

4971

Steveston
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: TAKAHASHI Rose Kotayo

HOME ADDRESS: 67--2nd Ave., Port Hammond, B. C.

REGISTRATION NUMBER 13961 SEX: Female AGE: 29

OCCUPATION: School Teacher. (formerly)

(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: Women's Missionary Society Kindergarten, Hammond, B. C.

MARRIED? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Lot E, a subdivision of District Lots
278 and 279 of Township 9 containing 10.17 acres more or less.

in the Municipality of Maple Ridge B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room frame house, 4 room
frame house, 3 room frame house and 3 room frame house. 1 hog
house, 1 wood shed.

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

4. TAXES (Amount and where payable) \$46.00 per year, payable to the
Township of Maple Ridge, B. C. 1941 taxes paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) 7 room house is occupied
by owner at present. 4 room house is rented to T. Hozaki,
3 room house is rented to Mrs. T. Kudo. 3 room house is rented to
Mrs. K. Tonomura, all of Port Hammond, B. C. All the land and
houses are leased to George Krivoshein, Port Hammond, B. C. for
the duration of the war. Lease papers
drawn up and in declarant's possession.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, New Westminster, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, asparagus.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: none
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:
Farm implements located at 67--2nd Ave., Hammond, B. C.
in owner's possession but when declarant is evacuated they
will be used by the lessee for George Ktivoshein, Port Hammond,
B. C. for the duration of the war.

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

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

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: 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 20th day of April 1942.

(Signature)

A. J. McArthur

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 28/43.

Our File No. 1971

Full Name TAKAHASHI Rose Katayo
(Surname in Block Letters)

Registration No. 13961

Male - Female
(check)

Age May 25, 1912

Former Address P.O. Box 49, Hammond, B.C.

Date Evacuated May 12/42 Naturalized - Canadian-Born - National
(check)

Present Address Skimishin Valley,
Chase, B.C.

Married - Single
(check)

Name of Wife —

Name of Husband —

Name of Mother (NOBAYASHI) Sai Name of Father Tadan #13813
#13876.

Names of Children under 16 —

Requested by E.C.Y.

Registered with Custodian
(Yes or No)

Additional Information School Teacher.

REAL PROPERTY SUMMARY

File 4971

V.L.A. B.C. 163.

JAPANESE NAME: Rose Kotoyo TAKAHASHI - - Reg. No. 13961.

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

PROPERTY ADDRESS: 67 - 2nd Ave., Hammond, B. C.

LEGAL DESCRIPTION: Part 10.17 acres more or less of Lots 278 and 279 Group 1 as shown lettered "E" and outlined Red on Sketch 5001 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the name of Rosie Kotoyo TAKAHASHI.

ENCUMBRANCE: 59395-C Mortgage dated 24th October 1927, Tadashi TAKAHASHI to Edmond POPE - \$1000.00 at 8%.

Vesting 25473- 26th February 1943.

ASSESSED VALUE: 1942 -
Land \$1000.00
Improvements \$1700.00 Total \$2700.00 Taxes \$51.05.

CLASSIFICATION: Berry and vegetable farm of 10.17 acres in the Municipality of Maple Ridge. There is on file no report from any inspector. The owner declared on the 20th April 1942, a frame house of 7 rooms, a frame house of 4 rooms, a frame house of 3 rooms and another frame house of 3 rooms, a hog house and woodshed, and declared also strawberries, raspberries and asparagus of unspecified areas. Also declared the 7 room house occupied by the owner, the 4 room house rented to T. HOZAKI, 1 - 3 room house rented to Mrs. T. KUDO and 1 - 3 room house rented to Mrs. K. TONOMURA, all of Port Hammond. At the date of registration all land and houses were leased to George KRIVOSHEIN of Port Hammond for the duration of the war.

