst bush About 100 feet.

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
3.0	Slight slope to south.	Light or clay loam 8"	Clay	Approx.1 ac.straws and rasps, only fair condition.	$65.	$195.00

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

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

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
6.67	Slight slope to south.	Clay loam 8"	Clay	Clear scrub bush and stumps	$120.	$6.	40.02

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 $ 235.02

Total added by buildings to value of farm $ 260.00

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

Total value of farm $ 495.02

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
In rough condition and poor tillage. Occupied by Mrs.Takiguchi who is a widow, for the last 6 years.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
In its situation and limited acreage more or less a subsistence farm.

Noxious weeds: Thistle and couch grass in spots.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 taxes $26.93
Municipality of Maple Ridge.

Date: 27th May, 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 1942

Inspector's Signature "J.D.PATTERSON"

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

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

Farm Appraisal Report

Mrs.H.Takiguchi

Remarks: A small subsistence farm in poor condition since Mrs.Takiguchi's husband died about 6 years ago, and she and her family have not been able to operate or maintain it in average shape.

It is located in a somewhat poor hilly district west of Whonnock and the property is not well adapted for small fruits or specialised farming in my opinion.

(FOR ORCHARD LANDS ONLY)

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

Lies in hilly or undulating bush country about 2 miles north of the Fraser River. Soil fairly fertile but gets considerable seepage from higher land in winter and needs drainage.

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
¾ acre strawberries - only fair condition.	$
¼ acre rasps - " " "	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

RP #2

Scale 200' = 1 inch

Diagram of Property – Mrs H. Takiguchi

Lot 27, D.L. 432 G.I. Map 1208 – 9.67 Ac.

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

Date 30th May 1942

District Superintendent.

#17

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
1973.	27		D.L. 432	12	1208	9.67	$800—	$550—	$

RPZ

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

EXHIBIT No. 1146-N
DATE OCT 1 9 1948
FILLED BY
K A Brendle

File # 9405
Regs # 13568

Kiku Takiguchi

Albion, B.C.

Sol Astodan

EXHIBIT No. 1146-V

DATE OCT 1 9 1948

FILLED BY

K A Brendie

Notice of Assessment, 1943. — Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
1967.	21		43 (Sec 2)	12	1408	9.67	$150—	$550—	$

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

EXHIBIT No. 1146-A
DATE OCT 1 9 1946
FILED BY
K A Chrestien

File 9405
Regis 13568

Kiso Takiguchi

Albion, B.C.

c/o Custodian

EXHIBIT No. 1146-A
DATE OCT 1 9 1946
FILLED BY
K A Choyslies

EXHIBIT No. 1146-6
DATE OCT 19 1948
FILLED BY F A Brewin

Itemized chattels with estimated value as of 1942:

		Itemized chattels	Estimated value
1	3	hoes	1.20
2	3	potato forks	3.00
3	2	watering cans	1.00
4	1	hand cultivator	5.00
5	1	hand trowel	.10
6	2	mattocks	2.00
7	6	shovels	6.00
8	1	shovel, n. g.	.--
9	2	peaveys	2.00
10	1	auger	1.00
11	1	pick	.50
12	1	sledge hammer	1.00
13	1	stone hammer	1.00
14	2	wedges	.50
15	3	d.b. axes	6.00
16	2	single axes, 1 no handle	1.00
17	1	small scythe	.25
18	1	bucksaw	1.00
19	3	files	.30
20	1	file	.15
21	1	saw vise,	.--
22	1	wheelbarrow	2.00
23	1	20' ladder	2.00
24	9	burlap covered screens	.45
25	9	berry pickers tins	.27
26	62	berry trays	3.10
27	2	packing tables	5.00
28	5	bales straws	5.00
29	4	sacks fertilizers	5.00
30	70#	berry wire	7.00
31	14'	½" water pipes, short lengths	1.00
32	1	sml. soldering iron	.15
33	1	sml. sheet glass	.15
34		sml. quantity lumber	2.00
35	3	large wooden barrels	.75
36	1	sml. kerosene tin	.05
37	2	4-gal. tins	.10
38	1	lamp, no chimney	.25
39	3	lamps with shades	1.05
40	1	hanging lamp shade	.15
41	2	window screens	.50
42	1	screen door	.75
43	2	school suitcases, 1 cont. school bks	2.00
44	1	lge. box - books, etc.	7.50
45	1	ctn. school books	5.00
46	1	picture frame	.10
47	4	framed pictures	3.00

Itemized chattels with estimated value as of 1942:

