

Name of Claimant TANIZAKI, Mitsuro

Case 1254

Custodian File 8782

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					982					1518.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price		
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
214.85	92.25	27.67	42.9%	200.75	129.02					156.69
TOTAL RECOMMENDATION										1674.69



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CASE NO: 1254

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 16, 1948.

IN THE MATTER OF THE CLAIM OF
Mitsuru TANIZAKI

PROCEEDINGS AT HEARING.

Original



1 IN THE MATTER OF THE "INQUIRIES ACT"

2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.3
4 JAPANESE PROPERTY CLAIMS COMMISSION5
6 B E F O R E

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

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9
10 Toronto, Ontario,

11 November 16, 1948.

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13
14 IN THE MATTER OF THE CLAIM OF15 MITSURU TANIZAKA16
17 PROCEEDINGS AT HEARING.18
19 APPEARANCES:20 K. A. CHRISTIE, ESQ., K.C. appearing for the
21 Dominion Government.22 C. P. OPPER, ESQ. appearing for the
23 Claimant.24
25 A. SMITH, ESQ., Secretary.

26 D. J. HANDFORD, ESQ.? Official Interpreter.

27 J. B. MCGREGOR, ESQ., Official Reporter.

28

29

30



M. Tanizawa,
In chf.

MITSURU TANIZAWA, the claimant herein, having
been first duly sworn, testified
through the interpreter as
follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. I am showing you a sheet entitled Real
Estate, Farmland, signed at the bottom is that your
signature? A. Yes.

Q. Was this sheet prepared under your
instructions? A. Yes.

Q. Do you swear the contents are true?

A. Yes.

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

MR. CHRISTIE: I tender as Exhibit 2 the
Farm Appraisal Report.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. OPPER: Now, you were the owner of a
fairly extensive piece of property in White Rock,
B.C., is that correct, A. Yes.

Q. It includes a number of lots, about thirty
lots? A. Yes, thirty lots altogether. There
were ten lots to each block.

Q. So you had three separate parcels of land
consisting of 10 lots each?

A. Yes.

Q. What would be the size of each of these
lots? A. The same size, 33 x 125.

Q. Now, how did you use this land, did you
use it as a farm?

A. Yes, a farm.

Q. This land was all sub-divided -- were there



M. Tanizawa,
In chf.

1
2 any residential lots near by?

3 A. At the time I bought it it was bush,
4 there was nothing there.

5 Q. When you left were there any houses around
6 near your lots?

7 A. Yes, quite a number of houses built around
8 there by the time I left, and electric light had been
9 put in and city water.

10 Q. Would it be true to say that your farm was
11 more or less surrounded by a built up area?

12 A. Yes, I was thinking of giving up the
13 farm as a matter of fact.

14 Q. If you gave up farming what did you intend
15 to do?

16 A. I was planning to sell this property
that I had at that time and move further out.

17 Q. Did you have any offers for any one of
18 these lots or any offers to buy individual lots?

19 A. Yes, there quite a number of people asked
20 me to sell.

21 Q. And what price would you have asked or
22 what price could you have gotten for just one of
23 these lots?

24 A. I could have sold one lot
for \$70.

25 Q. Your house stood on one of these lots and
26 I presume you don't mean you would sell the lot with
the house on for \$70?

A. No.

27 Q. Some of your other buildings stood on
28 other lots -- would the same apply, you would want more
29 money for the lots on which the buildings stood?
30



4.

M. Tanizawa,
In chf.

1

2

A. Yes; that is just for the empty lots.

3

4

Q. Now, getting back to the farm end of it,
what was your chief source of revenue from this land?

5

A. 1500 chickens.

6

7

Q. Were they chickens or pullets or what were
they?

8

A. They were all hens I kept.

9

Q. So you raised about 1500 a year?

10

A. Yes.

11

12

Q. And you would sell out the old hens and
keep the chickens?

13

A. Yes, we raised about
1500 chickens a year; about half would be pullets and
half cocks and the hens would be sold each year.

14

15

Q. Your idea would be to keep about 1500
chickens at all times on your farm?

16

17

A. Yes, that is correct.

18

19

Q. Now, if you had wanted to sell this farm
of yours as a farm rather than as individual lots,
what price would you have taken for the whole thing?

20

21

A. About \$4000. I would have taken.

22

Q. Were you ever offered \$4000. for it?

23

24

A. No, I never received any offers, but at the
time I left that was my request that the place be
sold for \$4000.

25

26

Q. Now, the buildings on these lots were built
some time after you purchased the lots, is that

27

correct?

A. Yes.

28

29

30

Q. And these figures you have shown for the
cost of the buildings on the particulars of real
estate form are the figures that you have compiled



M. Tanizawa,
In chf.

1
2 from your actual costs?

3 A. Yes, it is the cost of the materials and
4 the amount I had to pay for the carpenters.

5 Q. You hired people to do this work for you?

6 A. Yes, I hired outside carpenters, and
7 helped him with the work myself.

8 Q. Now, between 1920 and 1934 you said you
9 cleared and cultivated four acres and it cost you
10 something like \$2600. Have you any explanation as to
11 the cost of clearing this land?

12 A. I bought the land originally for \$1500.
13 and the remainder was for clearing. It was my opinion
14 that the value of the land by the time I left had
15 increased from \$1500. to \$2100.

16 Q. Was it difficult to clear this land or was
17 it easy? A. It was quite difficult, there
18 were some very large stumps that required the use of
19 powder.

20 Q. Now, we have been talking about your farm,
21 and did you grow any vegetables or fruit on the farm?

22 A. Yes.

23 Q. How much would you make out of the sale of
24 vegetables and fruit from your farm in a year?

25 A. About \$600. profit.

26 Q. Can you break that down?

27 A. Apples \$150., asparagus \$250., strawberries
28 \$200.

29 Q. Now, this property of yours was just about
30 right in town, was it?



6.

M. Tanizawa,
In chf.

1

2

A. It was about a mile from the station.

3

4

Q. Then was allof your land suitable for
building on?

5

A. Yes.

6

7

Q. Were there any low spots where it would
be wet and hard to build?

8

9

A. No, it was quite dry. There had been
some water there when I first cleared it, but I had
drained it and the water ran off to the sea.

10

11

12

Q. The appraiser has said that fourteen of
your lots were not suitable as building sites; what
do you say about that?

13

14

A. There are already ditches dug and some
houses built down below already.

15

16

Q. Did you have any offers on the lots which
were more or less in the valley?

17

18

19

A. Yes, I had an offer for some of that
part of the property from someone who intended to
use it for a lumber yard.

20

21

Q. What was he prepared to pay you per lot?

22

23

24

A. He wanted to buy the land for \$100. an
acre but it was part of the 10 lot section so I
offered to sell him the 10 lots for \$1000. and that
is the way the arrangement ended.

25

26

27

28

29

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Q. Were they the low lying lots?

A. Yes.

Q. So that in other words, you might have
been able to get \$100. per lot for those lots?

A. Yes. It was very close to the highway.



M. Tanizawa,
In chf.

1 Q. What do you say about the appraiser's
2 statement that 14 lots were not suitable for building
3 on. Would the number 14 be high or low?
4

5 A. Probably 10 lots on the east of the road
6 would be where there was talk of the lumber yard
7 being built. Then there were four lots on the other
8 side of the road which were also low-lying, but the
9 ditch had already been dug and it was well drained.

10 Q. The ditch had been dug and it was well
11 drained?

12 A. Yes, there was a house right
13 on the next lot.

14 Q. I am showing you another sheet entitled
15 Personal Chattels, and there is a signature at the
16 bottom there; is that your signature?
17

18 A. Yes.

19 Q. Was this sheet prepared under your
20 instructions?
21

22 A. Yes.

23 Q. And you swear that the contents are true?

24 A. Yes.

25 (PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT
26 NO. 3)

27 MR. CHRISTIE: I tender as Exhibit 4 the
28 Analysis of Personal Property Claim.

29 (ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
30 EXHIBIT NO. 4)

MR. OPPER: When you were evacuated where did
you leave your personal chattels?

A. I left them all in the house and then
hired Mr. Anthony and his wife as caretakers.

Q. They were to look after things for you,
were they?

A. Yes.



M. Tanizawa,
In chf.

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Q. Now, I presume that you left the articles or household use in the house and probably the articles having to do with your chicken farm in the chicken house, is that right?

A. Yes, that is correct generally speaking.

Q. An item, one hand cultivator which you purchased in 19 41 for \$25. new would be left where?

A. That was left in the house.

Q. In the basement or where?

A. In the basement.

Q. What shape was that hand cultivator in?

A. It had hardly been used.

Q. You bought it in 1941? A. Yes.

Q. And 3 electric brooders I presume were in the brooder house? A. Yes.

Q. You said here you bought this in 1940 new and you paid \$135. for them?

A. Yes.

Q. What condition were they in?

A. They were in excellent shape.

Q. They were operating efficiently?

A. Yes, one I had used for one year and one for two years, and one had a capacity for 500 chickens and the other had a capacity of 700 chickens.

Q. You have an item here called electric treatment, what was that?

A. That was a sort of electric massage machine.

Q. Who made it? A. He bought it in



M. Tanizawa,
In chf.

Vancouver.

Q. He doesn't know the manufacturer?

A. No.

Q. Where did you buy it?

A. Spencers Department Store.

Q. Was it in working order when you left it?

A. Yes.

Q. Where did you leave it?

A. In the upstairs room of the house.

Q. Was all your chicken raising equipment
left intact on the premises? A. Yes.

Q. Such as chicken fountains and egg
candlers and egg scales? A. Yes.

Q. They were left in the chicken house
or in the residence?

A. Those were in the basement of the house.

Q. So that really you left a going concern,
an operating chicken business with all equipment,
is that true?

A. Yes, it could have been operated from the
next day if necessary. I had also laid in quite a
large stock of fire wood.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. Your honour, I note on my friend's copy
of the Analysis of Personal Property Claim they have
the amounts of the individual items set out there
and I notice on the copy that has been filed here
and on my copy in the file we have no such amounts.
A letter did go out from the Custodian's Office



M. Tanizawa,
cr. ex.

1
2 asking counsel for the claimants to break down these
3 various items. I think my friend should fill them
4 in in the Exhibit to be filed or file his own copy.

5 THE SUB-COMMISSIONER: If it isn't complete,
6 do not receive it.

7 MR. OPPER: I will put this one in.
8 I haven't time to copy this out.

9 MR. CHRISTIE: It is not that, your honour --
10 my friend says he hasn't got time --

11 THE SUB-COMMISSIONER: If it is not properly
12 received, if they cannot do the work properly, just
13 instruct the clerk if it is not properly received
14 not to receive them.

15 MR. OPPER: I will file this one.

16 MR. CHRISTIE: I am showing you a J.P. Form
17 dated the 12th of May, 1942, is that your
18 signature? A. Yes.

19 (J.P. FORM MARKED EXHIBIT NO. 5)

20 Q. I am showing you an inventory of chattels
21 left on the property, dated September 19th, 1942. I
22 think this inventory was sent to you and you were
23 asked to sign it?

24 A. Yes.

25 Q. Whose signature is that? A. Mine.

26 (INVENTORY MARKED EXHIBIT NO. 6)

27 Q. I think perhaps at this stage I will
28 file copies of certificates of encumbrance, 9
29 copies of certificates of encumbrance, covering
30 these lots.



M. Tanizawa,
cr. ex.

(CERTIFICATES OF ENCUMBRANCE MARKED
EXHIBIT NO. 7).

Q. I show you a photograph, what is that a
picture of? A. That is my house.

Q. That is the house and the property?

A. Yes.

(PHOTOGRAPH OF PROPERTY MARKED EXHIBIT NO. 8)

Q. What is the population of this town of
White Rock?

A. About 2000 in the summer time and 300 or
400 in the winter.

Q. Why are there so many in the summer time,
is it a summer resort? A. Yes.

Q. What river is it located on?

A. It is on the Pacific Ocean.

Q. How far would these lots in question be
from the ocean?

A. About five minutes walk from the sea.

Q. Is there a river in White Rock going into
the ocean? A. There is a small creek which
runs past, there is the Campbell River Lumber Company.

Q. Does this creek ever flood these lots, or
are these lots ever under water?

A. No, the creek is on the east side of my
property.

Q. Is there never any water on these lots
that make them not worth very much?

A. No.

Q. Now, the appraiser says here that the



M. Tanizawa,
cr. ex.

1 strawberries are not worth considering; have you any
2 comment on that?

3 A. I sold the 1942 crop to a white man for
4 \$100.

5 Q. Who was that white man?

6 A. I don't remember his name; he was an old
7 man who used to live next door.

8 Q. I show you a letter dated August 3rd, 1945,
9 and it says "Received by the Evacuation Section";
10 is that your signature there?

11 A. Yes.

12 Q. In this letter you put your property value
13 in at \$4000.?

14 A. Yes, that is right.

15 Q. Why did you put \$5000. on your original
16 claim?

17 A. I spent the money first, and this
18 is the money I spent on the place and the other
\$1000. is for labour and time spent.

19 Q. I think you told my learned friend you would
20 have been willing to have accepted \$4000. for the
21 place; did I understand you correctly?