HISTORY OF ADMINISTRATION: The property was leased on the 18th April 1942 by Rosie Kotoyo TAKAHASHI to George KRIVOSHEIN for the term of 9 months from the 1st April 1942 for \$400.00 with a provision that from the 1st January 1943, the rental should be \$8.00 per month until such time as the lessor resumes occupation. The lessee to pay all rates and taxes commencing with the year 1942. A copy of this lease is on file. The lease specifies that under cultivation were 2½ acres strawberries, 2 acres asparagus, ½ acre raspberries. The rental of \$400.00 was paid on execution of the lease to the lessor. This lease was extended by the Custodian for the year 1943 at a rental of \$120.00, which rent was paid on the 24th August 1943 and credited to The Director The Veterans' Land Act as accrued rental. Lease was assigned with collateral Agreement to The Director The Veterans' Land Act. The tenant, KRIVOSHEIN, vacated the property on the 17th August 1943. KRIVOSHEIN removed some of the farm equipment to his farm at Dewdney, B. C., and for so doing was prosecuted by the Custodian and fined \$50.00 on the 21st August 1943.

of Mortgage
No payment on principal had been made up to the date of evacuation but interest was paid up to the 24th September 1942. On the 5th February 1944, The Director The Veterans' Land Act was notified that this offer of \$1096.00 for the property was not sufficient to clear the Title and its offer was increased on May 22nd, 1944 to \$1180.00. A cheque from The Director The Veterans' Land Act in the amount of \$1134.80 to cover the amount then owing on the mortgage was received on the 30th May 1944, and this amount was paid to the mortgagee and a Discharge of Mortgage received and forwarded to The Director The Veterans' Land Act.

SOLD:

To The Director The Veterans' Land Act for \$1180.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Rosie Kotoyo TAKAHASHI, sale price \$1180. less amount owing on principal and interest of Mortgage \$1134.80, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$1153.80. Net amount released \$26.20.

TITLE:

Issued C. of T. 174668-E and payment of consideration made on July 25th, 1944.

OLD C. OF T.
NO. 148610-E:

In the Land Registry Office, New Westminster.

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

DATED June 29th, 1946.

IM:ML

J. Macpherson

Farm Appraisal Report

File No. JL-40

Land Description Pt. 10.17 acs. of Lots 278/279, Grp.1, "E" on Plan 5001.

Containing 10.17 Acres

Owner's Name TANAHASKI, Rosie K. Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, B.C. Distance $\frac{1}{2}$ mile

Market Town New Westminster, B.C. Distance 16 "

Church (give denomination) Hammond. All denominations. Distance $\frac{1}{2}$ "

Nearest School Hammond. Bus to High School-4 miles Distance 1 "

State how property was identified: Map Location, and Corner Posts.

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

Direct access to 2nd Avenue. Paved - good.

Is this district a good one? Yes.

Employment opportunity Two Sawmills and Brick-yard.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: No fences. Value \$

Water supply: Wells, good supply. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
House 1.	25x 39	Frame	1 Sty.	Shgl.	20 yrs.	Wood	Fair	500.00
HOUSE 2.	15 x 27	"	1 "	"	20 "	"	Poor	150.00
" 3.	21 x 27	"	1 "	"	20 "	"	"	200.00
" 4.	21 x 27	"	1 "	"	20 "	"	"	200.00
BARN	X							
BARN	X							
Pig Pen	24 x 30	Lumber	7'	Shake	3 "	"	Good	100.00
GRANARY	X							
Five nondescript outbuildings of no value.	X							
	X							

Total present day value \$ 1150.00

Total Value Buildings add to farm \$ 600.00

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

habitable? House No. 2 - No basement, cement chimney on bracket.

" " 3 - " " Brick " " "

" " 4 - " " " " " "

House No. 1 -

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

Houses served with electricity.

No. rooms downstairs? 6 Upstairs? nil How finished Wood - paper.

Are buildings painted? No Condition of paint -

Distance from nearest bush 100 yards.

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
4.00	Slightly	Sandy Loam	Sand &	Mixed. Berries &	75.	300.00
.75	undulating	16 to 24"	Gravel	Asparagus	85.	63.75
		Black muck	Gravel	Fallow & B.Berries		
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
1.80	Slightly	Sandy loam	Sand &	Building sites,	65.	117.00
	undulating	16 to 24"	Gravel	pig pens & runs, lawn & lanes.		
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
3.62	Undulating	Muck	Gravel	Clearing timber, levelling, etc.	200.	10.
						36.20
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 \$ 516.95

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 1116.95

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied.
The farm appears to be in fair condition. House No. 1 occupied by Lessee.
Crops being worked by Japanese hired by tenant.

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

Noxious weeds:

None of consequence.

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

1942 Tax - \$51.05. District of Maple Ridge.

Date:

Place: New Westminster.

