

3405



WHONNOCK  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

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

## PERSONAL INFORMATION

NAME: TANIGUCHI, KineemonHOME ADDRESS: 32nd Ave., Ruskin, B.C.REGISTRATION NUMBER 13505 SEX: Male AGE: 44OCCUPATION: Strawberry grower

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

EMPLOYER: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: MoiADDRESS OF WIFE OR HUSBAND: 32nd Ave., Ruskin, B.C.

NAMES OF ANY LIVING CHILDREN: Yoshiko (F) Nam Harue (F) Ritsuko (F)  
Noboru (M)

ADDRESS OF CHILDREN: 32nd Ave., Ruskin, B.C.AGE OF CHILDREN: 15 13 11 8EXHIBIT No. 769-6DATE October 7/1950FILED BY W. L. & Rice

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

1. LOCATION AND DESCRIPTION: Ruskin, B.C. Lot 1 of E. M.C. Section 5R. Township 15, Maple Ridge. Roll No. 3227approx 10?2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house 26' x 32'wood shed 20' x 30', barn 14' x 24', chicken house 16' x 38'packinghouses 14' x 16', 12' x 16', 14' x 20'.3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$34 per year payable at Maple Ridge, Naney.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$450 mortgageWhiteside Edmonds & Selkirk, New Westminster, B.C.6. OCCUPANCY AND LEASES (If vacant so state) None



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In possession of Whiteside

Edmonds & Selkirk, New Westminster, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Whiteside Edmonds & Selkirk

9. IF FARM LAND STATE CROPS SOWN 2 acres strawberries, 3 acre

raspberries, 3 acre rubhard.

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house 26' x 32' on 32nd Ave.,

Whonnock, B.C.

2. LANDLORD'S NAME AND ADDRESS: Myself

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 2 acres strawberries, 3 acre

raspberries, 3 acre rubhard.

#### STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household goods, kitchen utensils, cutlery, chinaware, farm implement

carpenter tools, fertilizer, in my house on 32nd Ave., Whonnock, B.C.

Key will be left with neighbour J. Miller.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 dog and 2 cats

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None



4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
Four \$10 shares in Pacific Co-op Union, Mission, B.C.

8. BANK ACCOUNTS: None

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

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

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

\$180.90 current

2. TRADE DEBTS: None

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

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

Dated this 13th day of April 1942.

(Signature)

K. Taniguchi

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date October 29/23

File No. 1405

Full Name TANIGUCHI, Kinzemon  
(Surname in Block Letters)

Registration No. 18506

Male - Female  
(check)

Age Sept. 20, 1892

Former Address 32nd Ave., Ruskin, B.C.

Date Evacuated Apr. 16/22 Naturalized - Canadian-Born - National  
(check)

Present Address Picture Butte, Alta.

70 40 Johnson Ave. Ruskin, B.C.  
40 T. W. Johnson, Box 397

Married - Single  
(check)

Name of Wife (NAGASAKI) Mai #13505

Name of Husband -

Name of Mother (FUKUSHIGE) Name of Father Kinzjro (Japan)

Names of Children under 16 Suga (Japan)

See Over

Requested by A. M. Registered with Custodian  
(Yes or No)

Additional Information Strawberry Grower. Owner  
of 15 acres - 1 house.



# REAL PROPERTY SUMMARY

Files 3405, 5451

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

JAPANESE NAMES: Kinsamon TANIGUCHI - - Reg. No. 13506.  
Takiguma YAKASHIRO - - Reg. No. 13383.

*no interest  
in this map 2/46*

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

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

LEGAL DESCRIPTION: Lot 1 of parcel "E" of the North East quarter of Section 5 Township 19 Map 5024 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the names of Kinsamon Taniguichi and Takiguma Yakashiro.

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

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

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

EXHIBIT NO. 769-3  
DATE October 7/45  
FILED BY *W. A. Rice*

ASSESSED VALUE: 1943 - 14.26 acres  
Land \$900.00  
Improvements \$700.00 Total \$1600.00

CLASSIFICATION: Berry farm with buildings. Inspector reported May 23, 1942, a farm of 14 1/2 acres with 2 acres in strawberries, 1/2 acre raspberries, 1/2 acre rhubarb with a 1 storey frame blunk 22 x 30, 2 rooms, poor condition, woodshed, barn chicken house and 2 packing houses.

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

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



was

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

SOLD:

To The Director The Veterans' Land Act for \$1200.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Kinzaemon Taniguchi and Takakuma Yakashiro holding title in common to the parcel of land above described, sale price \$1200.00 plus rental \$125.00, insurance refund \$5.63, total \$1330.63; less Certificate of Encumbrance \$1.00, taxes \$125.65, registration fee \$3.00, registration of discharge of mortgage \$2.00, for discharge of mortgage as above \$561.60, legal fee \$15.00, total \$706.25. Net amount released \$622.38.

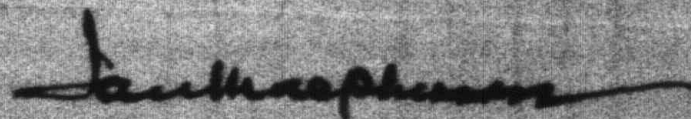
TITLE:

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

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

DATED May 7th, 1946.

IN:ML



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

DATED May 8th, 1946.





# LIABILITY SUMMARY

File No. 1405

11th April, 1947.

Re: KIAMOCHI TANIKUCHI - Reg. No. 13506

The above Japanese registered with the Custodian on the 13th April, 1942, at which time he declared he owed an account to the Pacific Co-operative Union.

The following liabilities were however, lodged against him at this office:-

		Japanese confirmation	69.84% accepted.	Pd. June 20/46
Russia Box Co.	\$25.88	Dec. 11, 1943		\$25.15
Estate of Andrew Graham	28.85	"	May 28/46	28.15
United Farmers Ltd.	137.40	Amount disputed, offer of 30% May 14/46		67.40
Dr. R.J. Barrett	110.00	Denied Nov. 12/43		
H. Nishiguchi Co. Ltd.	102.57	Dec. 11, 1943	May 25/46	71.63
H. NISHI	120.99	"	June 16/46	84.32
I. KASAHARA	37.74	"	May 25/46	26.36
Dr. G. Morse	10.00	Dec. 17/44	May 18/46	6.98
M. YUKINA	170.00	"	May 24/46	118.79
Pacific Co-operative Union	123.10	Reduced by share cancellation \$59.87, balance written		
Union Fish Co.	97.71	Apr. 22/46	May 29/46	\$68.24 off.

TANIKUCHI denied owing Dr. Barrett any money and disputed the amount owing to the United Farmers Ltd., but confirmed that the balance of the creditors' claims were correct.

He offered the United Farmers, a settlement of 20% which they accepted.

The Pacific Co-operative Union account, part of which was settled by the cancellation of the shares, was written off in 1944, by the Co-operative, and no further action was taken on it by this office.

The balance of the creditors were offered 69.84% of their claims in full settlement. The offer was accepted by them, and payment was therefore made to them all on the 20th June, 1946.

The Department of Labour on the 25th June, 1945, forwarded an account for \$41.50 of the Gault Hospital, Lethbridge, Alta. We advised them however, of the fact of the excessive debts and returned the account to them and no further action was taken by us in the matter.

This file reveals no other liabilities except for mortgages against the property which were retired upon sale of the property and are shown on the Real Property Summary.

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

*Whitman*



PERSONAL PROPERTY SUMMARY

File No. 3405

11th April, 1947.

Re: Kinsamon TANIGUCHI - Reg. No. 13506

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

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

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

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

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

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

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

This file reveals no other Personal property assets.