22 A. Yes.

23 Q. I am tendering as Exhibit 9, a letter
24 dated August 3rd, 1945, from the claimant to the
25 Custodian.

26 (LETTER ABOVE REFERRED TO MARKED EXHIBIT 9)

27 Q. Perhaps, at this stage, your honour, I
28 will file as Exhibit 10, 3 notices of assessment.

29 (3 NOTICES OF ASSESSMENT MARKED EXHIBIT 10)

30 Q. You leased lots 1, 2, 3, 4, 5, and 6 in



M. Tanizawa,
cr. ex.

1 Block 13 in the east half of Section 11 to Richard
2 Anthony on the 15th of May, 1942, and Mr. Anthony was
3 to pay \$4. a month?

4 A. Yes, for the duration of the war.

5 Q. Did you lease any of the other lots to
6 anyone else?

7 A. No, the rent was cheap for Mr. Anthony
8 because he was the watchman.

9 Q. What about a woman Annie Milson, or
10 Mrs. George, did you lease any property to her?

11 A. No, I just gave her the asparagus crop for
12 1942.

13 Q. It says here that Annie Millson agreed to
14 rent for the duration of the war certain lots at a rental
15 of \$50. per annum.

16 Would he explain what that document is?

17 A. This Annie's Millson was to collect the
18 money from Mr. Anthony and pay the taxes.

19 Q. Why does it say "I agree to rent"?

20 A. That is correct.

21 Q. And she paid \$50. a year for these lots; is
22 that right?

23 A. Yes, for the asparagus.

24 Q. It says for rent for these lots?

25 A. No; the asparagus crop.

26 Q. Then you got \$50. for the asparagus crop and
27 \$100. for the strawberries, is that right?

28 A. Yes.

29 Q. Did you give a neighbour, Mr. Millson, some
30 old planks on your lot?

A. No.



M. Tanizawa,
cr. ex.

1 Q. Did you agree to Mr. Millson using this
2 planking?

3 A. There was a pile of old rotted planks
4 beside the road and I received a letter asking whether
5 he could use it. Millson just took these planks and
6 Anthony wrote to me and asked what he should do about
7 it and I said to just let him have them.

8 Q. You said he was your old and trusted
9 friend and you were quite willing to have him have
10 them?

11 A. Yes, that is what I wrote, that is
12 true.

13 Q. And just prior to your evacuation did you
14 visit this property and take away some goods?

15 A. Yes, I did take some necessary things, but
16 it was after that the Custodian came and checked the
17 rest of the stuff.

18 Q. This inventory was signed by you on the
19 23rd. of October, 1942, and there is a letter which
20 I will file as Exhibit 11, from Mr. R. Anthony, the
21 tenant, dated September 19th. Now it says:

22 "A Jap by the name of Mitsuru Tanazaki now at
23 Hastings Park, the owner of this property which
24 I have rented was down here on Thursday and
25 took away some goods from here which were in
26 the house and the White Rock Transfer delivered
27 them to Tanizaki at the park."

28 Now, what goods did you take away?

29 A. I went from Hastings Barracks to my place
30 with the idea of picking up some necessary things, but
when I got there I found they werent there any more so



M. Tanizaki,
cr. ex.

1 I didn't take anything at that time.

2 Q. Did you receive a buck saw?

3 A. No.

4 Q. Did you receive a carton of wool?

5 A. No, that was left there.

6 Q. Did you receive an electric hot plate?

7 A. Yes, I received the hot plate.

8 Q. Who brought this hot plate, was it the
9 White Rock Transfer Company?

10 A. There were a few things my wife arranged to
11 have sent while we were in Hastings Barracks.

12 Q. Now, Mr. Anthony says the White Rock
13 Transfer took ^a buck saw, an electric hot plate and a
14 carton of wool. Do you know anything about the hot
15 plate; did you not get it at this time, that is in
16 1942?

17 A. I don't remember whether it was at that time or
18 whether I took it with me; at any rate I still have it.

19 Q. Have you got this stuff now, this wool and
20 electric hot plate and buck saw?

21 A. I am not certain of the particulars now, but
22 I do know that my wife arranged for two or three
23 things to be sent to Hastings Park.

24 Q. Did you know a Mr. T. Hogg of White Rock;
25 is he with the Transfer Company?

26 A. Yes.

27 Q. Now, Mr. Anthony suggest you came down
28 there on Thursday, it would be Thursday prior to
29 September 19th, 1942, and you took away goods by the
30 White Rock Transfer Company. Do you know anything about



M. Tanizaki,
cr. ex.

1 that at all?

2 A. At that time I went to the house with the
3 intention of picking up a few necessary things, but
4 when I got there I found they were not there, so I
5 had my trip for nothing and I went back with nothing
6 at all. These things that are referred to here are
7 the things my wife took, I think.

8 Q. In 1943 did you receive a shipment contain-
9 ing the following goods: a 10 gallon crock, a
10 5 gallon crock, 2 5 gallon Japanese Tubs, wooden,
11 and dishes of all kinds?

12 A. Yes, that is true.

13 Q. Now, in regard to the valuation, I do not
14 intend to go over all these items but there is one
15 of brooders. You say you estimate three electric brood-
16 ers at \$105. Where did you buy those?

17 A. I bought them in Vancouver; I don't know
18 the name of the man I bought them from, he was a
19 manufacturer of them.

20 Q. How old generally was the furniture that you
21 are claiming for. Through what period of time did
22 you buy it?

23 A. From 1924 until the time I was evacuated.

24 Q. Would that apply to the other articles
25 on the farm like feed troughs and galvanized pails -- did
26 he buy them through that period of time?

27 A. The equipment for the chicken farm was all
28 purchased from 1932 on.

29 Q. Were any of these goods bought second hand
30 or were they bought new?



M. Tanizaki,
cr. ex.

A. It was all new when bought.

Q. I am filing as Exhibit 12, the Auctioneer's
Sheets.

(AUCTIONEER'S SHEETS MARKED EXHIBIT NO. 12(

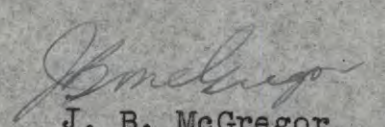
(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 13)

It is submitted, your honour, that the real
property was sold at its fair market value. It is
submitted that the articles of personal property which
were sold at auction were sold at their fair market
value. It is to be noted that some of these articles
of personal property on the claim were shipped to
Mr. Tanizaki and it also has been stated by the tenant,
Mr. Anthony, that Mr. Tanizaki took some of these goods
away with him.

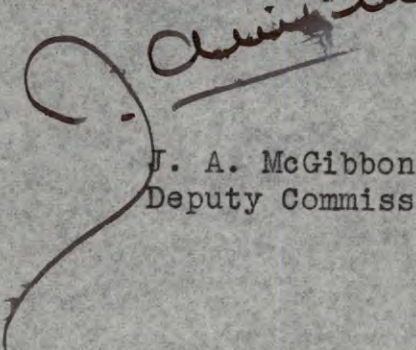
It is submitted that the valuation of the
chattels is excessive.

(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.

Case no 1254

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.

File 8784
ACKNOWLEDGED
NOV 21 1947
Toronto

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

- (1) NAME TAMIZAKI MITSURO (RCMP) Reg. No. 06852
(Print) Surname Given Name
- (2) Pre-Evacuation Address White Rock B.C.
- (3) Present Address 236 AVENUE ROAD TORONTO
- (4) REAL ESTATE
- (a) Street Address (if any) Columbia Avenue WHITE ROCK B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) Lots 9-11. BLK. 3 E $\frac{1}{2}$
of Sec 11 Tp 1; Lots 30-36. BLK 3. E $\frac{1}{2}$ of Sec 11. Tp 1; N $\frac{1}{2}$ of Lots 8 & 9. E $\frac{1}{2}$ of BLK 4
E $\frac{1}{2}$ of Sec 11. Tp 1; Lots 16-22. W $\frac{1}{2}$ of BLK 4. E $\frac{1}{2}$ of Sec 11. Tp 1, Lots 1-6. W $\frac{1}{2}$ of
Block 13 E $\frac{1}{2}$ of Sec 11. Tp 1. Lots 2-3 E $\frac{1}{2}$ of Block 13, E $\frac{1}{2}$ of Sec 11 Tp 1; all in map
1334 District of New Westminster C.T.E 504.91
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm and
(ii) Residence Type of business Chicken Farm
(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 - - - - - \$ 2100
(ii) Buildings - - - - - \$ 2 2900
(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) - - - - - \$ 5000
(v) Amount at which Custodian sold property and credited your account - - - \$ 982
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4018
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation at house
on above property
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
inside house + chicken house
- (c) How stored or packed at time of evacuation Left unpacked in house (one room)
+ chicken house

- (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")

in care of a Mr Anthony & list submitted to Custodian

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

INVENTORY OF CHATTELS LEFT ON PROPERTY

House Inventory

Main Floor

1 3 cornered cupboard
2 round tables
2 dressers
5 beds complete
3 tables
1 cupboard
1 heater
4 pictures
1 wardrobe sealed

1 box wool
2 carders
2 benches
3 mattresses
7 chairs
1 rocker
1 kitchen range
1 sofa
2 kitchen cupboards
2 chests drawers
2 rooms linoleum(floor)

Attic

2 tables
4 benches
1 whole electric plate
1 baby bed
150' garden hose
14 egg cases
1 hand cultivator
3 spades

Basement

1 bureau
1 chest drawers
1 heater
11 windows complete
5 chicken fountains
1-5 gal. crock
1 brooder and stove
1 high chair
2 metal feed troughs

1 cross cut saw
2 galv. pails
1 electric treatment machine
1-10 gal. crock
1 wash tub
1 boiler
9 cake pans
1 tea tray
1 small hoe
1 sledge
1/2 roll roof paper
12 pt. sealers
2 boxes sealed
1 shrine
2 Jap tubs
1 A.B.C. egg scale
1 egg candler
2 pails dishes
1 pipe wrench
4 cupboards
1 stove

In Yard

1 garden hose
200 chimney bricks

Chicken House

1 clover cutter
2 benches

Brooder House and Contents

3 electric brooder
1 coal brooder
2 crock chicken
fountains
1 old wheel barrow
2 old wash boilers
41 bales of straw

A.D. 1947.

Fa Brewin

) 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.

- | | | |
|-----|--------------------|--|
| 5. | Estimated Value \$ | |
| 6. | Estimated Value \$ | |
| 7. | Estimated Value \$ | |
| 8. | Estimated Value \$ | |
| 9. | Estimated Value \$ | |
| 10. | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ 500 *less proceeds* \$8,656 \$4,483.44

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) - - - - - \$ 4501.44

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

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, Toronto of the city
of Toronto in the

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 10th day of November)
A.D. 1947. F. A. Brewin)

Mitsuru Tanigaki
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.

Toronto, November 3rd, 1947.

His Honour, Henry Irvine Bird,
Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

I am taking the liberty of writing you on the matter of my property holdings in White Rock, B.C.

I immigrated to Canada from Japan in 1907, and settled in New Westminster, becoming a naturalized Canadian in 1914. In 1920 I moved to White Rock, where I purchased some property and commenced poultry farming, and remained there for 22 years, or until evacuation time.

My property passed into the hands of the Custodian, and was sold without my permission. It has been divided into two sections, one to the East of Keil Avenue, and the other to the West. There being ten lots on the East side, and twenty lots on the West side. My former residence is above Columbia Avenue, and the chicken farm below. In making settlement with me for the house alone, and not for the property I feel that the Custodian is in error. I would, therefore, be grateful if you would make an examination of the inventory of my property. For your information I am enclosing a snapshot of the house and property taken before the commencement of the war.

Thanking you in anticipation for any consideration you may give this matter, I remain,

Very truly yours,

Mitsuru Tanizaki,
236 Avenue Road,
Toronto. 5,
Ontario.

Mitsuru Tanizaki

NAME:-

MITSURI TANIZAKI

Reg. No. 06852

Place:-

KEIL AVENUE,

WHITE ROCK, B.C.

AN INVENTORY OF AN ESTATE

FILE NO. 8782

C

(1)	HOUSE DWELLING BUILDING		
	Width	24 feet	
	Length	48 feet	\$1,000.00
(2)	HOUSE CHICKEN HOUSE		
	Width	24 feet	
	Length	200 feet	\$1,000.00
(3)	LAND 30 Lots, Cost \$50.00 each		\$1,500.00
(4)	FURNITURE Bed, stove, drawers, Two Electric Brooders.		500.00
TOTAL			<hr/> \$4,000.00

FOUR THOUSAND DOLLARS

Mitsuru Tanizaki

File No: 8782

September 19, 1942.

Name: Mitsuru TANIZAKI

Reg. No: 06852

Address: 1370 Kent Rd., White Rock, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

House Inventory

Main Floor

1 3 cornered cupboard
2 round tables
2 dressers
5 beds complete
3 tables
1 cupboard
1 heater
4 pictures
1 wardrobe sealed
1 box wool
2 carders
2 benches
3 mattresses
7 chairs
1 rocker
1 kitchen range
1 sofa
2 kitchen cupboards
2 chests drawers
2 rooms linoleum (floor)

Basement

1 bureau
1 chest drawers
1 heater
11 windows complete
5 chicken fountains
1 5 gal. crock
1 brooder and stove
1 high chair
2 metal feed troughs
1 cross cut saw
2 galv. pails
1 electric treatment machine
1 10 gal. crock
1 wash tub
1 boiler
9 cake pans
1 tea tray
1 small hoe
1 sledg
1 roll roof paper
12 ft. sealers
2 boxes sealed
1 shrine
2 Jap tubs
1 A.B.C. egg scale
1 egg candler
2 pails dishes
1 pipe wrench
4 cupboards
1 stove

In Yard

1 garden hose
200 chimney bricks

Chicken House

1 clover cutter
2 benches

Brooder House and Contents

3 electric brooders
1 coal brooder
2 crock chicken fountains
1 old wheel barrow
2 old wash boilers
41 bales of straw

Attic

2 tables
4 benches
1 whole electric plate
1 baby bed
150' garden hose
14 egg cases
1 hand cultivator
3 spades

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE:..... SIGNED: *Mitsuru Tanizaki*.....