I certify that the above report is based on a personal examination
of the whole farm made on the 13th day of May 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

Farm Appraisal Report

JI-40 - Tahahaski, R.K.

Remarks: This is a good property well situated, directly adjoining the Hammond Townsite on the South. It is therefore considered to have a certain value from a sub-division standpoint for residential purposes for industrial workers. The land is good and crops in good condition, presumably being worked by Japanese hired by tenant, who is in occupation of house No. 1. There are three additional houses on the property at present occupied by Japanese. One undesirable feature is that Houses and outbuildings are scattered over a considerable area which should be under cultivation and in crop. All houses served with electricity & water from wells. The property is leased to Mr. George Krivoshein of Hammond, lease dated 18th of April, 1942 Term for 9 months from 1st day of April. Rental \$400. and 1942 taxes; 1943 Terms-\$8.00 per month as long as tenant is in occupation.

(FOR ORCHARD LANDS ONLY)

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

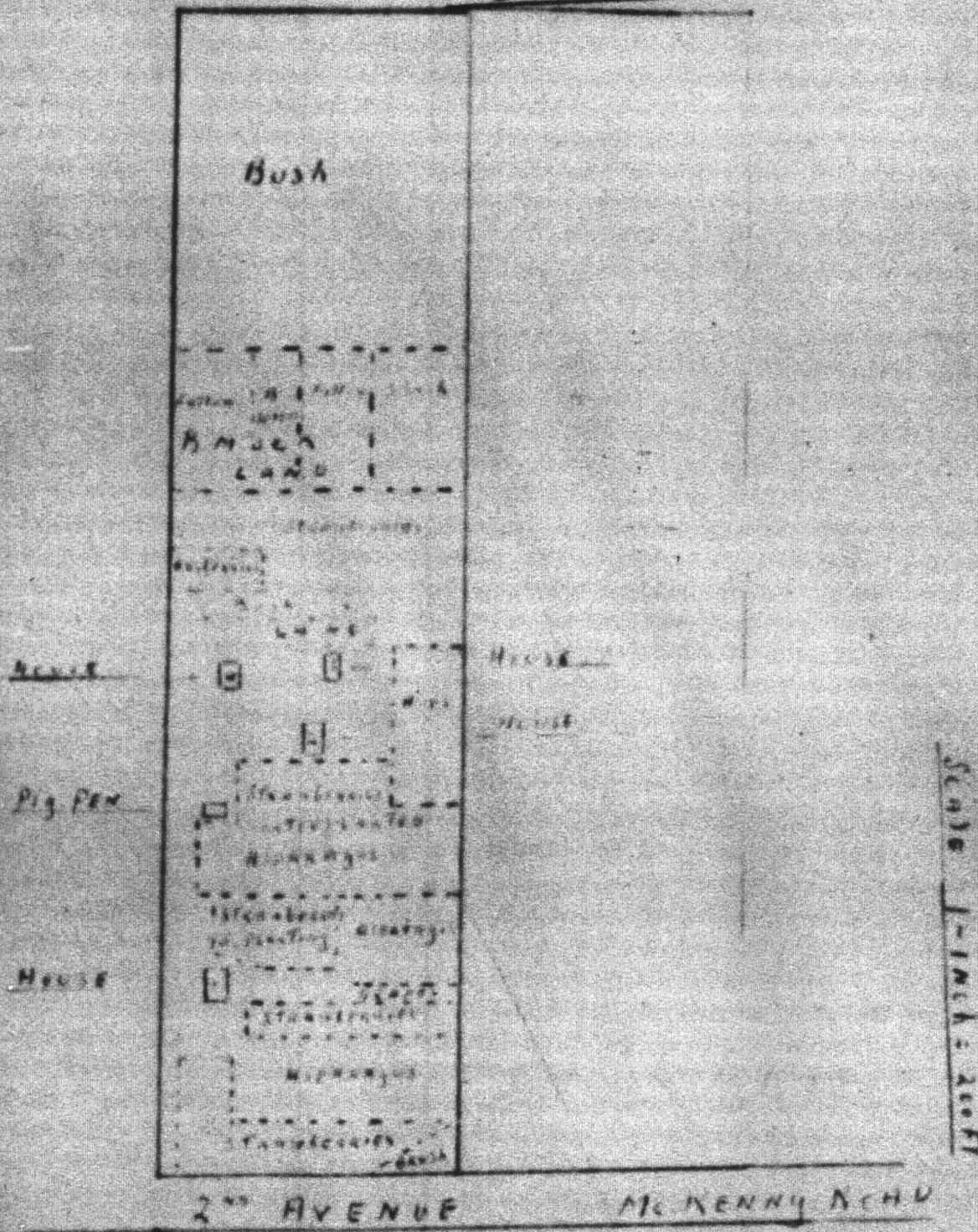
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