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

WEA:HA

.....  
EXHIBIT NO. 769-8  
DATE October 7/48  
FILED BY G. A. Rice



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. 2405

MUNICIPALITY: Maple Ridge. Date: May 23rd. 1942  
NAME: TANIGUCHI. Kinzaemon, REGISTRATION NO. 13506.  
ADDRESS: No# 32nd. Ave. Ruskin, B.C.  
PROPERTY: Mortgaged to Whiteside, Edmonds & Selkirk. New Westminster.  
ACREAGE: 14½.  
KIND OF CROPS: Strawberries Raspberries, Rhubarb.  
APPROXIMATE ACREAGE OF EACH: 2.      ½.      ½.  
HOUSE: VACANT: Yes. OCCUPIED  
DESCRIPTION 1 Story wooden frame shack. ROOF: Shingle.  
SIZE: 22 x 30. NO. OF ROOMS 2.  
CONDITION: Poor.  
OTHER BUILDINGS: Woodshed. Barn. Chicken house 3 Packing hpuses.  
NAME OF LESSEE OR RENTOR: None.  
TERMS:  
WATER: Well. ON: OFF:  
LIGHT: ON: OFF: Yes.  
REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY  
Stored in the house.

- Heater.
- 4 Kitchen chairs, 1 Baby high.  
Gramophone & records.
- 2 Beds complete.  
Kitchen stove.  
Glass cupboard.  
Platform scale.  
Hand sprayer.
- 2 Trunks,  
Box. (Contents not known)
- 3 Stone crocks. 2-4Gals. & 1-15.

Signed:

I. C. Bandwall.



MEMORANDUM.

To Mr. Alexander.

From Mr. Richardson.

14th May, 1942.

re: K. TANIGUCHI. (File #3405)

The Berco Exploration Co., Ltd. had originally offered \$100.00 cash for the rental of this berry farm, up to December 31st, 1942. Taxes on the property amount to \$34.00 and interest \$40.00. The farm has been untenanted since April 16th. Their offer of \$100.00 cash was not considered quite sufficient, and they are now raising it to \$125.00 cash. This company is controlled by responsible citizens. *Noted after 2.*

Under the circumstances I would suggest their last offer be accepted.

Kindly instruct.

*Accepted  
M.G.*

*✓*  
G.L:GF



3405

14th May, 1942.

Berco Exploration Co., Ltd.,  
445 Granville St.,  
Vancouver, B.C.

Dear Sirs:

re: Kinzamon Taniguchi.

We wish to advise that in reply to your application the Custodian is willing to lease the property of A. Taniguchi, 32nd Ave., Ruskin, B.C., to you for the sum of \$125.00 cash for the period ending December 31st, 1942, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian. It is understood that this does not cover the house or contents.

If you agree to this arrangement, please advise us by letter, enclosing a certified cheque for \$125.00, and it will then be in order for you to take possession.

We ask that if you should find any personal property in the house or farm implements lying about, please be good enough to have them put in a safe place which you can lock up, and advise us that you have done so.

Yours truly,

R. P. Alexander,  
Assistant Manager.

RDA:GF



3405

18th May, 1942.

Mr. C. A. Black,  
Mission City, B.C.

Dear Sir:

re: Kinzaemon Taniguchi.

We thank you for yours of the 4th instant,  
enclosing money order in the amount of \$8.00, in  
payment of wood purchased from K. Taniguchi.

We note that you say that Mr. Taniguchi  
lived on the Old Parker Road at Ruskin, whereas the  
address we have is 32nd Avenue, Ruskin. X Would you  
please be good enough to let us know which address  
is correct.

Yours truly,

32nd Ave correct

R. P. Alexander,  
Assistant Manager.

ADR:GF



Farm Appraisal ReportFile No. JL-356Land Description Lot 1 of Pol. "E" of NE $\frac{1}{4}$ , Sec. 5, Tp. 15, Map 5024.Containing 14.26 AcresOwner's Name YAKOSHIRO, Takiguma Post Office Address Whonnook, B.C.Nearest Rail Point Whonnook, B.C. Distance 2 miles.Market Town New Westminster, B.C. Distance 27 "Church (give denomination) United & Anglican - Whonnook Distance 2 "Nearest School Whonnook Distance 2 "State how property was identified: Corner posts & map location.

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

Direct access to 32nd Avenue - gravel road, fair condition.Is this district a good one? Only fair - Co-operative marketing.EXHIBIT No. 767-2DATE Oct 7/48Employment opportunity Very limited in this locality.FILED BY G. E. RicePredominating Nationality and religion: Mixed - Japanese predominating.Describe Fencing and its condition: No fences.

Value \$

Water supply: Domestic water supply from well.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	Fr. & Shgl.	1 st.	Shgl.	20	Wood	Poor	675.00
Shed	21 x 28	Frame	8-14'	Shke.	20	"	"	50.00
BARN	12 x 28	"	6-12'	"	20	"	"	-
BARN	12 x 15	"	6-10'	"	20	"	"	-
GRANARY	16 x 20	"	7-10'	"	20	"	"	25.00
(Poultry)	18 x 36	"	2 st.	Shgl.	20	"	"	170.00
(Forcing Hse.)	18 x 36	"	"	"	"	"	"	
(Shed)	18 x 10	"	6-8'	"	20	"	"	

Total present day value \$ 930.00Total Value Buildings add to farm \$ 700.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: No basement; brick chimney on bracket.No. rooms downstairs? 6 Upstairs? - How finished Wood lined.Are buildings painted? No. Condition of paint -Distance from nearest bush No bush within 200 feet.

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
7.60	Undulating	Loam - 10 to 20"	Over hardpan	Mixed fruits - & oats	60.00	456.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
6.66	Bush & gully - steep slope to creek bottom.			-	10.00	66.60

Total value of Land \$ 522.60

Total added by buildings to value of farm \$ 700.00

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

Total value of farm \$ 1,222.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
 Farm in only fair condition. Property leased to Berco Exploration Company.  
 Property vacant, and indications point to poor soil fertility.

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

Noxious weeds:  
 Thistle.

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

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

Date: June 24th 1942.  
 Place: New Westminster, B.C.

I certify that the above report is based on a personal examination  
 of the whole farm made on the 22 day of June 19 42

Inspector's Signature

"H.L. SINCLAIR"

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



**JL-506 - T. YAKUSHIRO**

## Farm Appraisal Report

## Results

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

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

Electric light is installed in dwelling.

The property is leased to Berco

Exploration Company to December 31st for a rental of \$125.00.

**(FOR ORCHARD LANDS ONLY)**

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

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

## ORCHARDS, SMALL FRUITS, ETC.

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

### Present Value

**Strawberries** - 1.57 acres - only fair condition.

Date \_\_\_\_\_

0416 - 8.48 - Only full condition.

Raspberries - .65 " - poor to fair.

Winkerbrier - .09 - poor condition.

Gurrants & Bracken -	.24	"	-	"	"	"
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**Brush & Woods - 1.59**