		Itemized chattels	Estimated value
48	1	sink, enamel	5.00
49	1	large kitchen cabinet	25.00
50	1	small kitchen cabinet	5.00
51	2	kitchen tables	7.50
52	6	kitchen chairs	3.00
53	1	small bench	.20
54	1	large bench	.50
55	4	tables	4.00
56	small set of three drawers		1.00
57	1	couch	1.50
58	1	linoleum	2.00
59	1	round table	2.00
60	1	table	1.50
61	1	shrine case	1.00
62	1	small shrine	1.00
63	2	beds & springs	14.00
64	1	s. bed & spring with mattress	6.50
65	1	d. bed & spring with mattress	12.00
66		misc. bed springs, ends, rails, etc.	.--
67	3	small tables	3.75
68	1	desk, small	2.00
69	1	small chest of three drawers	3.00
70	1	wooden trunk	3.50
71	1	heater	2.00
72	1	sml. ornamental flower vase, metal	.35
73	1	small flower vase, glass	.10
74	1	fish bowl	.15
75	2	iron pots	4.00
76	1	alum. dish	.75
77	2	baking tins	.20
78	4	misc. kitchen knives	1.00
79	6	spoons	.30
80	2	forks	.05
81	1	soup ladle, enam.	.05
82	1	lge. enamel pot	.50
83	1	alum. tin	.50
84	2	large mixing bowls	.20
85	3	biscuit tins	.30
86	3	wicker baskets	.30
87	1	water pail	.25
88	4	galv. wash tubs	2.00
89	1	scrubbing brush	.05
90	1	clothes dryer	.75
91	2	enamel basins,	.40
92	1	cooler	.50
93	1	china bottle	.05
94	2	small painted wooden boxes	.10
95	2	round wooden boxes, large	.50
96	3	shallow wooden boxes	.30

Itemized chattels with estimated value as of 1942:

	Itemized chattels	Estimated value
97 1	stone vinegar jug	.15
98 2	1 gal. wine jug	.25
99 3	1 qt. sealers	.21
100 4	2 qt. sealers	.40
101 8	1 pt. flat fruit jars	.56
		$209.49

	209.49		
Less	5.93	Claim -	$203.56

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 9405

EXHIBIT No.

NAME Hisa TAKIGUCHI

REG. No. 13568

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL NOT FOUN
DECLARATION May 18/42	TAKEN BY J. Moryson & W.A. Stinson			AUCTION	TENDER &c		
EVACUATION Sept. 23/42	DATE Nov. 20/42						
		1. 3 hoes	1 20				
		2. 3 potato forks	3 00				
		3. 2 watering cans	1 00				
		4. 1 hand cultivator	5 00				
		5. 1 hand trowel	10				
		6. 2 mattocks	2 00				
		7. 6 shovels	6 00	(3)	60		
		8. 1 shovel, n.g.					
		9. 2 peaveys	2 00		60		
		10. 1 auger	1 00				
		11. 1 pick	50				
		12. 1 sledge hammer	1 00		25		
		13. 1 stone hammer	1 00				
		14. 2 wedges	50				
		15. 3 D.B. axes	6 00				
		16. 2 single axes, 1 no handle	1 00	(1)	30		
		17. 1 small scythe	25				
		18. 1 bucksaw	1 00				
		19. 3 files	30				
		20. 1 file	15				
		21. 1 saw vise					
		22. 1 wheelbarrow	2 00				
		23. 1 20' ladder	2 00				
		24. 9 burlap covered screens	45				
		25. 9 berry pickers tins	27				
		26. 62 berry trays	3 10				
		27. 2 packing tables	5 00				
		28. 5 bales straws	5 00				
		29. 4 sacks fertilizers	5 00				
		30. 70# berry wire	7 00		50		
		31. 14' ½" water pipes, short lengths	1 00				
		32. 1 sml. soldering iron	15				
		33. 1 sml. sheet glass	15				
		34. Sml. quant. lumber	2 00				
		35. 3 lge. wooden barrels	75				
		36. 1 sml. kerosene tin	05				
		37. 2 4-gal tins	10				
		38. 1 lamp, no chimney	25				
		39. 3 lamps, with shades	1 05	(2)	60		
		40. 1 hanging lamp shade	15				
		41. 2 window screens	50				
		42. 1 screen door	75				
		43. 2 school suitcases, 1 cont. school books	2 00				
		44. 1 lge. box books etc.	7 50				
		45. 1 ctn. school books	5 00				
		46. 1 picture frame	10				
		47. 4 framed pictures	3 00				
		48. 1 sink, enamel	5 00				
		49. 1 lge. kitchen cabinet	25 00		40		
		50. 1 sml. kitchen cabinet	5 00		25		
		51. 2 kitchen tables	7 50				
		52. 6 kitchen chairs	3 00		1 75		
		53. 1 sml. bench	20				
		54. 1 lge. bench	50				
		55. 4 tables	4 00				
		56. Sml. set of three drawers	1 00				
		57. 1 couch	1 50				
		58. 1 linoleum	2 00				
		59. 1 round table	2 00				
		60. 1 table	1 50				
		61. 1 shrine case	1 00				
		62. 1 sml. shrine	1 00				
		63. 2 beds & springs	14 00				
		64. 1 s. bed & spring, mattress	6 50				
		65. 1 d. bed & spring "	12 00				
			180 02		5 25		

No 9405

No. 1356

EXHIBIT No.