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

				<u>Present Value</u>
Asparagus	1.30 acs.	Good		\$
Strawberries	2.15 "	Good-various ages		\$
Blackberries	.20 "	Fair		\$
Raspberries	.15 "	Good		\$
Hops	.35 "	Poor-no attention		\$
Grapes	.05 "	Good.		\$
Fallow	.55 "	-		\$
A few young fruit trees not commercially productive, value included in land.				\$
				\$
Total \$				\$

Amount fruit trees add to value of farm \$

Diagram of Property



R. N. TAAHAKASAI

PT. 11 of AC 1 of LOTS 278/279 GRP I 'E' in PLAN 5001

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

value is \$1400.00

Date 15th May 1942.

"I.T. BARNET"
District Superintendent.

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

4971
13961
File No. J.L.40
BC/163
Vancouver, B.C.

A. G. Duncan Crux, Esq.,
Randall Building,
520 West Georgia St.,
Vancouver, B. C.

July 27, 1944

TAKAHASHI, Ryo Kotoyo

Dear Sir:-

Re: Part 10.17 acres n. or l. of Lot 278
& 279, Sp. 1, shown lettered "E" &
outlined red on sketch 5001, N.W.D.

(Hazel Ridge)

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 174668E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$45.20, in favour of The Secretary of State,
dated July 25, 1944, being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price

- \$1180.00 ✓

Reg. fees
3.00

Less arrears of taxes to
January 1st, 1943,

- \$ Nil

Less advanced to remove
encumbrances

1134.80 ✓

Amount paid to Secretary
of State:

- \$ 45.20

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

T. Todrick
T. Todrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in
full of the land above described.

JUL 28 1944

Date

Solicitor for The Secretary
of State.

Canada

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

JAPANESE EVACUATION SECTION

SEP 26 1944

File No. 4971

Reg. No. 13961

506 Royal Bank Building,
Vancouver, B. C.

Miss Rose Kotoyo TAKAHASHI,
Skimikin Valley,
Chase, B. C.

Dear Sir:

Re: Part 10.17 acres more or less of Lots 278 and 279,
Group 1 as shown lettered "E" and outlined Red on
Sketch 5001, Municipality of Maple Ridge in the
District of New Westminster. C. of E. 51244.

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	1180.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1180.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	1000.00
Encumbrance—Principal	134.80
—Interest	1137.80
Net proceeds of sale	\$ 42.20

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

<u>1943</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1 Credit re Sale of Property		42.20	
Land Registry Office, Certificate of Encumbrance	1.00		
Aug. 23 Balance re washing machine		20.00	
Oct. 27 Balance re typewriter		15.00	
Nov. 20 Sale of Sundry Chattels		37.09	
Dec. 2 Sun Life Assurance Co.	41.00		
10 Proceeds from Auction Sale		124.17	
<u>1944</u>			
Jan. 12 Proceeds from Auction Sale		57.25	
14 Sun Life Assurance Co.	120.00		
21 Cheque to you	50.00		
Feb. 18 Cartage on piano	8.50		
	<u>220.50</u>	<u>293.77</u>	<u>75.27 CR</u>

File No. 4971

NATURE OF ENCUMBRANCE Mortgage or
 (registered) (unregistered)

Name of Owner of Property TAKAHASHI, Rose Kotoyo Reg. No. 13961

Address 67 - 2nd Ave., Port Hammond, B.C.

Occupation School Teacher Age 29

Registered Owner of Property Rose Kotoyo TAKAHASHI C.T.No. 1A4610-M

Property:

Property Address Port Hammond, B.C. Mun. Maple Ridge

Legal Description Part 10.17 acres more or less of Lots 278 & 279, Group 1,
as outlined red on sketch 5001, N.W.D. L.R.O. 59395-C

Nature of interest Owner

Particulars of Encumbrance:

Date 24th October, 1927

Parties to document:

Name Tadashai TAKAHASHI

Address Port Hammond, B.C.