**Push** - 6.66

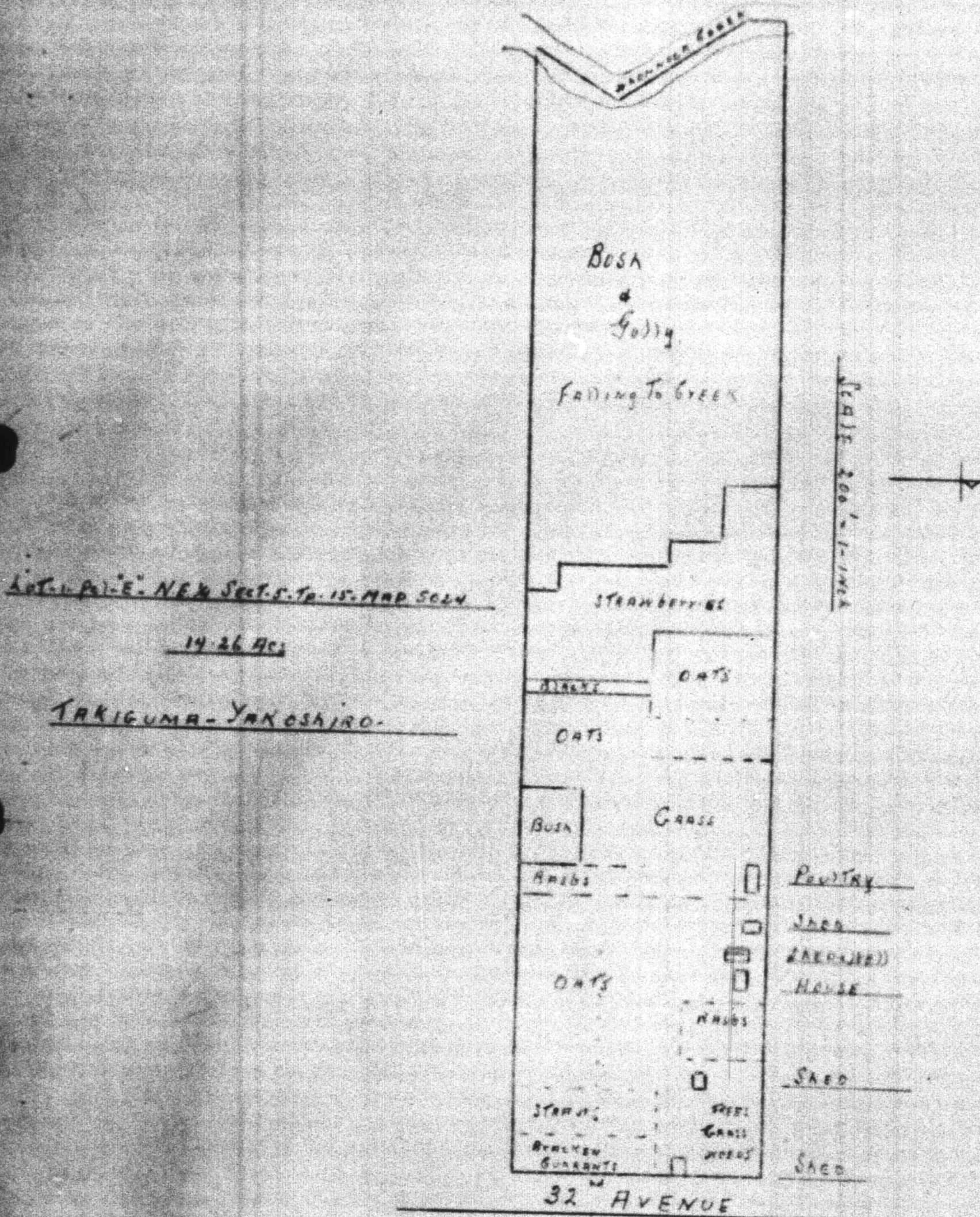
14.26

**Total \$.**

**Amount fruit trees add to value of farm \$**



Diagram of Property





3405  
5451

File 7403

January 27, 1943.

Frank Rose Cotton, Esq.,  
919 - 5th Street,  
New Westminster, B.C.

Dear Sir:

Re: Kinzemon TANIGUCHI  
TAKIUMA YAKUSHIRO

There appears to have been a mortgage given on the 16th of April, 1923 to Henry Peter McMartin for \$650.00. Then on the 5th of September 1923 there was a mortgage of equity given to the same man for \$400.00 on the same property. Later on there was a transmission of both of these mortgages to yourself and Arthur Frederick Cotton, "In Trust" Filing 21069.

Will you please send into this office copies of the mortgages which you have. As soon as we have made copies of the documents they will be returned to you. If it should be more convenient for you to let us have certified copies of the mortgages it will serve the purpose.

Will you also kindly supply us with a statement as to how the mortgages stand at date as to principal and interest.

Yours truly,

(D.A. Cramer)  
for Ian Macpherson  
Title Examiner

DAC:FC



COPY

FILE #3405

March 11th, 1943.

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

Re: Kinyiro Taniguchi

Dear Sir:

Due to pressure of business and the difficulty in obtaining the required copies of the mortgages I have been unable to submit the mortgages to you until this time. As the documents show, they were given by Kinyiro Taniguchi to the late H.P. McMartin on the N.E. 1/4 Sec. 5 Tp. 15 in consideration of \$1050.00.

There is due the sum of \$528.19 (approximate) at the time of death there was due on principal \$525.00 interest has accrued to the amount of \$253.19 and Taniguchi paid \$250.00. Last payment was made on February 2nd, 1942.

It is the duty of the executors to see that this mortgage becomes a paying proposition and we must foreclose if necessary, but no doubt we will hear from you in due course as to what you propose doing on the matter.

Yours truly,

(Signed) Frank R. Cotton



9405-  
March 28, 1943

INVENTORY OF CHATTELS FOUND ON PROPERTY  
OF  
TANIGUCHI, K AND YAKASHIRO, T  
231-32nd. Avenue, Ruskin, B.C.

In house.

- 1 ~~Sal. chest of drawers.~~ A
- 1 ~~Cabinet gramophone.~~ S
- 1 Heater. S
- 4 Kitchen chairs.
- 1 ~~High chair.~~ S
- 1 ~~Lge. cooler.~~ (HM) A
- 1 ~~Cook stove.~~ (peer) A
- 1 ~~Sal. cabinet.~~ (glass doors) S
- 2 Trunks. (locked) S
- 1 Wooden chest.
- 1-15gal. Stone crock. S
- 1-6gal. " " " S
- 1 Lge. framed picture.
- 2 Beds & springs. (peer) A

S. Sold by auction 3/1/45  
mission 15.

A. abandoned

In roothouse.

- 1 Heater. S A

Mrs. Pooke, lessee, says that when she moved in, she found the drop cords in all buildings had been stolen, also 1 platform scale. Other articles may be missing, but she is not sure. I have made inquiries at nearby homes, but ~~know~~ information regarding prowlers could be obtained.

Mrs. Pooke, feels that it is up to Mr. Anderson to replace the dropcords, as she is paying a good rental.

SIGNED

*J. Maryson*





FRANK R. COTTON, SHERIFF  
NEW WESTMINSTER, B. C.

Depart. of the Under Secretary of State,  
Office of the Custodian,  
Vancouver.

April 13th 1949
Rec'd APR 14 1949
File No. 940-515457
Ans.
Referred <i>Chambers</i>

Re Taniguichi and H.P. McMartin estate.

Sir,

Please find enclosed herewith copies of the forms  
you sent me to be completed duly filled and signed.

On looking over our correspondence I do not seem  
to have a reply to my letter of March 11th wherein I asked  
you to let me know what you proposed doing in respect to  
having this mortgage become a paying proposition. Am I to  
take it that I have to make the first move because if that  
is so I will be pleased to instruct my Solicitor to take  
whatever steps are necessary immediately.

Yours truly

*Frank R. Cotton*



MEMORANDUM

File Nos.: 3405  
5451

April 10th, 1943

To: FILES

From: Mr. Green

Re: TANIGUCHI, Kinzaemon  
YAKASHIRO, Takeguma

Lot 2 of Parcel E of the NE quarter of Section 5, Tp. 15, Map 5024, District of New Westminster, is the sole property of Takeguma Yakashiro, file 5451, and has a house on it being also his property. A list of chattels included in the lease of this property between the owner and Jacob Jansen, appears on his file in front of letter dated September 29th. The property is now leased to Aage Nielsen.

Lot 1 of Parcel E of the NE quarter of Section 5, Tp. 15, Map 5024, is jointly owned by Takeguma Yakashiro and Kinzaemon Taniguchi, file 3404, and has also a house on it. This is now rented to a Mrs. Pook and list of chattels with report of missing articles appears on file 3404 under date of March 28th.

HFG:IF



WAREHOUSES AND DEPOTS:  
HAMMOND, B.C.  
PORT HANEY, B.C.  
WHONNOCK, B.C.