EXHIBIT No. 146-7

DATE OCT 19 1948

FILLED BY K A Christie

CASE No.

VENUE Toronto

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS
TION	TENDER &c								
60									
60									
25									
30									
50									
60									
40									
25									
1 75									
25									

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 9405 EXHIBIT No.

NAME Hisa TAKIGUCHI

REG. No. 13568

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
				AUCTION	TENDER &c		
DECLARATION May 18/42	TAKEN BY J. Moryson & W.A. Stinson		180 02	5 25			
EVACUATION Sept. 23/42	DATE Nov. 20/42	66. Misc. bed springs, ends rails etc.		25			
		67. 3 sml. tables	3 75				
		68. 1 desk small	2 00				
		69. 1 sml. chest of 3 drawers	3 00				
		70. 1 wooden trunk	3 50				
		71. 1 heater	2 00				
		72. 1 sml. ornamental metal flower vase	35				
		73. 1 sml. glass flower vase	10				
		74. 1 fish bowl	15				
		75. 2 iron pots	4 00				
		76. 1 alum. dish	75				
		77. 2 baking tins	20				
		78. 4 misc. kitchen knives	1 00				
		79. 6 spoons	30				
		80. 2 forks	05				
		81. 1 soup ladle enam.	05				
		82. 1 lge. enamel pot	50				
		83. 1 alum. tin	50				
		84. 2 lge. mixing bowls	20				
		85. 3 biscuit tins	30				
		86. 3 wicker baskets	30				
		87. 1 water pail	25				
		88. 4 galv. wash tubs	2 00	50			
		89. 1 scrubbing brush	05				
		90. 1 clothes dryer	75				
		91. 2 enamel basins	40				
		92. 1 cooler	50				
		93. 1 china bottle	05				
		94. 2 sml. painted wooden boxes	10				
		95. 2 round wooden boxes, large	50				
		96. 3 shallow wooden boxes	30				
		97. 1 stone vinegar jug	15				
		98. 2 1 gal wine jug	25				
		99. 3 1 qt. sealers	21				
		100. 4 2 qt. sealers	40				
		101. 8 1 pt. flat fruit jars	56				
			$209.49	6 00			
		Small stand & wash stand		2 30			
				8 30			

Goods valued by claimant at $56.80 sold at auction for $8.30
Balance of " " " " " 326.39 no account, theft & abandoned

$383.19

Evidence from file indicates that considerable effects had been stolen from this property before being inventoried by Custodian on Sept. 9/42. Further robberies had taken place between September 1942 and December 7, 1944, at which latter date goods were sold at auction.

As no record was made of abandoned goods, we are unable to determine which were abandoned and which were stolen.

FILE No. 9405 EXHIBIT No. _____ CASE No. _____

REG. No. 13568 VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
5 25									
25									
50									
	6 00								
d	2 30								
	8 30								

tion for $8.30
theft & abandoned

s had been
ustodian
een September
ere sold

ble to

TAKIGUCHI HISA

(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1146-A
DATE OCT 19 1948
FILLED BY F.A. Brewin
~~R.A. Bhowtie~~

13568
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
Kitchen Stove	1941	used	$70.00	good	$50.00
Gramaphone and 50 records	1936,1936-40	used , new	90	good	50.00
2 Heaters	1936-40	new	30.00	good	1300
1 large kitchen cabinet	1936	new	40.00	good	25.00

Total Claim as per column 3, Analysis of Personal Property Claim, $391.49 ~~$39.49~~

Description of Storage of Goods:

All chattels were stored in the houses of the claimant but mostly at 3064--6th Rd, Whonnock, B. C. The house was locked.

General Statement as to Chattels not Described above:

All chattels were in good conition at storage.

Additional Comments, if any:

Summary

Estimated Value	391.49
Sold b Custodian	8.30
Claim	383 . 19

Hisa Takiguchi
Signature

FORM "JP"

FILE No. 9405

EXHIBIT No. 1146 - 9

DATE Oct 19 1948

FILED BY K.A. Christie

FRASER VALLEY

WHONNOCK

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: TAKIGUCHI (Hisa) Mrs.