Name Edmund Pope Mortgagee

Address Port Hammond, B.C.

Principal Amount \$1000.00

Terms of Payment To be paid 24th October, 1930

..... Rate of Interest .8%

Arrears, if any: Principal \$1000.00 Interest Paid to Sept. 24, 1942

Balance owing as at this date \$1000.00 Principal and Interest from Sept. 24/42

Standing of Taxes: Arrears None Current Paid

Insurance:

(1) Agent None Company Nil

Policy No. nil Amt. Prem Exp. Date

(2) Agent nil Company nil

Policy No. none Amt Prem none Exp. Date XX

Nature, particulars and whereabouts of unregistered documents, if any: nil

Dated at Hammond, B.C. this tenth day of Feb. 1943 A.D. 1942 ³

CERTIFIED CORRECT

(Signature)

LIABILITY SUMMARY

File 4971

Re: Rose Kotovo TAKAHASHI

Reg. No. 13961.

There is on file no record of any liabilities.

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

J. H. [Signature]

DATED July 2nd, 1946.

14-1

TAKIMASHI, Rose Isayo

[illegible]

NAME TAKAHASHI, Ross KotaroREGISTRATION NO. 13961FILE NO. 4771

The following chattels were sold by public
 auction at Honolulu, P.C. on November 23, 1941.

Garden tools	\$ 2.80
Cedar Posts	1.00
Used Pipe	3.50
Green Out Box	1.25
3 Wedges (misc. articles)	0.95
Stillson Wrench	2.30
1 Back saw	0.25
Steel bar	0.90
1 Sprayer	5.00
12 gal. crock	2.50
4 Wooden barrels	2.75
Duster	1.50
Duster	1.00
16 Hot house frames	13.60
Hand pump & pipe	3.00
3 Garden sprinklers & pipe	0.75
Small quant. berry wire	0.50
Sacking, twine & hooks	0.50
Sack of Potash	0.90
Dining table and 3 leaves	4.75
Dresser & stool	3.50
Linoleum rug	6.00
Book case	3.50
Bed table	2.00
3 Piece chesterfield suite	47.50
1 Lamp standard	5.75
Sealer's stand	1.50

Total: carried forward:

\$ 119.45

~~Less expenses:~~

\$

~~Net proceeds received:~~

\$

~~Amount of cash on hand at time of sale:~~~~Amount of cash on hand at time of sale:~~~~Remarks:~~

NAME THOMSON, Ross & Sons

REGISTRATION NO. 15961

FILE NO. 15971

The following chattels were sold by public
auction at Haney, S.C. on November 25, 1943.

	Total brought forwards	
Table lamp		\$ 119.43
Table (old)		3.50
2 Day clock		2.75
2 Framed pictures		4.00
China cabinet		1.50
Plant stand		23.00
Occasional table		1.50
Winnipeg couch		1.50

Total:		\$ 161.20
Less Expenses: (Auctioneer's Fee : \$16.13		\$
(Advertising: 2.50		17.63
(Moving: 18.40		
Net Proceeds Credited:		\$124.37

Members of Custodian Staff Present. Mr. J. Moryson.

Extracted from Auctioneering list No. Haney 2.

Remarks.

NAME TAKAHASHI, Rosa Katayo

REGISTRATION NO. 13961

FILE NO. 1971

The following chattels were sold by public
auction at Haney B.C. on December 16th, 1943

Piano

\$ 71.00

Total:

\$ 71.00

Less Expenses: (Auctioneer's fee
(Advertising
(Moving

7.10

2.13

4.52

\$ 13.75

Net Proceeds Credited:

\$ 57.25

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering list No. Haney No. 3

Remarks.

ette
MEADOWS

Friday, August 27th, 1943

Fined For Possession Of Japanese Property

The first case of goods stolen from Japanese farms was dealt with in the Maple Ridge Police Court, Wednesday, August 25th, at 10.30 a.m., when Magistrate A. F. Armstrong found George Krebshein of Dewdney guilty, and fined him \$50 and \$1.75 costs.