## UNITED FARMERS, LIMITED

PORT HANEY, B.C. Nov. 18

EVACUATION SECTION	
NOV 19 1943	
Rec'd	
File No.	34050
Ans.	
Referred	M. A. L.

Office of the Custodian,

Enemy Alien Property.

Att. Mr. Dusenberry.

Dear Sirs:

*Taniguchi*  
Mr. McCall of Buckerfield's Ltd. called us yesterday regarding a claim which we put in against K. Taniguchi of Parker Rd. Ruskin. Mr. Taniguchi gave us a Chattel mortgage which mentioned 200 Leghorn pullets as security for the debt and also gave us a note in which he agrees to pay the sum of \$337.40. These were both given in 1932. In January 1933 the writer came on this job and during the first week in January called on Taniguchi when he advised us that the pullets were all dead. He later gave us orders on the Pacific Co-Op. Assn at Mission against his shipments of fruit but these were never honored.

*When talking to Mr. McCall we mentioned an account owing by S. Naruke and H. Fugita, who operated a box factory on Parker Road near Ruskin. They left a balance due us of \$99.35. During recent years S. Naruke lived at 898 E. Cordova where he claimed to be owner. They gave us a note for \$163.35 and Naruke reduced this amount to \$99.35 making his last payment \$5.00 in April 1941. We did not include this in our list of claims as Fugita advised us that he would pay before leaving. However he was taken away to Hastings Park before he had a chance to clean up boxes etc which he had made up and in course of manufacture. If funds are available we trust you will be able to take care of these for us.*

Yours truly,  
United Farmers Ltd.  
E. W. Graham.



3405

*Recd 1/12/43  
c/o Mr. I. H. Nelson  
N. C.*

November 22nd, 1943.

Mr. Kinzaemon TANIGUCHI,  
Registration No. 13506,  
Picture Butte, Alta.

Dear Sir:

re: Claims

We received your letter of the 21st inst. in reply to ours of the 4th inst. submitting claims lodged with the Custodian against you.

re: United Farmers Ltd. (Buckerfield Ltd.) - \$337.40  
(note)

It is noted what you say regarding this claim. We have advised these people accordingly, and have reply from United Farmers Ltd. from which we quote as follows:

"Mr. McCall of Buckerfield's Ltd. called us yesterday regarding a claim which we put in against K. Taniguchi of Parker Rd. Huskin. Mr. Taniguchi gave us a Chattel mortgage which mentioned 200 Leghorn pullets as security for the debt and also gave us a note in which he agrees to pay the sum of \$337.40. These were both given in 1932. In January 1933 the writer came on this job and during the first week in January called on Taniguchi when he advised us that the pullets were all dead. He later gave us orders on the Pacific Co-op. Assn at Mission against his shipments of fruit but these were never honored."

In view of what they say it seems that you are bringing up a very old transaction. As these are responsible people and as they still hold your promissory note it appears quite likely that the indebtedness is still owing by you. Please let us hear from you regarding this transaction.

re: Dr. E.J. Eacrett - \$110.00

We have reported what you say regarding this claim and are waiting an answer.

The two foregoing claims are numbered 3 and 4 on the list submitted to you. What about the other five claims on that list?



Dept. of the Court of Justice  
Office of the Custodian  
Vancouver B.C.

Dec 11<sup>th</sup> / 43

EVACUATION SECTION	
Rec'd DEC 17 1943	
No.	3405
Ans.	
Referred	Richardson

Dear Sir

Thanks for your letter of the Dec 6<sup>th</sup> inst for this bill of Dr. E. J. Eacrett. You have written to me again. I am telling you the truth I don't owe him any money. He are not paying this bill to this Doctor for it isn't ours. I probably thinks your mistaken He just visit him only once as I told you before. There was another man name K. Taniguchi in Ruskin, he got his appendix taken out at Mission Hospital I probably thinks its this man owing to this Doctor. From this Buckenfield My had isn't home now so I'll send you a reply later in January. Other five claims were correct but I don't agree about this Dr. E. J. Eacrett bill.

had  
reply BAA

Yours Truly  
K. Taniguchi



3405  
3006

January 16th, 1944.

Mr. Shousen YAMADA,  
Registration No. 15370,  
c/o Mr. C.B. Burkholder,  
Picture Butte, Alta.

Dear Sir:

re: K. TANIGUCHI - Ruskin, B.C.

We have a claim of \$110.00 lodged by Dr. R.J. Macrett on file on which your name appears with that of the above named party. There is a notation on the account that "S. Yamada stated he would pay this account later."

We have been endeavouring to locate TANIGUCHI, but not having the full first name but only the initial "K", we have been unsuccessful.

If this claim is an indebtedness of yours, or if you are obligated to pay the same, and if the same is correct, please forward remittance in settlement. However, if TANIGUCHI should pay the account please let us know his full first name and present address so that we may contact him.

Let us have a reply by return mail so that we may have the account settled as soon as possible.

Yours truly,

B. R. Dusenbury,  
Claims Department.

BRD:DE



JAMES M. CAMPBELL  
BARRISTER SOLICITOR  
NOTARY

Mr. Dusenbury  
File # 3405

MISSION CITY, B. C.

January 11th 1944

The Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
VANCOUVER, B.C.

EVACUATION	
Rec'd	IAN 13 1944
File No.	3405
Ans.	
Referred	McW. E.

Dear Sir:

Re: \$110.00 - Dr. E.J. Sacrett vs  
K. TANIGUCHI, Ruskin, B.C.

I have yours of November 17th and December 28th. This man Taniguchi lived at Ruskin. You might be able to trace him through Yamada whose full name is Shouemon Yamada.

This Yamada was a pretty decent chap. I rather think that if he is liable for the account he will pay it but in any event he will be able to give you the full name and address of Taniguchi.

Yours truly,



JMC:JB





FEB - 3 1945

J.L. No. 356

Canada

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

**JAPANESE EVACUATION SECTION**

File No. 5451 & 3405  
Reg. No. 13383 & 13506

506 Royal Bank Building,  
Vancouver, B. C.

**Messrs. Takeguma YAKASHIRO  
& Kinsamen TANIGUCHI**

Dear Sir:

**Re: Municipality of Maple Ridge - Lot 1 of Parcel "B" of  
the North East Quarter of Section 5, Township 15, Map 9024, District  
of New Westminster, C. of T. 96482E.**

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	\$ 1,200.00
Add:	
Unexpired insurance premium as at January 1st, 1943	5.63
	<u>1,205.63</u>

Less:

Tax arrears to December 31st, 1942	\$ 125.65
Registration fee	3.00
Discharge of mortgages	2.00
Encumbrance—Principal F.R. Cotton	448.38
—Interest	103.22
Fire Insurance	10.00
Net proceeds of sale	<u>692.25</u>
	<u><u>513.36</u></u>

**Joint**

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.

R



OFFICE OF THE CLERK  
DEPARTMENT OF THE SECRETARY OF STATE

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
1942				
MAY 15	Deeco Exploration Co. re Lease		125.00	
1943				
JAN.	Land Registry Office - Certificate of Encumbrance	1.00		
	Cr. re Sale of Property		53.38	
		1.00	638.38	637.38 Cr



January 25th, 1944.

Frank Ross Cotton, Esq.,  
919 - 5th Street,  
New Westminster, B. C.

Dear Sir:

RE: Lot 1 of Parcel "E" of the N.E.  $\frac{1}{4}$   
of Sec. 5, Tn. 15, Map 5024, N.W.D.

The registered owner of the above described land  
is Kinsamen TASHUCHI. The title is subject to the follow-  
ing registered mortgages:

- (1) 500900 Dated 16th April, 1923, in favour  
of Henry Peter McMartin, \$650.00.
- (2) 506880 Dated 5th September, 1923, in favour  
of Henry Peter McMartin, \$400.00.