Please sign and return one copy to the Custodian .

MUNICIPAL HALL
CLOVERDALE, B. C.

P. O. Drawer 210
Phone: Cloverdale 25

15th July, 1943

CORPORATION OF THE DISTRICT OF SURREY

TAX NOTICE, 1943

DETAILS OF TAXATION

School Tax 13.4 Mills
General Tax 19.1 "
32.5 "

Taxes are Levied on Assessed Values
of Land and 50% of Improvements

ONE DOLLAR IS THE MINIMUM
TAX UPON ANY PARCEL OF LAND

TAXES IN ARREARS
This property will be sold for
Taxes on the 30th DAY OF
SEPTEMBER IN THE YEAR
FOLLOWING THIS NOTICE,
unless the taxes are sooner paid.



WARD 5	DESCRIPTION OF LAND All Lands are Classified as "Improved"									Assessed Value		General Tax	School Tax	SPECIAL TAXES					Total Tax (Without Penalty) 1943	Arrears 1942	Delinquent Taxes 1941 and Prior
	ROLL No.	Lot	Block	Re-Sub Division	Quar- ter	Sec.	Town- ship	Blk. 5N R. W.	D.L. Gp. 2	Map	Improve- ments	Land		Li- brary	Street Lights	Gar- bage	Fire Prot'n	Spec. Surv'y			
✓	13468	9-11	3		E 1/2	11	1			1334		3x55	2.88	1.98		.63	.39		5.88	6.39	
✓	13489	30-36	"		"	"	"			"		7x40	5.32	3.78		1.19	.70		10.99	11.90	
✓	13508	N 1/2 95	9	E 1/2	"	"	"			3403		3x80	4.59	3.21		.99	.60		9.39	10.26	
✓	13522	16-18	N 1/2		"	"	"			1332		3x50	2.88	1.98		.63	.39		5.88	Paid	
		19	"		"	"	"			"	400	50.	4.78	3.35		.21	.13	.19	8.66	3.06	Paid
		20-21	"		"	"	"			"		2x50	1.92	1.32		.42	.26		3.92	4.26	
		22	"		"	"	"			"	500	50.	5.73	4.02		.45	.21	.24	10.78	11.91	

SUMMARY	
1943 Taxes (without pen.)	55.50
Arrears, 1942	47.78
Interest	2.39
Delinquent, 1941 and prior	
Interest	
TOTAL 15th October	105.67
Add Penalty on 1943 Taxes after 15th Oct.	5.55
Further Interest	
TOTAL PAID	

POSTED

NOTE: 10 per cent. penalty added to 1943 Taxes after October 15th. Interest at 6% per annum is payable on Arrears and Delinquent Taxes.

Please return this statement in duplicate with remittance as it becomes your receipt when stamped "paid" "Municipality of Surrey."
All cheques must be certified and payable at par at Cloverdale, B. C., otherwise receipt will not be issued until cheque is cleared by Bank.

JOHN G. FARMER, Collector

TAXPAYER'S
RECEIPT
DO NOT
DETACH

OFFICE
COPY
DO NOT
DETACH

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JUL 25 1944
JAPANESE EVACUATION SECTION

File No. 8782

506 Royal Bank Building,

Reg. No. 06852

Vancouver, B. C.

Mr. Mitsura TANIZAKI,
TASHME, B. C.

Dear Sir:

Municipality of Surrey

Re: Lots 9 to 11, Blk. 3, E $\frac{1}{2}$ of Sec. 11, Tp. 1; Lots 30 to 36, Blk. 3, E $\frac{1}{2}$ of Sec. 11, Tp. 1; N $\frac{1}{2}$ of Lot 8 & 9, E $\frac{1}{2}$ of Blk. 4, E $\frac{1}{2}$ of Sec. 11, Tp. 1; Lots 16 to 22, W $\frac{1}{2}$ of Blk. 4, E $\frac{1}{2}$ of Sec. 11, Tp. 1; Lots 1 to 6, W $\frac{1}{2}$ of Blk. 13, E $\frac{1}{2}$ of Sec. 11, Tp. 1; Lots 2 & 3, E $\frac{1}{2}$ of Blk. 13, E $\frac{1}{2}$ of Sec. 11, Tp. 1; all in Map 1334, District of New Westminster, C. of E. 50491.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	- - - - -	\$ 982.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	982.00
Less:		
Tax arrears to December 31st, 1942	- - - - - \$ 73.24	
Registration fee	- - - + + - - - 27.00	100.24
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	
Net proceeds of sale	- - - - -	\$881.76

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Balance Brought Forward		16.80	16.80 CR
	Credit re Sale of Property		881.75	
	Land Registry Office - Cert. of Encumbrance (9)	9.00		
May 8	Rent of Brooder for season		5.00	
Oct. 19	Sale of Wood		10.00	

1944

Jan. 28	Proceeds of Auction Sale		16.56	
Apr. 13	W. F. Quarrie & Co. Account Paid.	<u>34.53</u>		
		43.53	930.12	<u>CR886.59</u>



ABOVE IS REG NO. 06852
 MY CHICKEN MITSURU,
 FARM LAND TANTZAKI
 PLACE
 KEIL AVENUE

BELOW IS WHITE ROCK
 MY B. C.
 DWELLING
 BUILDING



FIRE POLICY
Nº 667244

SUM INSURED
\$ 1000.00



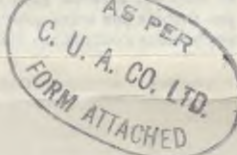
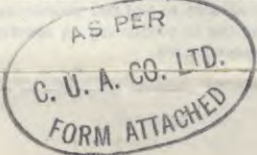
COMMERCIAL UNION ASSURANCE COMPANY LIMITED.

OF LONDON, ENGLAND.
VANCOUVER BRANCH.

Agency (WHITE ROCK, B. C. Geo. M. Thrift) Rate 1.50 Premium \$ 15.00

In Consideration of the stipulations herein named

and of ----- FIFTEEN & 00/100----- Dollars Premium,
COMMERCIAL UNION ASSURANCE COMPANY LIMITED, hereinafter called the Insurer
Does Insure ----- MITSURO TANAZAKI----- hereinafter called the Insured,
for the term of THREE YEARS from the 11th. day of MAY 19 42
at noon, to the 11th. day of MAY 19 45 at noon,
against all direct loss or damage by fire, except as hereinafter provided, to an amount not exceeding
----- ONE THOUSAND & 00/100----- Dollars
to the following described property while located as described herein and not elsewhere, to wit:



DWELLING BUILDING AND CONTENTS

(This form does not apply to farm property)

1. \$ 1000.00 On the 1½ story frame Building with shingled roof,
and its additions communicating and in contact therewith, foundations, landlord's permanent fittings and
fixtures attached thereto and forming part thereof, including frescoes and plate glass, while occupied only
as a Private Dwelling, situate on Lot 1, Block 13, E. ½ Section 11, Twp. 1, north side
of Columbia Avenue, Town of White Rock, Province of British Columbia.

Storm doors and windows, door and window screens and shutters belonging thereto are also held covered
while contained in the above described building or on the premises.
The amount of insurance, if any, under this item shall (if the risk is under fire department protection, but
not otherwise) be extended to cover fences and walks immediately surrounding said dwelling.

2. ~~\$ insured~~ not insured On rents or rental value of the building described above, subject to the conditions of the rent clause at-
tached hereto.

3. ~~\$ insured~~ not insured On household furniture, supplies and personal effects (including paintings, sculpture, curiosities, works of art,
articles of vertu, all at not exceeding cost) printed books, plate, plated ware, jewellery, scientific and musical
instruments, clocks, watches, trinkets and mirrors, the property of the Insured or of any member of the In-
sured's family only while contained in the above described building.
This item may, at the option of the Insured, be held to cover the personal effects of guests and servants;
loss, if any, to be adjusted with and payable to the insured named in this policy.
Not exceeding ten per cent. of the amount insured under the household furniture item of this policy may
at the option of the Insured, be extended to cover ordinary household contents while contained in out-
buildings on the same premises, it being understood that the total liability shall not exceed the amount
insured under this item.

4. ~~\$ insured~~ not insured On the story Building with roof,
and its additions communicating and in contact therewith, while occupied only as
and situate

5. ~~\$ insured~~ not insured On

6. ~~\$ insured~~ not insured On

No Insurance shall apply to the item or items opposite which no specific amount is inserted.

\$ 1000.00 If the Insurance under this policy covers more than one of the above items, the liability under each
item shall be limited to the specific amount set opposite each item.

B.C.U.A. map reference: Vol. Sheet 9 Block 91 No. 144.

Loss, if any, on buildings only, payable to Insured.

located at subject, nevertheless, to all the terms and conditions of this policy.

Other Concurrent Insurance Permitted.
Permission granted to make ordinary alterations or repairs, not to exceed fifteen days at any one time, (but it is understood and agreed
that extraordinary alterations, repairs or additions are prohibited without notice to and the consent of this Company obtained in writing)
and for the storage of not exceeding three private automobiles in the building(s) described, it being understood and agreed by the Insured that
not more than one (1) gallon of gasoline except that contained in the reservoirs of the automobiles or as otherwise herein provided will be
kept in the building(s).
Lightning and Electrical Current Clause: (See Statutory Conditions).

Attached to and forming part of Policy No. 667244 of The Commercial Union Assurance Company
Limited.

Dated May 11th. 194 2.



No. 1 (Sept., 1937)
10M-4-42.

Geo M Thrift Agent.

FIRE POLICY
Nº 667244

SUM INSURED

\$ 1000.00



COMMERCIAL UNION ASSURANCE COMPANY LIMITED.

OF LONDON, ENGLAND.
VANCOUVER BRANCH.

Agency (Geo. M. Thrift) Rate 1.50 Premium \$ 15.00

In Consideration of the stipulations herein named

and of ----- FIFTEEN & 00/100----- Dollars Premium,
COMMERCIAL UNION ASSURANCE COMPANY LIMITED, hereinafter called the Insurer
Does Insure ----- MITSURO TANAZAKI----- hereinafter called the Insured,
for the term of THREE YEARS from the 11th. day of MAY 19 42
at noon, to the 11th. day of MAY 19 45 at noon,
against all direct loss or damage by fire, except as hereinafter provided, to an amount not exceeding
----- ONE THOUSAND & 00/100----- Dollars

B.C.U.A. map reference: Vol. 1
of 100

Loss, if any, on buildings only, payable to Insured.

Located at:

Other Contract Insurance provided:

2. 100/100

and the storage of any material or goods in the building, except as provided in the policy, shall be at the Insured's risk.

Lightning and Electrical Current Clause: (See Standard Conditions)

and provide

Attached to and forming part of Policy No. 667244

On the 11th day of May 1942

Building at

insured under this item.

provided on the above premises, it being understood that the total limit for loss shall not exceed the amount of the premium paid for this policy, and that the Insured shall be responsible for the cost of any loss or damage to the property insured, except as provided in the policy.

Provisional Receipt No.

This Replaces { Canceled
Policy No. { Expired

PLAN REFERENCE: Sheet No. Block No. Risk

PROVIDED THAT if the Insured shall pay or cause to be paid to the Insurer the said premium at or before the commencement date of the term aforesaid, and if the Insurer shall have accepted the said premium, then the Insurer will pay or make good to the Insured all such direct loss or damage which the Insured shall suffer by Fire on the property hereinbefore mentioned, not exceeding in respect of the several matters above mentioned the sums hereby insured thereon respectively, AND PROVIDED FURTHER that this policy is subject to the conditions and stipulations endorsed hereon or annexed hereto, which conditions and stipulations are hereby declared and agreed as constituting the basis of this Insurance.

IN WITNESS WHEREOF, the undersigned being fully authorized hereunto has subscribed his name to these presents, to be valid only when countersigned by a duly authorized Agent of the Insurer.

COMMERCIAL UNION ASSURANCE COMPANY LIMITED

Countersigned:

Geo. M. Thrift

At White Rock, B. C.

Date May 11th. 19 42.

(5,000-4-40)

Geo. Anderson

Branch Manager at Vancouver.

STATUTORY CONDITIONS

Misrepresentation 1. If any person applying for insurance falsely describes the property to the prejudice of the insurer, or misrepresents or fraudulently omits to communicate any circumstance which is material to be made known to the insurer in order to enable it to judge of the risk to be undertaken, the contract shall be void as to the property in respect of which the misrepresentation or omission is made.

Form of Contract 2. After application for insurance, if the same is in writing, it shall be deemed that any policy sent to the insured is intended to be in accordance with the terms of the application, unless the insurer points out in writing the particulars wherein it differs from the application, in which case the insured may, within two weeks from the receipt of the notification, reject the policy.

Property Not Insured 3. Unless otherwise specifically stated in the policy, money, books of account, securities for money, evidences of debt or title, and automobiles, tractors and other motor-vehicles, are not insured.