HOME ADDRESS: R. R. #1, Whonnock, B.C. 3064 #6 Road

REGISTRATION NUMBER 13568 SEX: female AGE: 52

OCCUPATION: housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: self

MARRIED? widow

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: Takashi (M)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 14 yrs.

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

20 acres altogether.

1. LOCATION AND DESCRIPTION:

Roll #1904, Sub-div. 21, Sec. lot 432, twp. 12, Dist. Maple Ridge.

"Roll numbers don agree with 42 Tax Statement but land is the same"

Roll #1910, Sub-dib. 27, sec. lot 432, twp. 12, Dist. Maple Ridge.

Title not here.

2. BUILDINGS AND OTHER IMPROVEMENTS: On "2" --6 roomed 2 storeyed wooden frame dwelling house. woodshed, sm. dwelling house, 2 rooms,

On lot "1"-- 3 shacks, woodshed,

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

4. TAXES (Amount and where payable) On both lots-$46.00 1940 paid at Maple Ridge.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) wishes to rent property, no details as yet.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN strawberry, raspberry, blackberry, fruit trees. (wishes to lease crops)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: see page 1. House "2"

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

IN DWELLING: furnishings, garden tools, carpenter tools, farm implements, kitchen utensils, etc.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

2 -- $5.00 War Savings Certifs.

????? shares in the Maple Ridge Co-op. Union.

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: Owing to Co-operative Union, Maple Ridge. $30.00

Will pay off, when they lease crops.

Paid

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 18th day of May 1942

(Signature) H. Takiguchi

F.T.Williams

Witness

FOR DEPARTMENTAL USE

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

Jan.10-49

M Ukenstall

No. 50988
Your file No.9405

1146 - 10

EXHIBIT No.
DATE Oct 19 1948
FILED BY K.A.Christie

RP#2

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B.C.

--- minutes 10 o'clock 14th day of January, 1943

I HEREBY CERTIFY that the following is the state of the title to ----------

Lot 27 of Lot 432 Group 1 Map 1208 Municipality of Maple Ridge in the District of New Westminster

viz.:

Registered Owner: HISA TAKIGUCHI "13568A"

Register of Indefeasible Fees Folio No.113581E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25313

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E.S. Stokes"
Registrar
"SEAL"

To Office of the Custodian

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

Jan.11/49

M. Wansbrough

No. 50987

Your file No.9405

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

EXHIBIT No. 1146-10

RP #1

DATE Oct 19 1948

FILED BY K.A.Christie

New Westminster, B.C.

- - - minutes 10 o'clock 14th day of January, 1943

I HEREBY CERTIFY that the following is the state of the title to ----------

Lot 21 of Lot 432 Group 1 and of the North half of Section 2 Township 12

Map 1208 Municipality of Maple Ridge in the District of New Westminster

viz.:

Registered Owner: HISA TAKIGUCHI "13568" "A"

Register of Indefeasible Fees Folio No.112263E

Registered Charges; Certificate of Vesting in the Custodian Filed No. 25312

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"SEAL"

"E.S.Stokes"

Registrar

To Office of the Custodian

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

Jan.11/49

M. Whinstee

"PROPERTY #2" 9405

TAKIGUCHI,(Hisa)Mrs.

No # 6th. Rd. # 13568 Whonnock,B.C.
(just west of #1 property
north side of road)

Taken March 2/43

by J.M.

TAKIGUCHI,(Hisa)Mrs. 9405

13568

3064-6th. Rd.,
Whonnock, B.C.

Taken March 2/43

by J.M.

PROPERTY #1.

"OUT BUILDINGS" 9405

TAKIGUCHI,(Hisa)Mrs.

13568

3064-6th. Road,
Whonnock, B.C.

Taken March 2/43

by J.M.

PROPERTY #1.

1146 - 12

EXHIBIT No.

Oct 19 1948

DATE

FILED BY K.A.Christie

Bay Farms,
Slocan, B.C.,
Jan. 30, 1942 (1943?)

EVACUATION SECTION
Rec'd FEB 5 1943
File No. 9405
Ans.
Referred Green
9405 - McArthur

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

I have received your letters also list of chattels left behind in our home at Whonock which your field men have reported to have found.

I cannot sign those lists since they are not the only ones we have left behind. The main items are all missing.

We have reported all the list of items left behind to the Custodian Mr. Williams while at Hastings Park and I am sure you will see that the list is far from complete. Also I wish to state that while we were still in Whonock one of the men from the Custodian came and told us to leave a list of all our furnitures, implements, etc. and leave it in the house as they would come and inspect our belongings left behind as soon as we left our home.

We have left a copy of the list on the wall of our main house in the front room as well as having these same items reported to the Custodian.