Both of these mortgages were transmitted to you  
and Arthur Frederick Cotton "In Trust", filing 21069.

We have on file a statement dated 13th April, 1943,  
signed by you, in which you claim the balance owing as at that  
date on the mortgage 5th September, 1923, is \$528.19, plus  
\$10.00 insurance and accrued interest.

We have no statement in respect to the mortgage  
dated 16th April, 1923, \$650.00, and I enclose our standard  
form of statement which I would be glad if you will fill in  
with the amounts owing on this mortgage and return the signed  
copy to this office, retaining the second copy for your records.

Yours truly,

Ian Macpherson  
Title Examiner

IM:ML  
Encls.



3405  
5451

February 3rd, 1944.

Frank Ross Cotton, Esq.,  
919 - Fifth Street,  
New Testameter, E. C.

Dear Sir:

Re: Lot 1 of Parcel "A" of the N. E. 1/4  
of Sec. 5, Twp. 15, Map 5024, D.H.W.

We are today in receipt of your statement of amount due respecting the mortgage given Kinzession TASHIGUCHI and Henry Peter McMartin, and assigned to you.

The statement shows a balance and interest due of \$619.81 plus \$10.00 insurance. For the purpose of determining the accrued interest, will you kindly let us have the amount of the principal unpaid and interest unpaid, separately.

We note that you have paid taxes and in order to protect you in respect to this item, we ask you to inform us of the amount of taxes paid. I am returning the statement in order that you may amend it and furnish us with this information.

Yours truly,

Ian Macpherson,  
Title Examiner.

IRIAM  
Enc.



Department of the Secretary  
of State Office of the Custodian  
Japanese Evacuation Section  
Dear Sirs:

RECEIVED  
JAN 14 1944  
537-43-15  
Ans.  
Referred

Future Bureau

I am receiving your letter of Jan 22<sup>nd</sup> 1943.  
that I, Mr. K. Taniguchi has a debt of \$337.40  
in which you hold the promissory note. But  
I have suggested you the Buchananfield & Co. to  
take the promissory note away. And the decision was  
made. & the Buchananfield & Co. did not come  
to get it and they have all died. So therefore  
we have nothing to do with it. I do not  
expect and I am not going to pay the total  
sum written on this letter.

Yours Truly  
K. Taniguchi

14-2-44  
B



3405

February 14th, 1944.

United Farmers Limited,  
Honey, B.C.

Dear Sirs:

re: \$337.40 - Kinzaemon TANIGUCHI, Reg. No. 13506

Please refer to your letter of the 18th November last relative to the above claim. In this regard we heard from TANIGUCHI in December last, which we did not report to you as he was waiting for his father's return home, and said he would send a reply later on.

This he has done and we quote from his letter as follows:

"But I have suggested you the Buckerfield Ltd. to take the pullets away. And the decision was made and the Buckerfield's Ltd. did not come to get it and they have all died. So therefore we have nothing to do with it. I do not expect and I am not going to pay the total sum written on this letter."

It would appear from the last few words of the above quotation that he may be agreeable to the payment of some portion of the claim. In view of considerable correspondence in regard to this account, and the possibility of its being outlawed, it might be advisable for you to write to him direct.

His address is:

Picture Butte, Alta.

should you decide to contact him.

As there seems nothing further that we can do we shall take no further action in the meantime, but shall be obliged if you will let us know if you and he come to any settlement.

Yours truly,

B. R. Dusenbury,  
Claims Department.

BRD:CS



3405 & 3451

February 23rd, 1944.

Registered A/R

Mr. Kinnosumi TANIGUCHI,  
Registration No. 13906,  
PICTURE BUTTE, ALTA.

Dear Sir:

Re: Lot 1 of Parcel 27<sup>th</sup> of N.E.  $\frac{1}{4}$   
Sec. 5, Tp. 15, R. 50W, Muni-  
cipality of Maple Ridge, B.C.

Mr. Frank R. Cotton, holder of two Mortgages cover-  
ing the above described land, has filed with us a statement  
dated 16th February, 1944, showing that you are indebted to him  
in the sum of \$533.20, being balance of Mortgage. Details as  
follows:

Balance of Principal.....	\$448.36
Interest @ 6% from February 2, 1942 to February 29, 1944...	\$ 74.37
Insurance Premium.....	\$ 10.00
Exchange.....	\$ 6.47
	<u>\$533.20</u>

Will you be good enough to confirm this by signing the  
duplicate of this letter and return the copy you sign at once to  
this office using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no  
alternative but to decide that the claim is correct.

Yours truly,

TH:LL  
Bals.

Ian Macpherson  
Title Examiner

APPROVED CORRECT:

(Japanese Name)



3405 & 5451

March 14, 1944.

Messrs. Crux & McMaster,  
Barristers & Solicitors,  
535 West Georgia Street,  
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Kinzaemon TANIGUCHI and Takiguma YAKOSHIRO,  
Lot 1 of parcel "E" of NE $\frac{1}{4}$  of Sec. 5, Twp. 15,  
Map 5024, Municipality of Maple Ridge.

We enclose herewith Certificate of Encumbrance No. 50918, covering subject property and showing the registered owners as Kinzaemon TANIGUCHI, Evacuee, Registration No. 13506 and Takiguma YAKOSHIRO, Evacuee, Registration No. 13383, with registered Mortgage in Fee and Mortgage of Equity to Henry Peter McMartin and Transmissions of Mortgage Nos. 50090C and 50688C to Frank Ross Cotton and Arthur Frederick Cotton "In Trust", of 919 Fifth Street, New Westminster, B. C.

We are in receipt of a statement from Frank R. Cotton showing the total amount owing on both mortgages as at February 29, 1944, as follows:

Unpaid Balance of Principal	\$448.38	
Interest @ 8% from Feb. 2/42 to Feb. 29/44	74.37	102.77
Exchange on cheques	.45	
Insurance	10.00	
Total amount owing on Mortgages	\$ 533.20	

Yours truly,

R. D. Richardson,  
Farm Department.

Enc.  
RDR/EG



3405 & 5451

May 5, 1944.

Messrs. Frank Ross and Arthur Frederick Cotton,  
919 Fifth Street,  
New Westminster, B. C.

Dear Sirs:

Re: Kinzaemon TANICUICHI and Takiguma YAKOSHIRO,  
Lot 1 of parcel "E" of NE $\frac{1}{4}$  of Sec. 5, Twp. 15,  
Map 5024, Municipality of Maple Ridge.

According to advice received from you the balance owing on the mortgages which you hold "In Trust" on the above property amounted to \$533.20, as of February 29, 1944.

This property has been sold to the Director, Veterans' Land Act, and discharge of mortgage is now required in order to complete the sale.

We are enclosing herewith form of discharge for your signature and we would be obliged if you would sign the documents and deliver same forthwith to our representative, Mr. W. E. Anderson, whose signature appears in the margin of this letter. ✓

The Custodian hereby undertakes to forward you a cheque for the above mentioned sum together with interest as soon as the sale is completed. We expect that this transaction will be closed in the course of the next two weeks but if for any reason the sale is not completed, the discharges of mortgages will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,  
Farm Department.

Enc. (dup.) 2.  
RDR/EG





3405

September 21st, 1944

Mr. Kinzemon TANIGUCHI,  
Registration No. 13506,  
Picture Butte, Alta.

Dear Sir:

In reviewing your file and bringing it up-to-date as to claims we list below those appearing on the file against you, as follows:-

1. Ruskin Box.....Note.....	\$ 28.88	OK	-
2. Estate of Andrew Graham- Pacific Coast Creditors Ltd. ....	28.85	OK	
3. Duckerfield's- United Farmers Ltd.....Note.....	337.40	OK	22
4. Dr. E. J. Macgett.....	110.00	OK	disputed
5. M. Nishiguchi Co. Ltd. ....	102.57	OK	
6. Hyokura Kosai.....	120.59	OK	
7. Shotaro NAKAMURA.....	37.74	OK	
8. Dr. G. Morse.....	10.00	OK	
9. Masaji TOKIWA.....	170.00	OK	
10. Pacific Co-operative Union.....	578.77	?	