Risks Not Covered 4. Unless otherwise specifically stated in the policy, the insurer is not liable for the losses following, that is to say:

- For loss of or damage to property owned by any person other than the insured, unless the interest of the insured therein is stated in the policy;
- For loss or damage caused by invasion, insurrection, riot, civil commotion, military or usurped power;
- For loss due to the want, within the knowledge of the insured, of good and substantial chimneys; or caused by ashes or embers being deposited, with the knowledge and consent of the insured, in wooden vessels; or by stoves or stove-pipes being, to the knowledge of the insured, in an unsafe condition or improperly secured; or
- For loss of or damage to goods while undergoing any process in or by which the application of fire-heat is necessary.

Risks Not Covered Except By Special Permission 5. Unless otherwise specifically stated in the policy or endorsed thereon, the insurer shall not be liable for loss or damage occurring:—

- To buildings or their contents during alteration or repair of the buildings and in consequence thereof; fifteen days being allowed in each year for incidental alterations or repairs without such permission;
- While illuminating gas or vapour is generated by the insured, or to his knowledge, in the building insured or which contains the property insured, or while there is stored or kept therein by the insured, or to his knowledge, by any person under his control, petroleum or any liquid product thereof, coal-oil, camphene, gasoline, burning fluid, benzine, naphtha, or any of their constituent parts (refined oil for lighting, heating, or cooking purposes only, not exceeding five gallons in quantity, gasoline, if contained in a tightly closed metallic can free from leaks and not exceeding one quart in quantity, or lubricating oil not being crude petroleum nor oil of less specific gravity than is required by law for illuminating purposes, not exceeding five gallons in quantity, excepted), or more than twenty-five pounds weight of gunpowder, dynamite, or similar explosives;
- After the interest of the insured in the subject-matter of the insurance is assigned, but this condition is not to apply to an authorized assignment under *The Bankruptcy Act* or to change of title by succession, by operation of law, or by death;
- When the building insured or containing the property insured is, to the knowledge of the insured, vacant or unoccupied for more than thirty consecutive days, or being a manufacturing establishment, ceases to be operated and continues out of operation for more than thirty consecutive days.

Explosion and Lightning 6. The insurer will make good loss or damage caused by lightning or by the explosion of coal or natural gas in a building not forming part of gasworks, whether fire ensues therefrom or not; and loss or damage by fire caused by any other explosion; but, if electrical appliances or devices are insured, any loss or damage to them caused by lightning or other electrical currents is excluded and the insurer shall be liable only for such loss or damage to them as may occur from fire originating outside the article itself.

Material Change 7. Any change material to the risk and within the control and knowledge of the insured shall avoid the policy as to the part affected thereby, unless the change is promptly notified in writing to the insurer or its local agent; and the insurer when so notified may return the unearned portion, if any, of the premium paid and cancel the policy, or may notify the insured in writing that, if he desires the policy to continue in force, he must within fifteen days of the receipt of the notice, pay to the insurer an additional premium, and in default of such payment the policy shall no longer be in force and the insurer shall return the unearned portion, if any, of the premium paid.

Other Insurance 8. (a) If the insured has at the date of this policy any other insurance on property covered thereby which is not disclosed to the insurer, or hereafter effects any other insurance thereon without the written assent of the insurer, he shall not be entitled to recover more than sixty per cent. of the loss in respect of such property; but if for any fraudulent purpose the insured does not disclose such other insurance, this policy shall be void:

- The insurer shall be deemed to have assented to such other insurance unless it dissents by notice in writing within two weeks after notice thereof,
- In the event of there being any other insurance on property herein described at the time of the happening of a loss in respect thereof, the insurer shall be liable only for payment of a rateable proportion of the loss or a rateable proportion of such amounts as the insured shall be entitled to recover under clause (a) of this condition.

Mortgagees and Other Payees 9. Where the loss, if any, under a policy has, with the consent of the insurer, been made payable to some person other than the insured, the policy shall not be cancelled or altered by the insurer to the prejudice of such person without reasonable notice to him.

Termination of Insurance 10. (1) The insurance may be terminated:—

- Subject to the provisions of condition 9, by the insurer giving to the insured at any time fifteen days' notice of cancellation by registered mail, or five days' notice of cancellation personally delivered, and, if the insurance is on the cash plan, refunding the excess of premium actually paid by the insured beyond the pro rata premium for the expired time;
- If on the cash plan, by the insured giving written notice of termination to the insurer, in which case the insurer shall, upon surrender of this policy, refund the excess of premium actually paid by the insured beyond the customary short rate for the expired time.

(2) Repayment of the excess premium may be made by money, post-office order or postal note, or by cheque payable at par and certified by a chartered bank doing business in the Province. If the notice is given by registered letter, such repayment shall accompany the notice, and in such case the fifteen days mentioned in clause (a) of this condition shall commence to run from the day following the receipt of the registered letter at the post-office to which it is addressed.

Salvage 11. After any loss or damage to insured property, it shall be the duty of the insured, when and as soon as practicable, to secure the insured property from further damage, and to separate as far as reasonably may be the damaged from the undamaged property, and to notify the insurer of the separation.

Insurance on Goods Moved 12. If any of the insured property is necessarily removed to prevent damage or further damage thereto, that part of the insurance under this policy which exceeds the amount of the insurer's liability for any loss already incurred shall for seven days only, or for the unexpired term if less than seven days, cover the property removed and any property remaining in the original location in the proportions which the value of the property in the respective locations bears to the value of the property in them all; and the insurer will contribute pro rata towards any loss or expense connected with such act of salvage, according to the respective interests of the parties.

Entry, Control, Abandonment 13. After any loss or damage to insured property, the insurer shall have an immediate right of access and entry by accredited agents sufficient to enable them to survey and examine the property and to make an estimate of the loss or damage, and, after the insured has secured the property, a further right of access and entry sufficient to enable them to make appraisal or particular estimate of the loss or damage, but the insurer shall not be entitled to the control or possession of the insured property, or the remains or salvage thereof, unless it accepts a part thereof at its agreed value or its value as ascertained according to condition 17 or undertakes replacement under condition 19, and without the consent of the insurer there can be no abandonment to it of insured property.

Who To Make Proof of Loss 14. Proof of loss must be made by the insured, although the loss is payable to a third person, except that, in case of the absence of the insured or his inability to make the same, proof may be made by his agent, such absence or inability being satisfactorily accounted for, or in the like case or if the insured refuse to do so, by a person to whom any part of the insurance-money is payable.

Requirements After Loss 15. Any person entitled to claim under this policy shall:—

- Forthwith after loss give notice in writing to the insurer;
- Deliver, as soon thereafter as practicable, a particular account of the loss;
- Furnish therewith a statutory declaration declaring:—
 - That the account is just and true;
 - When and how the loss occurred, and if caused by fire, how the fire originated, so far as the declarant knows or believes;
 - That the loss did not occur through any wilful act or neglect or the procurement, means, or connivance of the insured;
 - The amount of other insurances and names of other insurers;
 - All liens and encumbrances on the property insured;
 - The place where the property insured, if moveable, was deposited at the time of the fire;
- If required and if practicable, produce books of account, warehouse receipts, and stock lists, and furnish invoices and other vouchers verified by statutory declaration, and furnish a copy of the written portion of any other policy. The evidence furnished under this clause shall not be considered proofs of loss within the meaning of conditions 18 and 19.

Fraud 16. Any fraud or wilfully false statement in a statutory declaration, in relation to any of the above particulars, shall vitiate the claim of the person making the declaration.

Arbitration 17. If any difference arises as to the value of the property insured, the property saved or the amount of the loss, such value and amount and the proportion thereof, if any, to be paid by the insurer shall, whether the right to recover on the policy is disputed or not, and independently of all other questions, be submitted to the arbitration of some person to be chosen by both parties, or if they cannot agree on one person, then to two persons, one to be chosen by the insured and the other by the insurer, and a third to be appointed by the persons so chosen, or on their failing to agree, then by a Judge of the County or District Court of the county or district in which the loss has happened; and such reference shall be subject to the provisions of *The Arbitration Act*; and the award shall, if the insurer is in other respects liable, be conclusive as to the amount of the loss and the proportion to be paid by the insurer; where the full amount of the claim is awarded the costs shall follow the event; and in other cases all questions of costs shall be in the discretion of the arbitrators.

When Loss Payable 18. The loss shall be payable within sixty days after completion of the proofs of loss, unless the contract provides for a shorter period.

Replacement 19. The insurer, instead of making payment, may repair, rebuild or replace the property damaged or lost, giving written notice of its intention so to do within fifteen days after receipt of the proofs of loss. In such event the insurer shall commence to so repair, rebuild, or replace the property within thirty days after receipt of the proofs of loss, and shall thereafter proceed with all due diligence to the completion thereof.

Action 20. Every action or proceeding against the insurer for the recovery of any claim under or by virtue of this policy shall be absolutely barred unless commenced within one year next after the loss or damage occurs.

Agency 21. Any officer or agent of the insurer who assumes on behalf of the insurer to enter into a written agreement relating to any matter connected with the insurance shall be deemed *prima facie* to be the agent of the insurer for the purpose.

Waiver of Condition 22. No condition of this policy shall be deemed to have been waived by the insurer, either in whole or in part, unless the waiver is clearly expressed in writing signed by an agent of the insurer.

Notice 23. Any written notice to the insurer may be delivered at or sent by registered post to the chief agency or head office of the insurer in the Province or delivered or so sent to any authorized agent of the insurer therein. Written notice may be given to the insured by letter personally delivered to him or by registered letter addressed to him at his last post-office address notified to the insurer, or, where no address is notified and the address is not known, addressed to him at the post-office of the agency, if any, from which the application was received.

Subrogation 24. The insurer may require from the insured an assignment of all right of recovery against any other party for loss or damage to the extent that payment therefor is made by the insurer.

ASSIGNMENT FORM AND CONSENT THERETO

FOR VALUE RECEIVED,.....hereby transfer, assign and set over unto

*Insert, as the case may be:

"The Purchaser of the Property"
"The Mortgagee of the Property"
"As Collateral Security"

.....of.....
.....all.....right,
title and interest in this policy of Insurance and all advantage to be derived therefrom.

WITNESS.....hand and seal at.....this.....day

of.....19.....

Signed, Sealed and Delivered in presence of

or five days' notice of cancellation personally delivered, and, if the insurance is on the cash plan, refunding the excess of premium actually paid by the insured beyond the pro rata premium for the expired time:

(b) If on the cash plan, by the insured giving written notice of termination to the insurer, in which case the insurer shall, upon surrender of this policy, refund the excess of premium actually paid by the insured beyond the customary short rate for the expired time.

letter addressed to him at his last post-office address notified to the insurer, or, if no address is notified and the address is not known, addressed to him at the post-office of the agency, if any, from which the application was received.

Subrogation 24. The insurer may require from the insured an assignment of all right of recovery against any other party for loss or damage to the extent that payment therefor is made by the insurer.

ASSIGNMENT FORM AND CONSENT THERETO

FOR VALUE RECEIVED,..... hereby transfer, assign and set over unto

*Insert, as the case may be:

"The Purchaser of the Property"
"The Mortgagee of the Property"
"As Collateral Security"

..... of all right,
title and interest in this policy of Insurance and all advantage to be derived therefrom.

WITNESS..... hand and seal at this day

of 19.....

Signed, Sealed and Delivered in presence of

S

The **COMMERCIAL UNION ASSURANCE COMPANY LIMITED**, hereby consents to the above Assignment, subject, however, to all the provisos, conditions and stipulations contained in said policy, or endorsed thereon, it being understood that if the Assignment be made in favor of a Mortgagee, or for collateral security, the Insurance under said policy shall continue in the name of the Insured, whose loss, if any, shall be payable to the Assignee, as the interest of such Assignee may appear.

Dated 19..... Agent

FOR VALUE RECEIVED,..... hereby transfer, assign and set over unto

*Insert, as the case may be:

"The Purchaser of the Property"
"The Mortgagee of the Property"
"As Collateral Security"

..... of all right,
title and interest in this policy of Insurance and all advantage to be derived therefrom.

WITNESS..... hand and seal at this day

of 19.....

Signed, Sealed and Delivered in presence of

S

The **COMMERCIAL UNION ASSURANCE COMPANY LIMITED**, hereby consents to the above Assignment, subject, however, to all the provisos, conditions and stipulations contained in said policy, or endorsed thereon, it being understood that if the Assignment be made in favor of a Mortgagee, or for collateral security, the Insurance under said policy shall continue in the name of the Insured, whose loss, if any, shall be payable to the Assignee, as the interest of such Assignee may appear.

Dated 19..... Agent

FOR VALUE RECEIVED,..... hereby transfer, assign and set over unto

*Insert, as the case may be:

"The Purchaser of the Property"
"The Mortgagee of the Property"
"As Collateral Security"

..... of all right,
title and interest in this policy of Insurance and all advantage to be derived therefrom.

WITNESS..... hand and seal at this day

of 19.....

Signed, Sealed and Delivered in presence of

S

The **COMMERCIAL UNION ASSURANCE COMPANY LIMITED**, hereby consents to the above Assignment, subject, however, to all the provisos, conditions and stipulations contained in said policy, or endorsed thereon, it being understood that if the Assignment be made in favor of a Mortgagee, or for collateral security, the Insurance under said policy shall continue in the name of the Insured, whose loss, if any, shall be payable to the Assignee, as the interest of such Assignee may appear.

Dated 19..... Agent

CANCELLATION' RECEIPT

19

Received from the COMMERCIAL UNION ASSURANCE COMPANY LIMITED,

the sum of Dollars, in consideration of which this Policy is hereby cancelled and surrendered and the Provisional and Renewal Receipts, if any, for this policy, acknowledged to be of none effect.

WITNESS.....