While we were in Hastings Park we went to our home one day and found that a number of things were missing from the house such as gramaphone (large) bedroom drawers (large) all our gallons, 7 crocks 52 gramaphone records, all our good fruit jars (quart) mattresses, box full of good dishes as well as many others. This we told a neighbor Mr. F. Davis and he took us to the Haney Police where I reported our loss.

At the time I noticed that the Custodian had not been there since we had left to look over as we had been told they would, and also by your date on the lists, it has been a long time since we left our home and reported to the Custodian in early September, that you had not been to our homes to see our things we had left behind.

I have reported our loss to the Custodian at Hastings Park at that time. Since then it seems that some more things are stolen as I can tell by your list, such as kitchen stove, warm,stove, large kitchen glass cabinet, bed, spring from downstairs and many others.

I hope you will check up on the file of all the things we have listed and reported to the Custodian and will know that all the main items are all gone except for such items as old spoons & forks we did not bother to list.

If you will ask Mr. Davis he will verify my statement about our stolen furniture when we had gone home. At that time there was our kitchen stove & warm stove and other things which were there yet at the time but which is not on your list.

We would like to know what will be done for all the missing items which would not have been stolen had we been at home.

I hope I have made this clear and hope you will understand how we feel to know all our main things gone from our home.

I would appreciate it if you will let us know what will be done about our loss and if you will check up with our list which we have reported to the Custodian Mr. Williams. Thank you.

Yours truly

(Mrs.) H. Takiguchi 13568

(per) S. Takiguchi
File No. 9405.

?

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

Jan.11/49

M. Wanstall

1146 - 13

EXHIBIT NO.
DATE Oct 19 1948
FILED BY
K.A.Christie

Hastings Park,
Sept. 9, 1942.

ADDITIONAL REGISTRATION

TAKIGUCHI, (Hisa) Mrs.
Reg. No. 13568
3064 6th Rd., Whonnock, B. C.

The following chattels left at the above address. House vacant.

FURNITURE

1 kitchen stove, pipes on stove & 2L in room.
1 other stove
1 big kitchen glass cupboard
1 other kitchen cupboard
1 bedroom bureau & drawers ✓
3 other drawers
2 tables (big)
5 smaller tables
8 chairs
1 couch & bench
1 gramophone (big) ✓
32 Canadian records ✓
20 Japanese " ✓
4 lamps, 2 lanterns
3 pictures frames
1 big box books
Other boxes of books upstairs
1 room linoleum
2 window screen
1 rural route mail box (Mrs. H. Takiguchi)
pipes on stove in room

KITCHEN WARES

1 set wooden steamer
3 tubs 1 wash board
2 water sprinklers
1 big iron coldrum (outside)
1 other iron pot
2 4 gal. crocks ✓
1 5 gal. " ✓
2 6 " " ✓
2 10 " " ✓
2 large crock bowls
1 extra large crock bowl
1 big straw basket
1 4 piece square dish set
30 quart jars or sealers ✓
10 pints " ✓
2 1 gal. jar 3 1 gal. sealers
1 big kettle ✓
2 coffee pots ✓
1 enamel pot with lid ✓
1 other enamel strainer ✓
1 strainer ✓
1 wooden rice bowl larger ✓
pots, pans, dishes ✓
1 dish
1 large plate (oval) ✓
9 small saucers ✓
16 larger saucers ✓
4 cups 5 small cups ✓
7 bowls (rice) ✓
1 plate ✓
4 glass bowls round and one square ✓
2 tea pots (pottery) ✓
1 large bowl ✓

ADDITIONAL REGISTRATION

TAKIGUCHI, (Hisa) Mrs. Cont'd

2 bowls (set) ✓
2 smaller bowls (set) ✓
2 buckets or pails ✓
1 milk bottle ✓
3 wooden enamel box set
1 cup cake pan ✓
2 frying pan ✓
1 scrub brush
1 mop

FARM IMPLEMENTS

1 hand cultivator
5 hoes
6 shovels
1 planer
2 wedge hammer
2 nail hammer
1 rake 1 big rake
2 double axe
1 other axe
3 mattocks
2 peepees
about 100 bean stakes both farms
3 picks
2 felling wedges
7 lard pails
2 sawing wedges
1 cedar splitting knife wedge
1 large driller
68 strawberry trays
3 handsaws
X 21 bucksaws X ?
2 long saws (saw handles)
1 pruning wrench
1 mole trap
1 iron shoe repair stand
5 pieces water pipes
1 spout
3 chisels
raspberry post wires (1 tubful)

Key to the above house where these chattels are stored is to be sent in to the Custodian September 10, 1942.