You have agreed to Nos. 1,2,5,6 and 7, therefore, you need not make any reference to these.

Nos. 3 and 4 you have disputed these claims and we have discontinued further action on them for the present. You need not refer to these in replying to this letter.

Nos. 8 and 9 were submitted to you on the 4th of July last but we do not seem to have received any answer from you. Please advise promptly if these are correct or otherwise.

Nos. 10 - Pacific Co-operative Union. This amount is not definitely known to us. You may state what the amount you owe them is, if any.

A reply to Nos. 8, 9 and 10 is requested.

Yours truly,

B. R. Dusenbury,  
Claims Department.



3405  
5451

*Duncan*

September 25, 1944.

Messrs. Crux & McMaster,  
Barristers & Solicitors,  
535 West Georgia Street,  
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Kinzemon TANIGUCHI & Takeguma YAKASHIRO,  
Lot 1 of Parcel "E" of NE $\frac{1}{4}$  of Sec. 5, Tp. 15,  
Map 5024, Municipality of Maple Ridge.

We enclose herewith Discharge of Mortgage registered under number 50090C against the above described property in the amount of \$650.00, also Discharge of Mortgage registered under number 50688C in the amount of \$400.00, both duly executed September 22, 1944 by A. F. Cotton and Frank R. Cotton "In Trust" on behalf of the estate of Henry Peter McMartin.

Yours truly,

R. D. Richardson,  
Farm Department.

Enc. 2. (dup.)  
RDR/EG



3405  
5451

December 12th, 1944.

Messrs. F. R. and A. F. Cotton,  
919 Fifth Street,  
New Westminster, B. C.

Dear Sirs:

Re: Kinzemon TANIGUCHI and Takeguma YAKASHIRO  
Lot 1 of parcel "E" of NE $\frac{1}{4}$  of Sec. 5, Twp. 15,  
Map 5024, Municipality of Maple Ridge.

Pursuant to our letter of undertaking of May 5th last,  
we are pleased to enclose herewith Custodian cheque in the amount  
of \$561.60 in full payment of monies due under mortgage as follows:

Balance Mortgage Principal	\$448.38
Int. @ 8% - Feb. 2/42 to Nov. 14/44.	102.77
Exchange on cheques	.45
Fire Insurance	10.00
Cheque enclosed	<u>\$561.60</u>

We regret the delay in the completion of this and take  
this opportunity of thanking you for your co-operation.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:OH  
Enc.



File No. 3405

Date Jan 31/45

SUMMARY

For Identification

EXHIBIT NO. 769-A

DATE October 7/48

FILED BY W. R. Rice

Name: Kingemon Tanqueche

Address: Whonnock

(1) - We have today moved to auction room at Mansion effects as per enclosed list at a total cost of \$        as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Nik where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$        for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Nothing of value was missing

but Chest drawers, cooler, stove & bed  
& oil heater were left on property as being  
of no value.

The tenant gave us the following explanation:       

W. H. Simon



NAME TARIGUCHI, Kinsamon

REGISTRATION NO. 13506

FILE NO. 3405

The following chattels were sold by public  
auction at Mission, B. C. on January 31, 1943.

-1 High chair	\$ 0.50 ✓
-1 Gramophone (broken)	2.25 ✓
-1 Clock	6.00 ✓
-1 Trunk	2.50 ✓
-1 Box heater	4.00 ✓
-1 Clock	1.25 ✓
-1 Cabinet	2.25 ✓
-1 Trunk	2.50 ✓

Total	(Auctioneer's Fee: \$ 2.12
Less Expenses:	(Advertising: 0.20
	(Moving: 2.36

Net Proceeds Credited:

\$ 21.25
4.70
<u>\$ 16.55</u>

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 15.

Remarks.



Kinzaimon Taniguchi Reg. No. 13506.

3/3405

List of Personal Chattels

heater	\$ 14.00
kitchen range	10.00
plow	20.00
6 hoes	5.00
2 shovels	2.00
7 ft. bucking saw	12.00
"	8.00
6'5" falling saw	7.00
peevie	2.00
9 lb. hammer	2.00
2 falling wedges	2.00
3 splitting wedges	3.00
falling axe	2.00
gramophone	10.00
15-gal. crock	3.00
6-gal. crock	2.00
4-gal. crock	1.50
1 scale	15.00

Total \$120.50

1800 19<sup>th</sup>  
Recd (Feb 15 1948)  
without covering letter  
N other reference



WAREHOUSES AND DEPOTS:  
HAMMOND, B. C.  
PORT HANEY, B. C.  
WHONNOCK, B. C.

## UNITED FARMERS, LIMITED

PORT HANEY, B. C.

OFFICE: PORT HANEY, B. C.	
EVACUATION SECTION	
Rec'd JUL 18 1945	
File No.	
Ans. 205 656	
July 17	
Referred	

Office of the Custodian.

Vancouver, B.C.

Your File No. 3405.

Dear Sir:

In reply to your letter of the 10th. Ins. re our outstanding account against Kinzaemon Taniguchi, we have had no further correspondence from this party but there is no question as to the correctness of the account. The writer had called on him several times after the chickens in question were gone and he never disputed the account and in fact gave us an order on the Pacific Co-Operative Union against his berry crop for \$50.00 as a start towards paying the account. However the order was not paid, the Pacific Co-Op. claiming he had no balance due him to take care of it. If you wish we will furnish you with an affidavit affirming the account, and would be glad to hear from you again if this would be of any assistance.

Yours very truly,

United Farmers Ltd.

*R. W. Graham*

*30/7/45*  
*No further action to be taken*  
*W. G.*



The Custodian's office  
Department of the Secretary of State  
San Francisco, Cal.

EVACUATION SECTION	
Rec'd	FEB 21 1946
File No.	3405
Referred	Anderson

Feb. 21<sup>st</sup>, 1946

J. H. Nolan

Picture Butte,  
Idaho

Dear Sir; Out to photo

Please forward me an itemized  
statement on my property sold as well  
as the statement or list of creditors showing  
the amount.

● I do not know just what I  
can do to my settlement with the creditors  
but I'm prepared to do my best as soon  
as I hear satisfactory answer from you.

Hoping to hear from you  
at an early date.

Yours Truly,

Kinzaemon Taniguchi,

Registration no 13506



20th March, 1946.

Mr. Kinzaemon TANIGUCHI,  
 Registration No. 13506,  
 c/o T.H. Nolan, Esq.,  
 Picture Butte, Alta.

Dear Sir:

In reply to your letter of the 21st February, we note your request for itemized details regarding your assets and liabilities.

Farm property which was registered in the names of yourself and Mr. Takekuma YAKASHIRO, was sold as of the 1st January, 1943, to the Director of Veterans' Land Act. Full details of its sale were previously sent to you, but as you have apparently mislaid your copy, we have attached hereto a duplicate of the details as sent at that time. You will note that the last sentence of the property sale letter, states that a small amount for legal fees will be charged later. These legal fees amounted to \$15.00 and were charged to the joint account. The net proceeds from the sale of this property, were credited to the joint account of yourself and T. Yakashiro, and full details of this account are typed upon the back of the property sale letter. You will note that the credit balance in the joint account at this time is \$622.38.

When registering with this office, you stated that no other person had an interest in this property. Is this correct?

It may be that T. Yakashiro, whose name appears on the property is a guarantor of the indebtedness that was against it. Please advise us fully regarding this, and if T. Yakashiro actually has no interest in the property, please have him write to this office stating so.