Krebshein had been living on the Takahashi farm on the River Road, 2nd Avenue, Hammond, for several months, which farm he had leased from the Custodian of Enemy Property. Complaint was laid by the Custodian, of Japanese property not being on the Takahashi farm, and on police investigation the farm equipment was found on Krebshein's farm at Dewdney. Krebshein pleaded that he had borrowed the equipment with the intention of returning the items. The farm equipment was valued at less than \$25, and comprised hop wire, fence posts and a hand pressure sprayer.

Constable J. McGeachan conducted the court, with Constable Tom Robertson of the Haney detachment corroborating evidence supplied. Jack W. Moryson, field man and investigator for the Custodian of Enemy Property Dept. of Vancouver, was also on the stand to corroborate evidence supplied by the police. Krebshein was his own counsel.

It was pointed out during the trial that losses of property from the Japanese evacuated farms has been a major problem of the police, during the past week. Great quantities of farm equipment, household effects, such as radios, electric refrigerators, beds, and other moveable fixtures have been taken from the Japanese farms. When or how the items have been removed was not made known, but the police felt that further investigations would be carried on to bring to an end the lifting of property from the Japanese farms.

MEMORANDUM

File No.: 4791

June 16th, 1943

To: Mr. Moryson

From: Mr. Green

Re: Rose Kotoyo TAKAHASHI

Would you please look into the following matter in connection with this man's farm at 67 - 2nd Ave., Port Hammond and the tenant, George Krivoshein.

On April 17th, we wrote Mr. Krivoshein telling him the Japanese would sell her washing machine and asking if he was willing to buy and if so what he would pay.

On April 27th, the Japanese changed her mind and asked to have it shipped to her and on May 10th we so advised Mr. Krivoshein. On May 24th, the Japanese wrote that she had heard that the washing machine had been sold and we therefore immediately wrote to Mr. Krivoshein asking for particulars and pointing out that we had not authorized the sale, but merely asked for an offer. We have had no answer to this letter which was written on May 29th, so I would like you, please, to look into this. Our records show quite clearly that this office has not authorized any sale.

HFG:17

Aug. 11, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF

TAKAHASHI, T
67-2nd. Ave., Hammond, B.C.

In house.

- 1 Folding kitchen table.
- 1 Kitchen cabinet. (HM) ✓
- 6 " chairs. ✓
- 1 Porcelain sink.
- 1 Dining table. ✓
- 2 Congoleum rugs. ✓
- 1 Bookcase. (glass doors)
- 1 China cabinet. ✓
- 2 Sml. end tables. ✓
- 1 Ashtray stand. ✓
- ~~1 Piano & stool. (Wornwith)~~ Sold by Auction 16/12/43 - ~~at the front~~ ^{Harvey 3.}
- 1 Lamp standard. ✓
- 1-3pc. Chesterfield suite. ✓
- 1 Sml. table. ✓
- 1 Dressing table with mirror and stool. (HM) ✓
- 1 Table lamp. ✓
- 1 Steel bed, spring, and mattress. ✓
- 1 Sml. pc. linoleum. ✓
- 1 Steel bed cot and mattress.
- 1 Kitchen wall clock. ✓
- 7 Window blinds. (old)

Outside.

- 24 Greenhouse window frames. (some glass broken)
- 1 DB axe. ✓
- 1 Cross cut saw. ✓
- 1 Heater.
- 20' Garden hose.

In shed.

- 1 Cultivator. (hand) ✓
- 1 Sprayer. ✓
- Lge. quant. sacking cord.
- 3 Tall lawn sprinklers.
- 13 Bags Lime.
- 4½ Sacks fertilizer.
- 2 Large crock jugs.
- 1 Cross cut saw.
- 4 Large wooden barrels.
- 1 Mattock.
- 1 Coal brooder.
- 1 Platform scale ✓

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

WITNESS:

SIGNED

Harvey K. Keady

OFFICE OF THE CUSTODIAN.

MEMORANDUM

File No.: 4971

August 26th, 1943

*Added up all expenses
in case of*

To: Mr. Moryson

From: Mr. Green

Re: Rose Kotoyo TAKAHASHI

Herewith file copy of your inventory of Rose Kotoyo Takahashi's belongings checked on August 11th. Most of the important items seem to be there with the following possible exceptions which, please, check up with Mr. Krivoshein.

(1) Kitchen. Her inventory shows a round, green table and a small table (distinguished from the dining room table). I imagine these are covered by the two small end tables and the small table shown on your inventory.