INSURED.....

WITNESS.....

Mortgagee.....

How Cancelled.....

FIRE POLICY

No 667244

INSURED MITSURO TANAZAKI.

PROPERTY Dwelling.

AMOUNT \$1000.00 PREMIUM \$15.00

EXPIRATION May 11th. 1945.

LONDON - ENGLAND.

COMMERCIAL UNION
ASSURANCE
COMPANY LIMITED.

Branch Office for the Provinces of
BRITISH COLUMBIA and ALBERTA
VANCOUVER, B.C.

GEO M THREFT. Local Agent.
WHITE ROCK. B.C.

FOR YOUR OWN SECURITY, PLEASE READ YOUR POLICY, AS
ON ITS CONDITIONS ONLY THE COMPANY IS LIABLE, AND IF IT
BE NOT MADE OUT IN ACCORDANCE WITH YOUR APPLICATION
IMMEDIATELY RETURN IT FOR ALTERATION.

FORM OF REMOVAL

Permission is hereby granted to remove the property insured under

(1st, 2nd, 3rd or all,)

items of this policy to the story building built of
and roofed with only while occupied as

and situate

Insurance map references : Sheet

Block

No.

and for not exceeding five days from date hereof, this insurance, under the respective items affected, shall attach in both locations in proportion as the value of the property covered by such items affected in each location bears to the value in both locations, and after such five days in new location only, and not as heretofore.

Dated

19 ..

New Rate.....%

Agent.....

Extra Prem. \$.....

Return Prem. \$.....

Nota bene

(1) THE TEN LOTS MENTIONED IN MY TITLE
IS ON THE EAST SIDE OF KEIL AVE WHITE
ROCK

(2) WARD 5 ROLL NO, 13522 ~~13416~~ MAP, 1334
IMPROVEMENT 400 Lot 19. And
IMPROVEMENT 500 Lot 22. IS
MY CHICKEN HOUSE

(3) WARD 5 ROLL NO, 13810 ~~13416~~ MAP 1334
IMPROVEMENT. 100 Lot 1. (one)
IS MY DWELLING BUILDING

(4) WARD 5 ROLL NO 13802 ~~13416~~ MAP. 13403 IS
DOUBLE LOTS FOR 2 & 3 (SAME 4 Lot)

(5) (THE INVENTORY OF MY ESTATE) I PAID
FOUR THOUSAND DOLLARS FOR MY ESTATE

(6) THE MARKET PRICE OF MY PROPERTY
HAS SINCE INCREASED

Mitsuru Tanizaki

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 8782

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

October 20, 1942

C

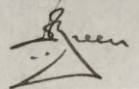
Mr. Mitsuru TANIZAKI, #06852
Tashme, B. C.

Dear Sir:

Re: Chattels

We enclose herewith in duplicate a list of chattels remaining on your farm. Will you check this over and if correct kindly sign one copy and return it to us at your earliest convenience.

Yours truly,



H. F. Green
Protection Department

RBM:MAD
Enclosure

RBM

This Indenture

Made the Fifteenth day of May in the year of our Lord one thousand nine hundred and Forty Two

IN PURSUANCE OF THE SHORT FORM OF DEEDS ACT

BETWEEN

Mitsuru Tanizaki, Chicken Farmer, of White Rock, in the Province of British Columbia

(hereinafter called the Grantor)

AND

Mitsuru Tanizaki, Chicken Farmer

And

Tamiko Tanizaki, Spinster, Both of White Rock, in the Province of British Columbia,

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of

One Dollar & other considerations Dollars

(\$ 1.00) of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) the said Grantor doth grant unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR the certain parcel or tract of land and premises situate, lying and being in the Municipality of Surrey in the Province of British Columbia and being more particularly known and described as

Lots One (1), Two (2), Three (3), Four (4) Five (5) and Six (6) Block Thirteen (13) of the East Half of Section Eleven (II), Township One (I) as shown on the Map or Plan of said Subdivision Deposited at the Land Registry Office at the City of New Westminster Nod 1334.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether assessed against said lands now or subsequently to be assessed and all building restrictions (if any) to which the said lands or any part thereof are at the date of this indenture subject.

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

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

And the said Grantor Covenants with the said Grantee he has done no acts to encumber the said lands save as aforesaid.

And the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
in the presence of

Name

Address

Occupation

White Rock B. C.

m. Tanizaki

Affidavit of Witness

TO WIT:

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

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

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

A Notary Public in and for the Province of British Columbia.

Dated May 15 1942

M. Tanizaki

TO

M. Tanizaki

and

T. Tanizaki

Deed of Land

Lots 1 to 6 in Block 13

E 1/2 Section 11 Map 1334

Hughes & MacKenzie
White Rock B.C.

The Society of Notaries Public of British Columbia.

For Maker of a Deed

I HEREBY CERTIFY that on the 15th day of May 1942
at White Rock in the Province of British Columbia
Mitsuru Tanizaki
identity has been proved by the evidence on oath of _____
who is personally known to me, appeared before me and acknowledged to me that he is the person
mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto a part
and that he knows the contents thereof, and that he executed the same voluntarily, and
is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
White Rock B.C. this 15th day of
May in the year of our Lord one thousand nine
hundred and Forty Two.

A Notary Public in and for the Province of British Columbia.

- (a.) The subsisting exceptions or reservations contained in the original grant from the Crown:
- (b.) Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which may thereafter be imposed or made a lien on the land:
- (c.) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situate:
- (d.) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:
- (e.) Any public highway or right-of-way, water-course, or right of water or other public easement:
- (f.) Any right of expropriation by Statute:
- (g.) Any *lis pendens* or mechanic's lien, judgment, caveat, or other charge, or any assignment for the benefit of creditors or receiving order or authorized assignment under the "Bankruptcy Act," registered since the date of the application for registration:
- (h.) Any condition, exception, reservation, charge, lien or interest noted or endorsed hereon:
- (i.) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate:
- (j.) The right of any person to show fraud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than *bona fide* for value has participated in any degree.

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

Certificate of Indefeasible Title

Register, Vol. --- Fol. 106731E.

This is to certify that MITSURU TANIZAKI

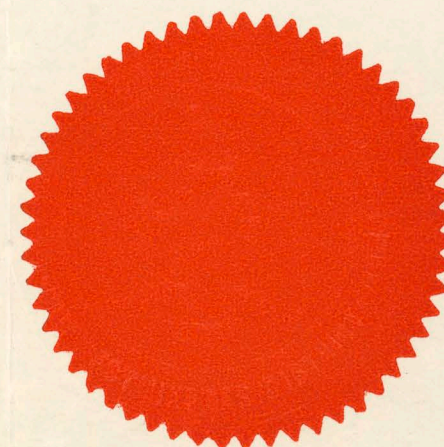
in the District of New Westminster.

[illegible]

FORM F.

[OVER.]

A. H. Liveright -
Deputy Registrar.



M. = Mortgage in fee.
R. P. = Right to purchase.
S. R. P. = Sub-right to purchase.
L. P. = Lis pendens.
L. = Lease.
R. C. = Restrictive Covenant.

FOR OTHER ABBREVIATIONS
FILL IN HERE:

Tanzanie

★ 30M-1032-808

[illegible]

TANIZAKI, Mtsuru

(Claimant's Name)

REAL ESTATE
(Farm Land)EXHIBIT No. 1254-1DATE NOV 16 1948FILLED BY 60

06852

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared		1920	Hughes & McKenzie	\$1500.00			
Cultivated not planted			Real Estate,				
Cultivated and not in crop			White Rock, B. C.		All uncleared	None	\$ 2100.00
List Crops							
Strawberries	1						
Asparagus	1						
Vegetables	1						
20 Fruit trees (apples)	1						
Buildings	1						
Total	4						

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

Description	When Made	Cost
Cleared and cultivated 4 acres	1920-1934	\$ 2600.00 Labour & Material
Fencing 990'	1935	100.00

BUILDINGS				Cost	Paid for	Value of	Allowance for	Estimated
Type	Size	Finish	Date Built	Material	Labour	Own Labour	Depreciation	Value
House (1½ Storey)	24 x 48	Frame	1935	\$ 1000.00	\$ 250.00	\$ 750.00	\$ 500.00	\$ 1500.00
Brooder House	20 x 22	"	1935	200.00		75.00	125.00	150.00
Chicken House								
(2 Storey)	24 x 80	"	1933	800.00	200.00	250.00	450.00	800.00
Chicken House								
(2 Storey)	24 x 50	"	1935	500.00	125.00	100.00	125.00	600.00
Brooder House	18 x 30	"	1937	200.00	50.00	100.00	100.00	250.00
								3300.00

SUMMARY:

Estimated value Land	\$ 2100.00	Original Claim	\$5000.
Buildings	3300.00	Sold by Custodian	982.
	\$ 5400.00	Claim	\$ 4018.

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

Assessment 1943:	Land	\$ 1520.00
	Improvements	1000.00
		2520.00

The claimant offered his farm for sale in 1942 at \$4000.00 but this price was a minimum price and did not represent the true value of the property. He placed a value of \$1500.00 on his land which was the price he paid for it originally. He made improvements on the land estimated at \$2700.00. The property had city water and electric lights.

Mtsuru Tanizaki
Signature

Farm Appraisal Report

EXHIBIT NO.

NOV 1 6 1948

FILED BY

K. A. Christie File No. JL-636

Land Description
No number
on house.

Lots 9, 10, 11 & 30 to 36 incl. Blk. 3 of E $\frac{1}{2}$ Sec. 11, Tp. 1, Map 1334 & Lots 16 to 22 incl. Blk. 4 & Lots 1 to 6 incl. Blk. 13 & Lots 2 & 3 of E $\frac{1}{2}$ Blk. 13, Map 3403 & Lot 9 and N $\frac{1}{2}$ of Lot 8, Map 3403. Containing 3 Acres

Owner's Name Mitsuru TANIZAKI

Post Office Address White Rock, B.C.

Nearest Rail Point White Rock, B.C.

Distance $\frac{1}{2}$ mile

Market Town New Westminster, B.C.

Distance 21 miles

Church (give denomination) White Rock United

Distance $\frac{1}{2}$ mile

Nearest School White Rock

Distance $\frac{1}{4}$ mile

State how property was identified: By map, roads and local inquiry.

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

On Kent and Keil Avenues and Columbia Street; gravel, fair.

Is this district a good one? Residential summer resort.

Employment opportunity Little opportunity locally. Established industries located along the Fraser River about 20 miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Picket fence around part of property Value \$

Water supply: From White Rock City system. \$2.00 per month. Value \$

BUILDINGS ON FARM

8782

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 48	Frame	8'	Shgl.	5-10	Cedar Blocks	Fair	600.00
	6 x 24							
	4 x 24							
	6 x 14							
BARN	20 x 22	Frame	5'	Shgl.	20	On stones	Poor	no value
Frame of Chicken House	20 x 24	Frame	5'	Shgl.	New	Sills on rocks	Good	25.00
Chicken House	18 x 40	Frame	6'	Shgl.	5	Blocks	Good	100.00
Chicken House	22 x 24	Frame	5'	Shgl.	5	Blocks	Fair	25.00
	14 x 18)							
GRANARY	18 x 20)	Frame	7'	Shgl.	10	Blocks	Fair	100.00
Chicken House	14 x 18)							
Chicken House	12 x 24	Frame	12'	Shgl.	10	Posts	Poor	100.00
	20 x 40)	(2 storey)						
	24 x 40)							
Chicken House	24 x 50	Frame	12'	Shgl.	30	Posts	Poor	50.00
Lean-to	20 x 20)	(2 storey)	8'					

Electricity in buildings.

Total present day value \$ 1000.00

Total Value Buildings add to farm

\$ 700.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? Habitable.

\$

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

No. rooms downstairs? 6 Upstairs? Un- How finished Boards.

finished

Are buildings painted? No Condition of paint -

Distance from nearest bush No bush near.

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
3	Level and sloping	Sandy loam 6-8" Clay loam 12-20" Black loam	Gravel Clay Clay (water)	Some straws, poor. Asparagus, fair.	100.	300.00
24" to water Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 300.00

Total added by buildings to value of farm \$ 700.00

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

Total value of farm \$ 1000.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Portion in asparagus and other vegetables in fair shape, straws poor. Jap still
in residence. Mrs. Murison has cropped land rented for \$50. per year to apply
on taxes and for the duration of the war. House rented to R. Anthony at \$4.
per month. Jap family and tenant both living in house.

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

Property made up of 28 town lots and cannot be called a farm.

Noxious weeds:

Some thistles.

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

Taxes - \$72.06

Surrey Municipality.

Date: July 22nd, 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 19th day of July 19 42.