There is a credit balance of \$29.73 in your personal account at this office, which was derived as follows:-

Interest on Pacific Co-operative Union shares	.18
Sale of wood	8.00
Net proceeds from auction sale	16.55
Refund of Electric Light deposit	5.00

Regarding your liabilities, the following are claims filed against you at this office, to which you have agreed are correct:-

1. Ruskin Box Company Note	\$28.88
2. Estate of Andrew Graham - (Pacific Coast Creditors Ltd.)	28.85
3. M. Nishiguchi Company Limited	102.57



Mr. Kinsamon TANIGUCHI

- 2 -

20th March, 1946.

4. Hyokura Kozai	\$120.59
5. Shotaro Nakamura	37.74
6. Dr. G. Morse	10.00
7. Masaji Tokiwa	170.00

OK

The Union Fish Company have also filed a claim against you for \$97.71. OK  
Please advise whether or not, this account is correct.

The United Farmers' Limited and Dr. E.J. Macrett filed claims against you, which you disputed. They were both notified by this office, regarding your remarks, and were advised that this office was taking no further action regarding them.

Upon receipt of the information for which we have asked above, the Custodian will negotiate on your behalf, with your creditors and attempt to make settlement in full of the different accounts, on a reduced basis.

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA  
Encls. (2)



c/o J.H. Nolan,

Box 398

Picture Butte,

Alta.  
April 25<sup>th</sup> /46

Department of the Secretary  
of State.  
Office of the Custodian  
File No. 5451 + 3405

EVACUATION SECTION	
Rec'd	APR 26 1946
File No.	545193405
Ans.	
Referred	Anderson

Dear Sir:

Received your  
letter dated March 20<sup>th</sup> including  
the itemized statements.

I will accept my liability up to  
\$ no. 7 showed in your statement  
including the Union Fish Co. amount-  
ing to \$7.71.

As to the United Farmers I haven't  
heard from them as yet and  
I wish you to negotiate on my  
behalf at reduced bases of 20% of  
the principle.

The reason I didn't answer you  
sooner was that I have been  
expecting some action be taken  
by the United Farmers but I will



Dept of the Secretary of State  
Office of the Custodian  
Japanese Section

EVACUATION SECTION

Rec'd MAY 8 1946  
File No. 5451/3405  
Ans.  
Referred Anderson

3405 - Macpherson  
5451 - May 2, 1946

File No 5451 \* 3405  
Reg. No 13283 \* 13506

c/o L. Hinds

Iron Springs  
alta

Dear Sir

Re: Municipality of Maple Ridge lot 1 of  
parcel "E" North east quarter of section 5, town-  
ship 15 Map 5024, District of New Westminster.  
C. T. 96482 E. This is to inform you that I  
have no interest to above land. The reason you  
find my name in it is simply as a guarantor  
of the indebtedness that was against it. If any  
further information requires regarding this  
property I will be glad to supply.

Yours Truly.

T. Takashiro

Make copy for  
5451



3405

26th March, 1947.

Mr. Kinzaemon TANIGUCHI,  
Registration No. 13506,  
c/o T.H. Nolan,  
Box 398,  
Picture Butte, Alta.

Dear Sir:

We received your letter of the 19th March, relative to the settlement made by this office with your creditors, and we regret having overlooked informing you of what happened.

The following are the claims that were filed against you and opposite each claim is the amount which we are pleased to report has been accepted by the individuals, in full payment:-

Union Fish Company	\$97.71	\$68.24
Estate of Andrew Graham	28.85	20.15
Dr. G. Morse	10.00	6.98
Shotaro NAKAMURA	37.74	26.36
Masaji TOKIWA	170.00	118.73
M. Nishiguchi Co.	102.57	71.63
Hyokura KOZAI	120.59	84.22
United Farmers Limited	337.40	67.48
Ruskin Box Company	28.88	20.15

We trust you will find this information satisfactory and wish to inform you that your credit balance remaining amounting to \$168.26 is available to you upon request.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

WEA:HA



Picture Butte, Alta.  
April 2/47.

The Custodian's  
Office  
Department of the  
Secretary of State  
of Canada  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	APR 9 1947
File No.	3405
Ans.	
Referred	Anderson

Dear Sir,

Received your letter  
with the statement showing the different  
settlement you made for me which I  
appreciate with satisfaction.

Due to high cost of living and  
recent marriage of my daughter,  
I am badly in need of money.  
Therefore I wish you to forward me  
all of balance in my account  
and obliged.

Yours truly,  
K. Taniguchi,



12th April, 1947.

REGISTERED

Mr. Kingaemon TANIGUCHI,  
Registration No. 13506,  
c/o T.H. Nolan,  
Box 398,  
Picture Butte, Alta.

Dear Sir:

We wish to acknowledge receipt of your letter of the 2nd April, and as requested we are enclosing herewith Custodian cheque in the amount of \$168.26, which sum represents your full remaining credit balance at this office, and of which we recently advised you. For your information we are also attaching a detailed statement of your account.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.L. Anderson,  
Office of the Custodian.

HA  
Encls.3(chèque)



## JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. **189**

### SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

#### The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Kinsemon TANIGUCHI**

EXHIBIT No.

**769-1**

DATE

**Oct 7/48**

FILED BY

**W. L. Russell**

2. Registration Number: **13806**

3. Present Address: **c/o T.H. Nolan, Box 300, PICTURE BUTTE, Alberta.**

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

*placed leased by claimant to Berco Exploration Co. for 125  
for 125<sup>00</sup> for crop yr. - You say rental is 350<sup>00</sup>*



# 5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

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

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

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

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

(e) Purchase Price (~~paid by father~~) ..... **\$275.00**

## 6. IMPROVEMENTS:

- (a) Clearing.....acres at \$.....per acre **\$996.25**
- (b) Fencing \$
- (c) Tillage \$
- (d) Drainage **300' long, 15" wide 36" deep** \$ **50.00**
- (e) Weed Eradication \$ **25.00**
- (f) Planting **2.5 Ac. strawberries...\$500.00** \$  
**.5 Ac. blackberries... 75.00** \$  
**.5 Ac. raspberries... 75.00** \$  
**.5 Ac. Rhubarb..... 75.00** **\$725.00**
- (h) \$

Total \$1796.25 \$1796.25  
Carried Forward \$ **\$ 3071.25**

926.25  
500.00  
1076.25



Brought forward

\$ 3071.25

(i) Buildings:

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

material 1000B.F.

1000B.F.  
1000B.F.  
1000B.F.

Total Cost of Buildings

~~666.00~~ 666.00

Total Cost of Land and All Improvements ..... \$ 3737.25

Fair Market Value ..... \$ 2850.00

Sold by Custodian for ..... \$ 1200.00

Loss Claimed on Parcel 1 ..... \$ 1450.00

8. Assessment for 1942:

Land ..... \$ 900.00

Improvements .... \$ 700.00

Total ..... \$ 1600.00



9. Appraisal or Valuation (by Custodian):

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

10. Rental Value per Year: \$ 350.00 7

11. Fire Insurance on Buildings:

(List amount on each building):

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

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence  
statement of sale

(g)

(h)



Parcel 2:- (Add additional sheets if necessary)

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

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 .....\$ **1650.00**

Parcel 2 .....\$

Parcel 3 .....\$

Parcel 4 .....\$

TOTAL:

\$ **1650.00**



Kinsamon Taniguchi

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
heater	1941	\$ 14.00	\$ 14.00	
kitchen range	1935	15.00	10.00	
plow	1938	26.00	20.00	
hoes (6)	1940	7.50	5.00	
shovels (8)	1937-40	3.00	2.00	
7 ft. bucking saw	1940	14.00	12.00	"Chinoak"
7 ft. bucking saw	1935	13.00	8.00	"
6'5" falling saw	1935	12.00	7.00	"Royal Chinoak"
peevce	1935	3.75	2.00	
9 lb. hammer	1935	2.50	2.00	
2 falling wedges	1935	3.50	2.00	
3 splitting wedges	1935	4.50	3.00	
falling axe	1935	2.50	2.00	
gramophone	1940	15.00	10.00	
15 gal. crock	1934	4.00	3.00	
6 gal. crock	1934	3.00	2.00	
4 gal. crock	1934	2.50	1.50	
1 scale	1930	15.00	15.00	new condition
		Total .....	\$120.50	

(ADD ADDITIONAL PAGE IF NECESSARY)

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



1  
CASE NO. 769.

IN THE MATTER OF THE "INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

PAYMENTS RECEIVED FROM CUSTODIAN ON  
PERSONAL PROPERTY

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

Total: \$ 16.55

Total Claim for Personal Property ..... \$ 120.50

Deduct Payments from Custodian ..... \$ 16.55

Net Loss on Personal Property ..... \$ 103.95

I Certify the above to be True and Correct.