SIGNATURE "H. Takiguchi"

WITNESS "F.T.Williams"

Fire wood now in shed sold to Mr. Lee Jones, 244 E. Georgia St., Vancouver, B. C. for $30. Money received.

Hastings Park,
September 22, 1942.

ADDITIONAL REGISTRATION

Name TAKIGUCHI (Hisa) Mrs.

Address Whonock, B. C.

Reg. No. 13568

The above desires to inform the Custodian that upon returning to her house on the September 21, 1942 the following Chattels were found missing.

✓ 1 Large bedroom bureau & drawers. 2 Mattresses
✓ 1 Gramaphone
✓ 20 Japanese Records & 32 English Records
✓ Crocks 2 - 4 Gal Crocks
✓ 1 - 5 " "
✓ 2 - 6 " "
✓ 2 - 10 " "
✓ 2 Large Crock bowls
✓ 30 Quart jars or sealers
✓ 10 Pint " " "
✓ 1 Big Kettle
✓ 2 Coffee pots
✓ 1 Enamel pot with lid
✓ 1 Other enamel strainer
✓ 1 Strainer
✓ 1 Wooden rice bowl (large)
✓ Pots, pans, dishes
✓ 1 Large Plate (oval)
✓ 9 Small saucers
✓ 16 Large "
✓ 4 Cups 5 small cups
✓ 7 Bowls (rice)
2 Large Bowls
✓ 1 Plate
✓ 4 Glass Bowls
✓ 2 Tea pots (pottery)
✓ 1 Large Bowl
✓ 2 Bowls (set)
✓ 2 Samller bowls (set)
✓ 2 Buckets or pails
✓ 1 Milk bottle
✓ 1 Cup cake pan
✓ 2 Frying pans
2 Hammers
3 Handsaws
~~65xStrawberryxTrays~~ "FTW"
2 Long saws (including handles)

Declarant informed the Haney police of the above missing chattels.

SIGNATURE "Hisa Takiguchi"

WITNESS "F.T.Williams"

Nov. 20, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF
TAKIGUCHI (Hisa) Mrs. #13568.
3064-6th. Rd., Whonnock, B.C.

(#1 property, 1 block south of above address)
(north side of road.)

In main shack.
1 Tool chest. (lock has been forced, empty)
2 Tables. (HM)
1 Kitchen chair.
1 Sml. bench.
1 Bed & spring.
1 Sml. sheet of glass. (tied up)

In lge. shed.
2 Single bedsprings.
1 Single bedstead.
2 Bales of straw.
6 Short lengths stove pipe. (NG)
1 Lge. wooden barrel.
100' Telephone wire.
1 Table. (HM)

In 2 room shack, at rear of property.
1 Heater.(old)
2 Wooden barrels.
2 Tables.(HM)
1 Lamp.(no chimney)
Sml. quant. misc. lumber.

Signed "J.Moryson"
"W.A.Stinson"

Nov. 20, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF
TAKIGUCHI (Hisa) Mrs. #13568.
3064-6th Rd., Whonnock, B.C.

(#2 property)

In house.(downstairs)cont.
1 Kitchen cabinet.
2 Enam. wash basin.
1 " sink.
1 Sml. enam. dipper.(no handle)
1 Bench.
3 Biscuit tins.
1 Box cont. old clothes.
1 Hanging lamp shade.
1 Sml. cabinet.
1 " shrine.
2 " cushions.
1 Bed & spring.
1 Wooden bill holder.
1 Wash stand.
2 Straw hats.

In house. (upstairs)
1 Single bed, spring, & poor mattress. 1 single spring
1 Double " " & mattress.
1 Bed end only. (brass)
6 Bed rails.
3 Ctns. cont. misc. papers & magazines.
Sml. bdle old clothes.
3 Sml. tables. (HM)
2 Kitchen chairs. (1 poor)
1 Sml. desk. (HM)
~~2 Kitchen chairs.(1 poor)~~
~~1 Sml. desk. (HM)~~
1 Sml. chest of 3 drawers.
2 School suitcases. "1 storage")
1 Ctn. cont. school books. "storage")

On back porch.
1 Sml. set of 3 drawers cont:
2 Wedges.
1 Sml. soldering iron.
1 Hand trowel. (no handle)
3 Files.
1 Baseball glove.
Few misc. articles.

1 Screen door.
1 Cooler.
1 Pr. bicycle handle bars.
1-4 gal. tin.
1 Sml. flower vase.(glass)
1 Sml. fish bowl.

In woodshed.
1 Shovel.(NG)
Lge. quantity of wood, marked "This wood sold to Lee Jones".

Signed "J. Moryson"
"W.A. Stinson"

Nov. 20, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF
TAKIGUCHI (Hisa) Mrs. #13568.
3064-6th. Rd., Whonnock, B.C.