Inspector's Signature

"R. W. BROWN"

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

JL-636 - M. TANIZAKI

Farm Appraisal Report

Remarks: Property is located in the Village of White Rock on Kent and Keil Avenues and Columbia Street, and comprises 28 town lots or approximately 3 acres. Part of property is on a slope and the balance low land on the flat. There are 3 separate bunches of lots. Lots 9, 10, 11, and 30 to 36 incl., Blk. 3, are located east of Keil Avenue on the flat behind the theatre. The land is low and the soil a black loam with water down about 24". I consider that these lots are too low for building lots and are better suited to growing vegetables, such as lettuce, celery, etc. Lots 16 to 19 incl., Blk. 4, are also low. The balance of property is on the side hill slope and some of these lots would be suitable as building sites. The buildings are located on these lots on Kent Ave. and Keil Ave. and on either side of Columbia St. The soil varies from a light sandy loam to a clay loam. In this report I have valued land from an agricultural standpoint and as the property is right in town with domestic water, electric light, etc., I have placed a value of \$100. per acre on it. Town lots in the area are being held at from \$50. to \$100. per lot, but, as stated above, at least 14 of these lots are not considered suitable as building sites. 12 of the remaining lots are 33'x125' and might sell at \$50. each. The remaining two lots are 66'x125' and would be held at about \$100. each. The house on property is in fair shape, also a couple of the smaller chicken houses, but the two-storey chicken houses are old and in poor shape and add little value to the property. There is a picket fence around part of the property, and domestic water is obtained from the district system. There is electricity in the house. There are a few fruit trees on the property but of no com-

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. commercial value. The Jap is trying to sell 10 lots, viz. 9, 10, 11 and 30 to 36 incl., Block 3, for \$1000.00.

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

Approximately 1.4 acres in asparagus and other vegetables. The straws are not worth considering.

3

3

3

3

2

\$

\$

\$

3

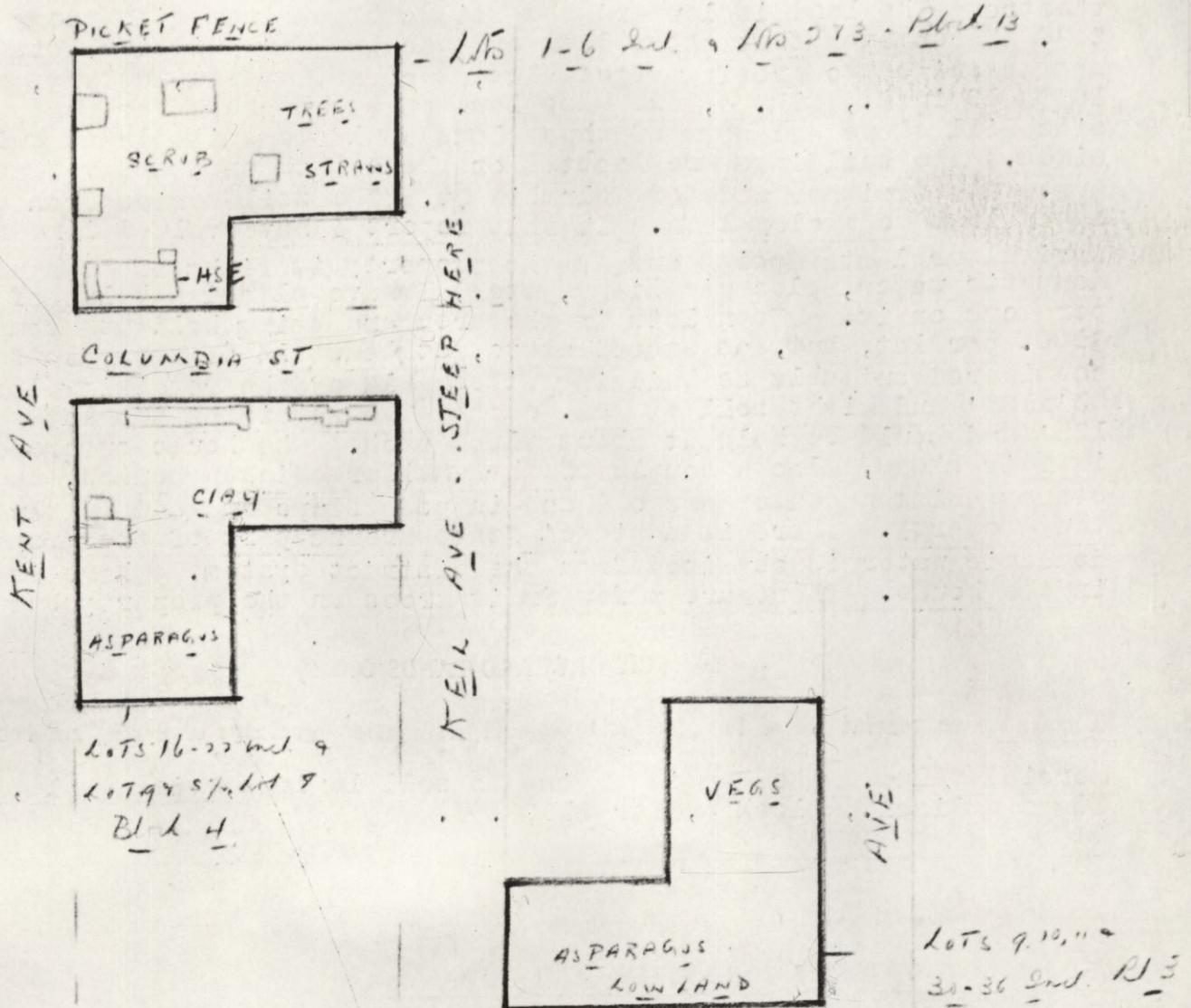
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

N

SCALE 2 IN = 1"



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1000.00

Date 29th July 19 42.

"I. T. BARNET"

District Superintendent.

TANIZAKI, Mitsuru
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1254 - 2
DATE NOV 16 1948
FILLED BY B P Opper

06852
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Hand Cultivator	1941	New	\$ 25.00	Good	\$ 20.00
1 Electric Treatment	1940	"	45.00	"	30.00
3 Electric Brooders	1940	"	135.00	"	105.00

The claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property Claim valued at \$ 535.60.

Description of Storage of Goods:

All chattels were stored in the basement of the Claimant's home.

General Statement as to Chattels not Described above:

SUMMARY:

Estimated Value	\$ 535.60
Original Claim	500.00
Sold by	
Custodian	<u>94.75</u>
Claim	\$ 405.25

Additional Comments, if any:

Mitsuru Tanizaki
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8782

EXHIBIT No.

NAME (Mr.) Mitsuru TANIZAKI

REG. No. 06852

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION May 12/42	TAKEN BY					
EVACUATION Sept. 22/42	DATE					
Kitchen ware and Utensils		INVENTORY OF CHATTELS LEFT ON PROPERTY				
2 Brooders		House Inventory E.V.				
1 Camp Stove		Main Floor				
1 Kitchen Range		1 3 cornered cupboard	50	F	1.50	
2 Cupboards		2 round tables	20 00			
2 Bureaus		2 dressers	20 00	F	13.00	
2 Single Beds		5 beds complete	30 00	F(4)	12.00	
2 Double		3 tables	12 00	F(2)	1.00	
Hand Seeder and Cultivator		1 cupboard	25	F	.75	
Lawn Mower		1 heater	3 50	F	4.00	
4 Hoes		4 pictures	10 00			
3 Shovel		1 wardrobe sealed	25			
2 Rakes		1 box wool	1 50			
All to be left in		2 carders	50			
Basement at the above		2 benches	1 00			
address which is -		3 mattresses	30 00			
Keil Ave., White Rock		7 chairs	17 50	F(6)	3.25	
B. C.		1 rocker	8 00			
		1 kitchen range	15 00	F	14.00	
		1 sofa	10 00			
		2 kitchen cupboards	50	F	1.25	
		2 chests drawers	10 00	F	8.00	
		2 room linoleum (floor)	20 00			
		Attic				
		2 tables	20 00			
		4 benches	1 00			
		1 whole electric plate	10 00			
		1 baby bed	5 00			
		150' garden hose	5 00			
		14 egg cases	4 20			
		1 hand cultivator	20 00	M	6.50	
		3 spades	50			
		Basement				
		1 bureau	20			
		1 chest drawers	5 00	F	1.50	
		1 heater	2 50	F	.50	
		11 windows complete	15 00	M(10)	11.00	
		5 chicken fountains	1 25	M	1.00	
		1-5 gal. crock		M	1.25	
		1 brooder and stove	10 00	M	1.00	
		1 high chair	1 00			
		2 metal feed troughs	50			
		1 cross cut saw	3 00			
		2 galv. pails	60	M	.25	
		1 electric treatment machine	30 00	M	2.50	
		1-10 gal. crock				
		1 wash tub	50			
		1 boiler	50	M	.25	
		9 cake pans				
		1 tea tray	50			
		1 small hoe	75			
		1 sledge	1 00			
		1/2 roll roof paper	1 75			
		12 pt. sealers				
		2 boxes sealed	50			
		1 shrine	25			
		2 Jap tubs				
		1 A.B.C. egg scale	2 50			
		1 egg candler	50			
		2 pails dishes				
		1 pipe wrench	1 00			
		4 cupboards	60			
		1 stove	10 00	M	7.50	
		In Yard				
		1 garden hose	2 50			
		200 chimney bricks	4 00			

Continued 392 10

FILE No. 8782
REG. No. 06852

EXHIBIT No. _____

EXHIBIT No. 1254-4
DATE NOV 16 1940
FILLED BY R. A. Christie

CASE No. _____
VENUE Toronto, ONTARIO.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	Shipped	REMARKS
AUCTION	TENDER &c								
1.50						x			
13.00						(1) x			
(4) 12.00						(1) x			
(2) 1.00									
.75						x			
4.00						x			
						x			Mr.TANIZAKI took wool with him at time of Evac.
						x			uation-see letter September 19, 1942.
					x				
(6) 3.25						(1) x			
14.00						x			
1.25						x			
8.00					x				Probably nailed to floor.
						x			
						x			
						x			Mr.TANIZAKI took plate with him at time of
						x			Evacuation-see letter September 19, 1942.
						x			
6.50						x			
						x			
1.50									
.50									
10) 11.00						(1) x			
1.00						(3) x			
1.25									
1.00						x			
						x			
.25									Mr.TANIZAKI took saw with him at time of
2.50									Evacuation-see letter September 19, 1942.
							x		Shipped to Mr.Tanizaki - September, 1943.
.25									Sold with pail
							x		Shipped to Mr. Tanizaki - September, 1943.
							x		Shipped to Mr. Tanizaki - September, 1943.
						x			
						x			
						x			Shipped to Mr. Tanizaki - September, 1943.
						x			
						x			
						x			Shipped to Mr. Tanizaki - September, 1943.
						x			
						x			
7.50						x			
						x			

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8782

EXHIBIT No. _____

NAME (Mr.) Mitsuru TANIZAKI

REG. No. 06852

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 12/42</u>	TAKEN BY _____					
EVACUATION <u>Sept. 22/42</u>	DATE _____					
		<u>Chicken House</u>				
		1 clover cutter	25 00 M	2.00		
		2 benches	50			
		<u>Brooder House and Contents</u>				
		3 Electric brooders	105 00			
		1 coal brooder	10 00 M	.75		
		2 crock chicken fountains	50			
		1 old wheel barrow	2 50			
		2 old wash boilers	1 00			
		41 bales of straw	24 00			
		Claiming	\$500.00	\$94.75		
		<u>Also Sold:</u>				
		Barrell and Keg	56 60 M	.25		
		Mole Traps		.75		
		Philco Console	Spec.	20.00		
		Wood		M 10.00		
		<u>TOTAL SALES</u>	\$115.75	+ 10.00 = \$125.75.		

Furniture.....	F	60.75
Machinery & Equipment....	M	34.00
		<u>\$94.75</u>

RECAP:

Goods valued by Claimant at \$500.00 were sold at Auction for \$94.75, were abandoned, were not accounted for, theft etc., and some were shipped to him or taken with him at time of Evacuation.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
2.00						x		
.75						x		
						x		
						x		Old
						x		Old
						x		
\$94.75								
.25								
.75								
20.00								
	M 10.00							
\$115.75	+ 10.00 = \$125.75.							
60.75								
34.00								
\$94.75								

re sold at Auction for \$94.75,
re abandoned,
re not accounted for, theft etc., and
ne were shipped to him or taken with him
time of Evacuation.

Funds being held in Tanizaki's account pending
receipt from him of Royal Canadian Mounted Police
Receipt.

FRASER VALLEY

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: TANIZAKI Mitsuru
HOME ADDRESS: KEIL AVE White Rock B. C.
REGISTRATION NUMBER 06852 SEX: Male AGE: 54
OCCUPATION: Farmer

EXHIBIT No. 1254 - 5
DATE Nov 16 1948
FILED BY K. A. Christie

(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? Yes

NAME OF WIFE OR HUSBAND: Tatsu

ADDRESS OF WIFE OR HUSBAND: Keil Ave., White Rock B. C.

NAMES OF ANY LIVING CHILDREN: Tamiko (F) Tayeko (F) Ellen (F)
Lillian (F)

ADDRESS OF CHILDREN: Keil Ave., White Rock B. C.

AGE OF CHILDREN: 17, 14, 11, 8.

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

1. LOCATION AND DESCRIPTION: Municipality of Surrey B. C.
City of White Rock B.C. "A" Block 3, W. Lots, 1, 2, 3, 4, 5, 6,
E. 2, 3. (Lots), Block 3, W. 9, 10, 11. E. 30 to 36.
Block 4, W. 16, -22. Inclusive. E. 8, 9. District of Surrey, B. C.
2. BUILDINGS AND OTHER IMPROVEMENTS: "A" Block 3, Lot 1, Dwelling 5 rooms
2 storey with Basement. Block 3, Lot 18, Chicken House, Lot 22,
Chicken house, Block 3, Lot 6, Brooder House, Lot 5, 3 Chicken Houses
3. INSURANCE (Give particulars; state where policies are)
none
4. TAXES (Amount and where payable) \$80.00 1941 Taxes, Not Yet Paid.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
- none
6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN 24 fruit trees. 1 Acre Asparagus
2 acre strawberries

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Kitchenware and Utensils, 2 Brooders, 1 Camp stove, 1 Kitchen

Range, 2 Cupboards, 2 Bureau, 3 Single Beds, 2 Double,

Hand Seeder and Cultivator, Lawn Mower, 4 Hoes, 3 Shovel,

2 Rakes, All to be left in Basement at the Above address which

is - Keil Ave., White Rock, B. C.