St. Arden  
Witness

X. Taniguchi  
Signature of Claimant.



K. Taniguchi,  
In Chief.

THE SECRETARY: Case No. 769, Kinzaemon Taniguchi.

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

DIRECT EXAMINATION BY MR. RUSSELL:

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

A I think I am familiar with it.

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

A Yes.

Q And under your instructions? A: Yes.

Q And you signed it here (indicating)?

A Yes.

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

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

(SUMMARY MARKED EXHIBIT NO. 1).

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

Q He gave it to you? A: Yes.

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

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

A My father told me.

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

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

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



3  
K. Taniguchi,  
In chief.

cleared, is that right?

A: Yes.

Q That was in addition to the four acres your father had cleared?

A: Yes.

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

A: Yes.

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

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

Q Well, is \$996.25 what you spent in cash to have this land cleared?

A: No, that also

includes my own labour.

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

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

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

THE SUB-COMMISSIONER: Two and a half acres.

MR. RUSSELL: Pardon me.

Q Two and a half acres cost \$500.00?

A Yes.

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

Q Does it also include anything else?

A And labour.

Q Whose labour?

A: My family's labour.

Q Does the same apply to the blackberries, raspberries and rhubarb?

A: Yes. That

comes a little cheaper.



K. Taniguchi,  
In Chief.

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

A Yes, the cost of hoeing.

Q The cost of hoeing? A: Yes.

Q Who built the buildings that you are claiming for?

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

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

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

Q Does the same apply to the other buildings?

A Yes.

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

Q Well, what did you base your estimate on?

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

Q I see. A: From the crops.

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

Q It was bought in 1930 and it cost \$15.00?

A Yes.

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

Q And you say it is in new condition?

MR. RICE: Twelve years old.

A Yes.

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



K. Taniguchi,  
In Chief.

after twelve years?

A: The price of

scales had gone up quite a bit.

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

A Well, it was in very good condition.

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

A Yes.

Q How much was it used?

A: No, it was used

about three months a year during the rhubarb season.

Q All right.

10

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

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

(APPRAISAL REPORT MARKED EXHIBIT NO. 2)

20

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

(SUMMARIES MARKED EXHIBIT NO. 3).

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

(STATEMENT MARKED EXHIBIT NO. 4).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

30



K. Taniguchi,  
Cross Exam.

CROSS EXAMINATION BY MR. RICE:

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

A: Yes.

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

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

10 A Yes, that is my house.

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

A Yes.

MR. RICE: I tender that, your Honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

MR. RICE: Q: You leased your property before you were evacuated?

A: No.

Q Did you not lease your property to Berce Exploration Company?

A: No.

20 Q Did you authorize the Pacific Co-operative Union to lease it for you?

A: No.

Q My information is that you leased the property, your property, to Berce Exploration Company for \$125.00, the lease to expire on the 31st of December, 1942?

A: I don't know

anything about that.

Q You don't know anything about it?

A No.

Q You never received the rental? A: No.

30 Q The Custodian never accounted to you for any rental



K. Taniguchi,  
Cross Exam.

at all?

A: I didn't receive

anything.

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

Q Did you receive anything for the year 1943?

A No.

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

A: No.

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

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

Q Who did you ask to look after the key?

A My next door neighbour, Mr. Mallon.

Q You just locked your house and turned the key over to Mr. Mallon, is that it? A: Yes.

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

A: I believe I did.

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

A: This is

in British Columbia, Whoneck.

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



8  
K. Taniguchi,  
Cress Exam.

A No.

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

(NOTICE MARKED EXHIBIT "A" FOR IDENTIFICATION)

MR. RICE: Q: I think it is only fair to ask you, where were you living in 1945?

A: The same place I am living now, at Picture Butte.

10 Q At Picture Butte?

A: Yes.

Q When did you go to Picture Butte?

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

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

(SUMMARY MARKED EXHIBIT NO. 8).

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

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

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

Q This is your own land, is it not?

A Yes.

30

THE SUB-COMMISSIONER: He just failed to register his



transfer, I presume.

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

THE SUB-COMMISSIONER: Yes.

A It was registered in my name.

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

A Yes.

Q Well, who is Takiguma Yakoshire?

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

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

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

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

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

A Yes.

MR. RICE: What is that?

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

(DEED MARKED EXHIBIT NO. 9).

MR. RICE: Well, is the deed registered?

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



K. Taniguchi,  
Discussion.

Q That deed was registered, your transfer?

A Yes.

Q Yes.

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

Is that all from this witness?

MR. RUSSELL: Yes, that is all.

THE SUB-COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*[Signature]*  
"S. E. HOWARD" Official Reporter.

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

\_\_\_\_\_  
SUB-COMMISSIONER.



Defence Brief

Kinzaemon TANIGUCHI

File No. 3405

Case No. 769 ✓

LETHBRIDGE

7 Oct. 48

V.L.A. Deal

REAL PROPERTY CLAIM

1. Real Property Claim

\$2850.00

Appraised at

\$1222.60

Sold for

\$1200.00

Witness: ✓ H. L. Sinclair, Appraiser.

PERSONAL PROPERTY CLAIM

1. Chattel Claim

\$120.50

(a) Goods valued by claimant at 29.00 Sold at auction \$13.50

Witness: J. H. Harkiss, Auctioneer.

^ W. E. Anderson, attended sale.

(b) Goods valued at 15.00 Lost, stolen, or destroyed.

Witness: ^ J. Moryson.

Stolen: see inventory d/28 March 43 at back of file.

(c) Goods valued at 66.50 Declared but not found.

Witness: Bardwell &  
Moryson.

Declared in a general way on J.P. Form as Farm Implements and Carpenter Tools. No detailed list received until July 1948 and the goods were not found when inventories were made by Bardwell 23 May 42 and Moryson 28 Mar. 43. See inventories at back of this file.

Trans. 7 line 15 claimant locked up his house and handed over the key to his neighbour, a Mr. Mellon (?J. Miller) He was evacuated 16 Apr. 42. Goods inventoried by Custodian 23 May 42.

NOTE: The statement of claimant Trans. 6 line 16 et seq. that neither he nor Pacific Co-Op Union leased his property before evacuation seems to be correct, as memos and correspondence in back of Master file indicate that it was leased by the Custodian to the Berco Co.



Kinsamon TANIGUCHI  
Case No. 769

-2-

(d) Goods valued at 10.00 abandoned.

Witness: W. E. Anderson.

Submission: Real estate sold for fair market value.  
That the chattels sold or disposed of  
by the Custodian were sold for fair market  
value. That if the Custodian is responsible  
for any part of the claimant's claim, the  
amount claimed by the claimant is exorbitant.

RWN/mw



Name of Claimant

TAKIUCHI, Kinsamun

Case

709

Custodian File

3405

REAL PROPERTY										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					1200.		1096.84			1096.84		
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
29.00	13.50	4.05	46.5%	61.50	37.93			61.50				
TOTAL RECOMMENDATION										1136.88		