(#2 property)

In house. (downstairs)
2 Mattocks.
3 DB axes.
6 Shovels.
2 Peaveys
3 Hoes.
3 Potato forks.
2 Watering cans.
1 Stone vinegar jug.
2-1 gal. wine jugs.
3-1 qt. sealers.
4-2 qt. "
2 Iron pots.
1 Alum. dish.
2 Baking tins.
2 Single axes.(1 no handle)
1 Sml. scythe.
14' ½" water pipe.(in short lengths)
2 School suitcases.(1 cont. school books)
8-1pt. Flat fruit jars.
4 Knives.
6 Spoons.
2 Forks.
1 Soup ladle.(enam.)
1 China Sake bottle.
1 Shrine case.
1 Sml. ornamental flower bowl.(metal)
50# Berry wire.(used)
4 Galv. wash tubs.
3 Sml. wicker baskets.
1 Lge. enam. pot.
1 Alum. tin.
1 Brass bound wooden tub.
2 Lge. mixing bowl.
1 Sml. kerosene tin.
1 Auger.
1 Pick.
1 Sledge hammer.
1 Bucksaw.
1 Hand cultivator.
1 Water pail.
"2" 3 Lamps. (with shades)
2 Sml. Jap. boxes.(painted)
1 Round table.(HM)
4 Kitchen chairs.
9 Burlap covered screens.(HM)
2 Window screens.
1 Picture frame.
1 Chisel.
1 Scrubbing brush.
1 Lge. box cont. books & misc. magazines. "Storage x"
1 Ash tray.
9 Berry pickers tins.
1 Stone hammer.
1 Magnet.
1 Clothes dryer.
1 Linoleum rug.(on floor)
1 Couch.(HM, poor)
4 Framed pictures.
2 Round Jap. boxes.
2 Kitchen tables.(HM)
1 Broom.(broken handle)
3 Shallow wooden boxes.

Signed "J. Moryson"
"W.A. Stinson"

Nov. 20, 1942.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF
TAKIGUCHI (Hisa) Mrs. #13568.
3064-6th. Rd., Whonnock, B.C.

(#2 property)

In 2 room shack.
2 Bedsprings.
1 Bedstead.
4 Jap. tubs
1 Tea kettle.
1-1qt. Sealer.
1 Enam. pot.
1 Heater ~~pad.~~ Pad.

Under house.
62 Berry trays.
1 File.
2 Jap. tubs.
2 Tables.(HM)
1-4 gal. Tin.
1 Wheelbarrow.
3 Bales straw.
4 Sacks fertilizer.
1-20' Ladder.(HM)
20# Berry wire.
1 Rice mallet. (HM)

In yard.
1 Saw vise. (HM)

Signed "J. Moryson"
"W.A. Stinson"

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

Jan.12-49 M. Wansbrough

EXHIBIT No. 1146 - 14

DATE Oct 19 1948

FILED BY K.A. Christie

RP#1

REAL PROPERTY SUMMARY

JAPANESE NAME: Hisa (Mrs. Gensaburo) TAKIGUCHI Reg. No.13568 File No.9405.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. BC/172-P. First Offer.

PROPERTY ADDRESS: On 6th Road, Whonnock, B. C.(1 block South of No. 2 property on North side of Road).

LEGAL DESCRIPTION: Lot 21 of Lot 432, Group 1 and of the North ½ of Section 2, Township 12, Map 1208, Mun. of Maple Ridge, D. N. W.

TITLE: Registered in the name of Hisa TAKIGUCHI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 25312, dated 15th January, 1943.

ASSESSED VALUES: Land $550.00
Improvements $150.00 - $700.00. Taxes - $19.03.

CLASSIFICATION: This is a small fruit farm with a small house and some outbuildings. The Custodian's representative reported November 20th, 1942, that this property had an area of 4.67 acres of which 5½ acres were cleared and planted to the following crops: 1 acre raspberries, 1¼ acres strawberries, 1 doz. small fruit trees.
1 - 1 storey 2-room frame shack 14' x 24' in poor condition. 1 shed 14' x 42' poor condition. 1 small shack at back of property 16' x 28' in poor condition.

HISTORY OF ADMINISTRATION: This property was leased by the Custodian 26th March, 1943 to L. Hyme. Term - 10 months from 1st March, 1943 to 31st December, 1943. Consideration - $20.00 payable 15th July, 1943.

Lease handed to The Director, The Veterans' Land Act August 13th, 1943.

SOLD: To The Director, The Veterans' Land Act for $176.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Hisa TAKIGUCHI as at April 17th, 1944, against which were the following charges: Registration Fees-$3.00, Legal Fees-$15.00 = $18.00, leaving a net balance of $158.00 from said transaction.