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"

4. INSURANCE CARRIED ON
5. MORTGAGES, LIENS AND OTHERS:
6. MONEYS OWING TO YOU
7. BONDS, DEBENTURES, S
8. BANK ACCOUNTS:
9. LIFE INSURANCE:
10. INTEREST IN ANY ESTAT
11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:
2. TRADE DEBTS: B.K.

**I, the undersigned, hereby v
area as set out above, excepting
or other securities, if any.**

I certify that the above info
every description in any protect
and indirect.

Dated this 12th day

"F. T. Williams"
Witness

FOR DEPARTMENTAL USE

Grant's possession

none

1 Acre Asparagus

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)

none

H PAID:

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

date paid)

10. INTEREST IN ANY ESTATES OR TRUSTS:

none

11. SAFETY DEPOSIT BOX: none

one

LIABILITIES:

1. PERSONAL DEBTS: none

FURNITURE, FIXTURES,
PERSONAL EFFECTS:

1 Kitchen

le,

shovel,

e address which

2. TRADE DEBTS: B.K. Cloverdale, B. C. for Feed, \$240.00.

*Ignore not on latest list**83.6.43*

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 12th day of May 1943: 2

(Signature) "Mitsuru Tanizaki"

"F. T. Williams"

Witness

NG ANY INTEREST IN, OR

FOR DEPARTMENTAL USE

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

Date: March 18, 1949.

E. T. Williams
10/11

File No: 8782

Name: Mitsuru TANIZAKI

Reg. No.: 06852

Address: 1370 Kent Rd., White Rock, B. C.

EVACUATION SECTION
No. 1 Oct 27, 1942
File No. _____
Ans. _____
Referred _____

EXHIBIT No. _____

1254 - 6

Coffey

DATE _____

Nov 16 1948

FILED BY _____

K.A. Christie

September 19, 1942.

"C"

INVENTORY OF CHATELS LEFT ON PROPERTY

House Inventory

Main Floor

~~1 - 3 cornered cupboard~~
2 round tables
~~2 dressers~~
5 beds complete
3 tables
~~1 cupboard~~
~~1 heater~~
4 pictures
1 wardrobe sealed
~~1 box wool~~ *since removed*
carders
2 benches
~~3 mattresses~~
chairs
rocker
~~1 kitchen range~~
1 sofa
~~2 kitchen cupboards~~
2 chest drawers
2 rooms linoleum (Floor)

Attic

2 tables
4 benches
~~1 whole electric plate~~
1 baby bed
150' garden hose
14 egg cases
hand cultivator
spades

Basement

1 bureau
~~1 chest drawers~~
~~1 heater~~
~~11 windows complete~~
5 chicken fountains
1 5 gal. crock
1 brooder and stove
1 high chair
2 metal feed troughs
1 cross cut saw
2 galv. pails
~~1 electric treatment machine~~
~~1 10 gal. crock~~
1 wash tub
1 boiler
9 cake pans
1 tea tray
1 small hoe
1 sledge
 $\frac{1}{2}$ roll roof paper
~~12 qt. sealers~~ *shipped*
2 boxes sealed
1 shrine
~~2 Jap tubs~~ *shipped*
1 A.B.C. egg scale
1 egg candler
~~2 pails dishes~~ *shipped*
1 pipe wrench
4 cupboards
1 stove

In Yard

1 garden hose
200 chimney bricks

Chicken House

~~1 clover cutter~~
2 benches

Brooder House and Contents

3 electric brooders
1 coal brooder
2 crock chicken fountains
1 old wheel barrow
2 old wash boilers
41 bales of straw.

Possibly shipped

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: 23 Oct. 1942.

SIGNED: "Mitsuru Tanizaki"

Please sign and return one copy to the Custodian.

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

Date: March 18, 1949.

E. L. Basse
J.M.

No. 50491
1254 - 7

EXHIBIT No. _____
DATE _____ Nov 16 1948

FILED BY _____ K.A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B. C.

--- minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to ---
Lots 9, 10, 11, 30, 31, 32, 33, 34, 35 and 36 Block 3 of the East half of
Section 11 Township 1 Map 1334 Municipality of Surrey in the District
of New Westminster

Registered Owner: MITSURU TANIZAKI viz:

Register of Indefeasible Fees Folio No. 106731E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24901

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.

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.

Date: March 18, 1949.

E. LaCasse
J.M.

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE.

1254 - 7

EXHIBIT No.

DATE..... Nov 16 1948

FILED BY K.A. Christie

New Westminster, B. C.

- - - - minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - -
The North half of Lot 8 and the North half of Lot 9 of the East half of
Block 4 of the East half of Section 11 Township 1 Map 3403 Municipality
of Surrey in the District of New Westminster.

viz:

Registered Owner: MITSURU TANIZAKI

Register of Indefeasible Fees Folio No. 102544E

Registered Charges: Certificate of Vesting in the Custodian Filed No.
24901

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.

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.

Date: March 18, 1949.

E. S. Stokes
J.M.

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

EXHIBIT No. _____

DATE. _____ Nov 16 1948

FILED BY K.A. Christie

New Westminster, B. C.

--- minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - - -
Lots 16 and 17 of the West half of Block 4 of the East half of Section 11
Township 1 Map 1334 Municipality of Surrey in the District of New
Westminster

Registered Owner: MITSURU TANIZAKI Viz:

Register of Indefeasible Fees Folio No. 98632E.

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24901

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

To: Office of the Custodian

"E.S. Stokes"

Registrar.

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

Date: March 18, 1949.

E. S. Stokes
Jm.

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

EXHIBIT No. 1254 - 7
DATE Nov 16 1948
FILED BY K.A. Christie

New Westminster, B. C.

- - - - minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - - -
Lots 18, 19, 20 and 21 of the West half of Block 4 of the East half of
Section 11 Township 1 Map 1334 Municipality of Surrey in the District of
New Westminster

Registered Owner: MITSURU TANIZAKI

Viz:

Register of Indefeasible Fees Folio No. 97737E

Registered Charges: Certificate of Vesting in the Custodian Filed No.
24901

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanic's Liens: None

TO: OFFICE OF THE CUSTODIAN

"E.S. STOKES"

Registrar.

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

Date: March 18, 1949.

E. S. Stokes
J.M.

Your file No. 8782

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

EXHIBIT No. 1254 - 7
DATE Nov 16 1948
FILED BY K.A. Christie

New Westminster, B. C.

- - - - minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - -
Lot 22 of the West half of Block 4 of the East half of Section 11
Township 1 Map 1334 Municipality of Surrey in the District of New
Westminster.

Registered Owner: MITSURU TANIZAKI Viz:
Register of Indefeasible Fees Folio No. 92372E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24901

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

TO: OFFICE OF THE CUSTODIAN.

"E.S. STOKES"
Registrar.

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

Date: March 18, 1949.

E. S. Stokes
J.M.

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

1254 - 7

EXHIBIT No.

Nov 16 1948

DATE

FILED BY

K.A. Christie

New Westminster, B. C.

- - - minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - -
Lots 1, 2, 3, 4, 5, and 6, Blocks 13 of the East half of Section 11 Township
1 Map 1334 Municipality of Surrey in the District of New Westminster

Registered Owner: MITSURU TANIZAKI viz:

Register of Indefeasible Fees Folio No. 98915E

Registered Charges: Certificate of Vesting in the Custodian Filed
No. 24901

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

TO: Office of the Custodian

"E.S. STOKES"

Registrar.

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

Date: March 18, 1949.

E. S. Stokes
J. M.

No. 50492

Your file 8782

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

EXHIBIT No.

1254 - 7

DATE

Nov 16 1948

FILED BY

K.A. Christie

New Westminster, B.C.

-- -- minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to -- --
Lot 2 of the East half of Block 13 of the East half of Section 11 Township
1 Map 3403 Municipality of Surrey in the District of New Westminster.

viz:

Registered Owner: MITSURU TANIZAKI

Register of Indefeasible Fees Folio No. 110830E

Registered Charges: Certificate of Vesting in the Custodian filed No. 24901

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

TO: OFFICE OF THE CUSTODIAN

"E.S. STOKES"

Registrar.

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

Date: March 18, 1949.

E. S. Stokes
J.M.

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

1254 - 7

EXHIBIT No.

Nov 16 1948

DATE

FILED BY

K.A. Christie

New Westminster, B. C.

- - - minutes 10 A.M. o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - -
Lot 3 of the East half of Block 13 of the East half of Section 11 Township
1 Map 3403 Municipality of Surrey in the District of New Westminster

Registered Owner: MITSURU TANIZAKI

viz:

Register of Indefeasible Fees Folio No. 104383E

Registered Charges: Certificate of Vesting in the Custodian Filed No.
24901

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

TO: OFFICE OF THE CUSTODIAN

"E.S. STOKES"

Registrar.

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

Date: March 18, 1949.

E. S. Stokes
J.M.

Copy

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

EXHIBIT No. 1254 - 7
DATE Nov 16 1948
FILED BY K.A. Christie

NEW WESTMINSTER, B. C.

- - - minutes 10 o'clock 8th day of July 1943.

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

The South half of Lot 9 of the East half of Block 4 of the East half of
Section 11 Township 1 Map 3403 Municipality of Surrey in the District of
New Westminster.

REGISTERED OWNER: Mitsura TANIZAKI

Viz:

Register of Indefeasible Fees Folio No. 55803E.

REGISTERED CHARGES: Certificate of Vesting in the Custodian Filed No. 26017

APPLICATIONS FOR REGISTRATION: None

RECEIVING ORDER OR AUTHORIZED ASSIGNMENT UNDER THE "BANKRUPTCY ACT": None

ASSIGNMENT FOR BENEFIT ^F~~OF~~ CREDITORS: None

JUDGMENTS: None

MECHANICS' LIENS: None

To Office of the Custodian

"E.S. Stokes"

Registrar.

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

Date: March 18, 1949.

E. S. Stokes
E.S.

EXHIBIT No. 125-4-f
DATE NOV 16 1948
FILLED BY K. A. Christie

TANIZAKI, Mitsuru
Keil Avenue, White Rock, B. C.
Evac. File 8782



Picture Taken May, 1943.

1254 - 9

EXHIBIT No. _____

Nov 16 1948

DATE _____

FILED BY K.A. Christie

EVACUATION SECTION	
Rec'd	<i>Aug 6 1945</i>
File No.	<i>8782</i>
Ans.	
Referred	<i>Anderson</i>

Rosebery, B. C.

August 3, 1945.

Dear Sir:

I request to you several times from June this year, for my relief which I must have from 1945 (now) to 1957. 12 years.

But everything is all right if you return to me my property, if you do not so I will be in very difficulty after relocation, the money you are holding now is not enough for my family.

Because you sold my property very cheap, only \$982 Nine hundred eighty two dollars. that all

My property is assessed value \$4000 (Four thousand dollars) now. See book municipal Holl Cloverdale, B.C.

Please write to Ottawa Government this matter about relief. Please let me know when I have the relief.

Your truly

Reg. No. 6852

"Mitsuru Tanizaki"

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

Date: March 18, 1949.

E. L. Case
Jm

Reg No. 6852

Mitsuru Tanizaki

EVACUATION SECTION	
Rec'd	Aug 6 1945
File No.	8782
Ans.	
Referred	Anderson

Real Property

Price

Reside House 24 x 48 & room \$1000.00

Chicken House 24 x 120 feet
 24 x 100 feet 1000.00

Furniture 300.00

Land 30 lot all clear 1700.00

(Four thousand dollar) \$ 4000.00

Tax one year 75.00

Was sold by the Custodian 982.

Net proceed of sale 881.76

My Family 6.	Reg. No.		Age
Mitsuru Tanizaki	06852	fa.	57 year
Tatsu	06845		50 "
Tamiko	15371	girl	19 "
Tae	16572	girl	17 "
Ellen		girl	14 "
Lillian		girl	10 "

Physical A diagnosis, Rupture
 Hemorrhoids

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

Date: March 18, 1949.

E. J. B. B. B.
J. M.

EXHIBIT No. 1254-10
DATE NOV 16 1943
FILLED BY K. A. Christie

MUNICIPALITY OF SURREY, B.C.
NOTICE OF ASSESSMENT, 1943

File 8782
Reg 06850

NOTE.—ALL LANDS ARE ASSESSED AS "IMPROVED"

DESCRIPTION OF PROPERTY									NO. OF ACRES OR LOTS	VALUE PER LOT	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND ONLY
LOT	BLOCK	RE SUB- DIVISION	QUARTER	SECTION	TOWN- SHIP	BLK 5 N. RANGE WEST	GROUP 2 DISTRICT LOT	MAP No.				
22	N7v4		E7v	11	h			1334			500	50

TAKE NOTICE that the above property is assessed as above for the year 1943. Court of Revision will be held at the Municipal Hall, Cloverdale, B.C., on 8th February, 1943, at 10 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 an 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."

Cloverdale, B.C., 30th, December, 1942.

C. P. SMITH, Assessor.

DATE 11/16/48
FILED BY K. A. Christie

MUNICIPALITY OF SURREY, B.C.

NOTICE OF ASSESSMENT, 1942³

File 8782
Reg 06252

NOTE.-ALL LANDS ARE ASSESSED AS "IMPROVED"

DESCRIPTION OF PROPERTY									NO. OF ACRES OR LOTS	VALUE PER LOT	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND ONLY
LOT	BLOCK	RE SUB- DIVISION	QUARTER	SECTION	TOWN- SHIP	BLK 5 N. RANGE WEST	GROUP 2 DISTRICT LOT	MAP No.				
2	E 1/2 13		E 1/2	11	1			3404				100
3	"		"	"	"			"				100
1	W 1/2 13		"	"	"			1334		100		50
2	"		"	"	"			"				50
3	"		"	"	"			"				50
4	"		"	"	"			"				50
5	"		"	"	"			"				50
6	"		"	"	"			"				50

TAKE NOTICE that the above property is assessed as above for the year 1942. Court of Revision will be held at the Municipal Hall, Cloverdale, B.C., on 8th February, 1942, at 10 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 an 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."

Cloverdale, B.C., 30th, December, 1941.

C. P. Smith
JOHN G. FARMER, Assessor.

*The Corporation
re Mitama Taniguchi
110830 E V 98915 E*

EXHIBIT No. 1254-10DATE NOV 16 1948

FILLED BY

K. A. Christie

MUNICIPALITY OF SURREY, B.C.

NOTICE OF ASSESSMENT, 1943

NOTE.—ALL LANDS ARE ASSESSED AS "IMPROVED"

File 8782
Reg 66852
(Other lots carded)

DESCRIPTION OF PROPERTY									NO. OF ACRES OR LOTS	VALUE PER LOT	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND ONLY
LOT	BLOCK	RE SUB- DIVISION	QUARTER	SECTION	TOWN- SHIP	BLK 5 N. RANGE WEST	GROUP 2 DISTRICT LOT	MAP No.				
✓ 9-11	3		E 1/2	11	1			1334.	3	50.		150
✓ 30-36	"		"	"	"			"	7	40		280
✓ 1/4 8-1/4 9	E 1/2 4		"	"	"			"	2 1/2	80		160
✓ 8 1/2 9	"		"	"	"			"				80
✓ 16-18	W 1/2 4		"	"	"			"	3	50		150
✓ 19	"		"	"	"			"			400	50
✓ 20-21	"		"	"	"			"	2	50		100

TAKE NOTICE that the above property is assessed as above for the year 1943. Court of Revision will be held at the Municipal Hall, Cloverdale, B.C., on 8th February, 1943, at 10 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 an 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."

Cloverdale, B.C., 30th, December, 1942.

C. P. SMITH, Assessor.

C. M. Dunnington 106-7315

M 5/22 6/10/43

1254 - 11

EXHIBIT No.

Nov 16 1948

DATE

FILED BY

K.A. Christie

"B"

Sept. 19

G. Anthony,
1370 Kent Rd.,
White Rock.
B.C.

Dear Sir:

A jap by the name of Mitsuru Tanazaki now at
Hastings Park, the owner of this Property which I have rented
was ^{wn} down here on Thursday & took away some goods from here
which were in the House & the White Rock Transfer delivered
them to Tanazaki at the Park Sept 17.

Received from R. Anthony

1 Carton Wool

1 Box Electric Hot Plate

1 Buck saw

For Mr. Tanazaki Hastings Park.

"T. Hogg"

This is a copy of the original one Signed by the White Rock
Transfer man which I have.

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

Date: March 18, 1949.

E. J. Case
J. m.

NAME TANIZAKI, MitsuruREGISTRATION NO. 06852FILE NO. 8782EXHIBIT No. 1254 - 13The following chattels were sold by public Nov 16 1948auction at Langley, B. C. on May 23, 1944 K.A. Christie

Vibrator	\$ 2.50 M
3 Windows	2.50 M
3 Windows	0.50 M
4 Windows	8.00 M
Barrell & keg	0.25 M
Crock	1.25 K
Oil stove	0.50 F
Dresser	3.00 F
Single bed	0.50 F
2 beds	0.50 F
Double bed	11.00 F
Cupboard	0.75 F
Drawers	0.50 F
Range	14.00 F
Poultry fountain	1.00 M
Mole traps	0.75 M
Poultry lopper	2.00 M
Iron pot	0.25 M
4 chairs	2.25 F
Table	0.75 F
Table	0.25 F
Corner cupboard	1.50 F
Box stove	4.00 F
Cupboard	0.25 F
hover	0.75 M
Large hover	1.00 M
Cabinet	1.00 F
Dresser	10.00 F

Total to be carried forward \$ 71.50

~~Less Expenses~~ \$5 ~~Net Proceeds Credited~~ \$~~Members of Custodian Staff Present~~~~Extracted from Auctioneering Dist No~~~~Remarks~~ XXXX

NAME TANIZAKI, Mitsuru

EXHIBIT No.

1254 - 12

DATE

Nov 16 1948

FILED BY

K.A. Christie

REGISTRATION NO. 06852FILE NO. 8782

The following chattels were sold by public
auction at Langley, B. C. on May 23, 1944.

	Brought forward:	\$ 71.50
1 Dresser		7.50 F
2 chairs		1.00 F
Cultivator) Transferred from 8650 - June 3, 1946 C.G.		6.50 M
Box Heater) " " " " " "		7.50 M
Drawers) " " 10036 " " " "		1.50 F
Boiler and pail " " " " " "		0.25 M

Total	(Auctioneer's Fee: \$8.00 9.57	\$ 80.00 95.75
	(Advertising: 2.69 3.21	
Less Expenses:	(Moving: <u>13.98 16.71</u>	\$ <u>24.67 29.49</u>
Net Proceeds Credited:		\$ <u>55.33 66.26</u>

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Langley 3.

Remarks:

NAME TANIZAKI, MitsuruEXHIBIT No.

Nov 16 1948

DATE FILED BY REGISTRATION NO. 06852FILE NO. K.A. Christie
8782

The following chattels were sold by public
 auction at 992 Powell, Vancouver on December 20, 1943.

Philco Console

\$ 20.00 *Spec.*

Total	Auctioneer's fee	\$2.00	\$ 20.00
Less Expenses:	Advertising	.28	\$ 3.44
	Moving	.16	
	Storage	<u>1.00</u>	
Net Proceeds Credited:			\$ 16.56

Members of Custodian Staff Present.

Mr. Wills

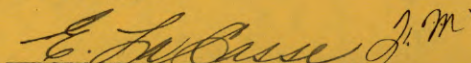
Extracted from Auctioneering List No.

Vancouver Radio 1.

Remarks:

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

Date: March 18, 1949.



REAL PROPERTY SUMMARY

EXHIBIT No. _____

Nov 16 1948

DATE _____

FILED BY _____

K.A. Christie

File No. 8782

JAPANESE NAME: Mitsuru TANIZAKI Reg. No. 06852

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/479-P. First Offer.
9 separate parcels grouped and sold together.

PROPERTY ADDRESS: Neil Avenue, White Rock, B. C.

LEGAL DESCRIPTION: Lots 9, 10, 11, 30, 31, 32, 33, 34, 35 and 36, Block 3 of the
East $\frac{1}{2}$ of Section 11, Township 1, Map 1334.

The North $\frac{1}{2}$ of Lot 8 and North $\frac{1}{2}$ of Lot 9 of the East $\frac{1}{2}$ of Block
4 of East $\frac{1}{2}$ of Section 11, Township 1, Map 3403.

Lots 16 and 17 of West $\frac{1}{2}$ of Block 4 of the East $\frac{1}{2}$ of Section 11,
Township 1, Map 1334.

Lots 18, 19, 20 and 21 of the West $\frac{1}{2}$ of Block 4 of the East $\frac{1}{2}$ of
Section 11, Township 1, Map 1334.

Lot 22 of the West $\frac{1}{2}$ of Block 4 of the East $\frac{1}{2}$ of Section 11,
Township 1, Map 1334.

Lots 1, 2, 3, 4, 5 and 6, Block 13 of the East $\frac{1}{2}$ of Section 11,
Township 1, Map 1334.

Lot 2 of the East $\frac{1}{2}$ of Block 13 of the East $\frac{1}{2}$ of Section 11,
Township 1, Map 3403.

Lot 3 of the East $\frac{1}{2}$ of Block 13 of the East $\frac{1}{2}$ of Section 11,
Township 1, Map 3403.

South $\frac{1}{2}$ of Lot 9 of the East $\frac{1}{2}$ of Block 4 of the East $\frac{1}{2}$ of Section
11, Township 1, Map 3403.

all in the Municipality of Surrey

TITLES: Registered in the name of Mitsuru TANIZAKI

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

First 8 pieces vested under No. 24901, dated 3rd November, 1942.
South $\frac{1}{2}$ of Lot 9 of the East $\frac{1}{2}$ of Blk. 4 of the East $\frac{1}{2}$ of
Sec. 11, Twp. 1, Map 3403, vested under No. 26017, dated June 8, 1942.

ASSESSED VALUE: Land - \$1,520.00
Improvements - \$1,000.00 - \$2,520.00. Taxes - \$75.48.

CLASSIFICATION: This is a small fruit, poultry and vegetable farm, dwelling and
out-buildings, having an area of 3 acres, all cultivated, planted
to - $1\frac{1}{4}$ acres asparagus and some small fruit. Divided into 28 city

lots.

6 room house in fair condition.

5 chicken houses in fair condition.

1 " house in poor condition.

1 brooder house.

HISTORY OF

ADMINISTRATION:

Mitsuru TANIZAKI granted three separate leases to the following persons:

(1) He leased the dwelling only to Richard Anthony on 15th May, 1942. Term - Duration from 15th May, 1942. Consideration - \$4.00. per month payable on 15th of each month commencing 15th May, 1942. Lessee to pay water and light.

(2) Leased the asparagus beds to Mrs. Annie Millson as from 12th May, 1942. Consideration being \$50.00 per annum.

(3) Leased the strawberry beds and fruit trees to Frederick D. Brown as from 18th May, 1942. Consideration being \$40.00 per annum.

Numbers 2 and 3 are really crop leases. The foregoing leases numbers 2 and 3 were terminated by Lessees Millson and Brown in the fall of 1942, after harvesting the 1942 crop, and as to lease number 1, the tenant Richard Anthony relinquished his tenancy as at April 14th, 1943, at which time the Custodian entered into an agreement with Barbara Trussell to rent the complete holdings of Mitsuru TANIZAKI to her, so on 19th May, 1943, Lease No. 539 was given by the Custodian to Barbara Trussell. Term - 8 months from 1st May, 1943 to 31st December, 1943. Consideration being \$80.00 payable \$10.00 monthly commencing 15th May, 1943. Building included space reserved for storing chattels.

Lease handed to S.S.B. 3rd August, 1943.

SOLD:

To The Director, The Veterans' Land Act for \$982.00 as at January 1st 1943.

Approval of Advisory Committee - 1st June, 1943.

In view of the rents being collected by the Custodian up until August 15th, 1943, and adjusting credit of \$54.00 was allowed to The Director, The Veterans' Land Act.

Funds released to the credit of Mitsuru TANIZAKI as at 19th May, 1944, against which were charges for Registration Fees (9) \$27.00, Legal Fees - \$15.00, also arrears of Taxes - \$73.24, leaving a net credit of \$866.76 from said transaction.

Certificates of Title Nos. 169987-E, 169988-E, 169989-E, 169990-E, 169991-E, 169992-E, 169993-E, 169994-E, 172745-E, in the name of

in the name of

The Director, The Veterans' Land Act.

PROTEST:

Mitsuru TANIZAKI protested that his property was sold too cheap, he, claiming that it was worth \$4,000.00 - see letters dated August 3rd and 5th, 1945 on file.

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

November 23rd, 1945.

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

DAC:js

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

Date: March 18, 1949.

E. L. Case
J. M.

Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

A month and a half ago, through the local Welfare Office, I had enquired as to relief and I would like to learn of its outcome.

I was naturalized in 1914. I went to White Rock, B. C., in 1920; bought land and started a chicken ranch which I operated for 22 years. My family came to Tashme, B. C. since our farmland was sold by the Custodian.

If we do not receive relief, my family will be in difficulty after we relocate. I am old and medically unfit. My family consists of only girls with none who is able to work and support the family. Consequently, if my real property is not to be returned to me, maintenance is absolutely necessary and I would like you to kindly consider this fact.

If maintenance will be granted at whatever place we relocate then I will turn over all the money derived from the sale of my real property which is held by you.

If you will kindly send me a form to this effect. I will sign it and return same.

Trusting that you will favour me with a reply by return mail.

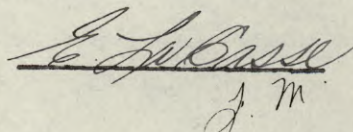
Yours truly,

"Mitsuru Tanizaki"
Mitsuru Tanizaki

Reg. No. 06852

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

Date: March 18, 1949.


J. M.

Rosebery, B. C.

August 3, 1945.

Dear Sir,

I request to you several times from June this year, for my relief which I must have from 1945 (now) to 1957. 12 years But every thing is all right if you return to me my property, if you do not so I will be in very difficulty after relocation. The money you are holding now is not enough for my family, because you sold my property very cheap, only \$982. Nine hundred eighty two dollars that all.

My property is assessed value \$4000 (Four thousand dollars) now.

See book municipal hall Cloverdale, B. C.

Please write to Ottawa Government this matter about relief.

Please let me know when I have the relief.

Yours truly

"Mitsuru Tanizaki"

Reg. No.
6852