Certificate of Title No. 169041-E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance with information on file.
November 19th, 1946.

"D. A. Cramer"

D. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY "R.P.# 2"

JAPANESE NAME: Hisa (Mrs. Gensaburo) TAKIGUCHI Reg. No. 13568 File No. 9405.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. BC/171-P. First Offer.

PROPERTY ADDRESS: 3064 - 6th Road, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 27 of Lot 432, Group 1, Map 1208, Mun. of Maple Ridge, D. N. W.

TITLE: Registered in the name of Hisa TAKIGUCHI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 25313, dated January 15th, 1943.

ASSESSED VALUES: Land $550.00
Improvements $800.00 - $1350.00. Taxes - $26.93

CLASSIFICATION: This is a small fruit farm with dwelling and outbuildings. The Custodian's representative reported 20th November, 1942, that this property had an area of 9.64 acres of which 5 acres were cleared (rest bush) planted to the following crops: 1 acre strawberries, ¼ acre raspberries.
1 - 1½ storey 6-room house - 28' x 32' in fair condition. 1 woodshed and bathhouse 14' x 20' in fair condition. 1 shed 14 x 14 poor condition. 2-room shack 18' x 24' in poor condition.

HISTORY OF ADMINISTRATION: Apparently this property remained vacant from date of evacuation until it was leased by the Custodian on 5th March, 1943 to Walter Abbott for a term of 10 months from 1st March, 1943 to 31st December, 1943. Consideration - $50.00 payable $5.00 monthly on 1st every month commencing 3rd March, 1943. No Taxes. Space reserved for storing chattels.

Lease handed to The Director, The Veterans' Land Act, 13th August, 1943.

SOLD: To The Director, The Veterans' Land Act for $486.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Hisa TAKIGUCHI as at April 17th, 1944, against which were the following charges: Registration Fees-$3.00, Legal Fees-$15.00= $18.00, leaving a net credit of $468. from said transaction.

In view of the rents up to August 31st, 1943 having been collected by the Custodian, a cheque for $60.00 was issued to The Director, The Veterans' Land Act, November 17th, 1944.

Certificate of Title No. 169040-E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance with information on file.
November 19th, 1946.

"D. A. Cramer"
D. A. CRAMER

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 9405 8th November, 1946.

Re: Hisa TAKIGUCHI (Mrs. Gensabura)
Reg. No. 13568

CHATTELS: The above Japanese registered with the Custodian on the 18th May, 1942, and was evacuated into Hastings Park Depot shortly after. Just prior to her evacuation from the Protected Area, 23rd Sept. 1942, she visited her property which was vacant, and found it had been broken into and ransacked, and a considerable quantity of chattels listed in her letter of the 22nd September, 1942, were missing. Although an investigation was made no recovery was made. Our fieldmen took a complete inventory on the 20th Nov. 1942. This was forwarded to Mrs. TAKIGUCHI for confirmation, but she would not acknowledge it as correct because of missing articles. We replied to her in due course pointing out that no protective measures had been taken up by her prior to her evacuation.

A shipment was made to her of mixed goods through the Dept. of Labour, in accordance with her request of the 2nd November, 1942. All the saleable chattels found on the property were removed and sold by public auction on the 6th December, 1944, from which the net sum of $5.93 was derived. A large quantity were missing and no trace could be found and a large quantity had to be abandoned as being of no sale value.

ACCOUNTS RECEIVABLE: The Maple Ridge Co-operative forwarded to this office the sum of $20.20 being her credit on their books at that time from sale of fruit.

BONDS & INVESTMENTS: The above Japanese declared 2 War Savings Certificates, but these were not brought under control by the Custodian.

She also declared having a share interest in the Maple Ridge Co-operative Exchange. According to the records of the Co-op. her deceased husband was the registered owner of 34 shares in the Co-op., less one which was cancelled to satisfy a debit balance there. The Co-operative has been liquidated by the Custodian and when distribution of the proceeds is made, she will be entitled to her proportion of the proceeds through the Estate.

LIFE INSURANCE: Mrs. TAKIGUCHI declared no insurance of her own, but under a supplementary declaration, revealed she had a Canadian Mutual Benefit policy in the name of Marohe NARAKU in Japan, upon which she had paid premiums since 1936. The Association advised that the policy had lapsed for non payment. It was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

"W. E. Anderson"

.....

WEA:HA

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

Jan.12-49 M. Wanstall

April 14th 1948.

The Custodian,
Department of Secretary of State,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

Enclosed please find letter from Mrs. Hisa TAKIGUCHI, Reg'n.No.13568, asking for copy of property survey, statement re chattel sale, etc.

Yours truly,

Enc.
VW.

1146