(2) She shows one piece 9 x 22 and two pieces 9 x 12 linoleum. I imagine these are covered by your two Congo sum Rugs and one small piece linoleum.

(3) She shows a fern plant which does not appear on your inventory. *Hand brought back.*

(4) She shows the following farm implements of which only the hand-cultivator, one sprayer, one axe, cross-cut saw and scale appear on your inventory. These are the items, if any, which Mr. Krivoshein is most likely to have removed to his farm and I think you should take this matter up with him. The implements are as follows.

1 Hand cultivator ✓	2 Double-headed axes ✓
6 Hoes ✓	1 Bucksaw ✓
2 Potatoe diggers ✓	1 Cross-cut saw ✓
2 Diggers <i>handy enough</i> ✓	7 Japanese cutters ✓
1 Spade ✓	2 Large crow bars ✓
2 Shovels ✓	1 Grass clipper ✓
1 Rake ✓	1 Sledge hammer ✓
1 Cutter mattocks ✓	3 Wedges ✓
2 Hay forks ✓	1 Scale ✓
2 Tank hand sprayers ✓	36' of 1 1/2" gal. pipe ✓
3 Pipe wrenches ✓	36' of 1" gal. pipe ✓

HFG:IF

File No.

4971

Date Nov. 19th. 1943.

SUMMARY

Name: TAKAHASHI, R. K.

Address: 1st. Ave., Hammond, B.C.

(1) - We have today moved to auction room at Haney, B.C. effects as per enclosed list at a total cost of \$16.50 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Judo Hall, Haney, B.C. 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 \$37.09 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:

1 Bed & spring, missing. Present tenant, Mr. H. Koleada states that the previous tenant, Mr. Krivoshein, now of Dewdney, B.C., returned and took the bed & spring, saying that it belonged to him. So far I have been unable to contact Mr. Krivoshein. He was fined \$50 for a previous offence & has been followed up.

The tenant gave us the following explanation: _____

File 4976-165-B

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: Chase

Date: Nov 23/43

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

I, Rose K. TAKAHASHI, Police Registration No. 1346

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

Hammond Bb

in possession of Tenants

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

Dining Room Buffet (Name engraved on it) 1 Best Iron 1 Kitchen clock
1 Hob Plate 3 Handkerchiefs 1 in Dining Room 1 in Living Room
1 in Kitchen 1 Table Kitchen (Besp. Leaf) 1 Kitchen Chair
1 Set (8 Books) Common Education in Book Case

Original Address: Hammond Bb

Date Evacuated to Present Address: May 17/43

Total Number in Family: 5

CHARGES:

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

Deposit received: \$

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per:

Rose K. Takahashi
(Claimant Signs Here)

Maryon Haney
Custodian Vancouver

Please deliver to White Transfer who
will contact you & collect all charges
at Chase - Original signed Release to Head Office
as only 1 copy received BCSC CW Fisher
Vanc November 25-1943

MEMORANDUM

File No.: 4971

January 25th, 1944

To: Mr. J. H. Brown

From: Mr. Green

Re: Miss Rosa Isadora TAKAHASHI

This lady is very upset because the watch recently sold by auction was a gift from a society in Japan. Apparently it has an engraved plate with Mr. Takahashi's name on it. We think that there will be practically no prospect of your tracing the purchaser of this but if you can do so and explain the circumstances, perhaps you could arrange to reimburse her the price. In that case, Miss Takahashi wishes it sent to her.

I notice you have stored for her three boxes of miscellaneous books and she wishes a set of "Education Manual" sent to her. It will be in order to do this but as we have no Release from the S. C. Security Commission, we should have a separate account for the expenses rendered to this office.

WFO:lf

MEMORANDUM

File No.: 4971

February 10th, 1944

Please file

To: Mr. Moryson

From: Mr. Green

Re: Rose TAKAHASHI

Further to mine of January 25th, Miss Takahashi has now enclosed a picture from a catalogue of a model similar to the buffet recently sold. It had engraved on a small silver plate the following: "Presented to Mr. T. Takahashi from the Hammond Ijikai."

She asks us to place an advertisement in the Maple Ridge Gazette and I think there would be no objection to our doing this. I think the advertisement should read "Wanted to Trace. Buffet purchased at auction November 25th bearing the following inscription. 'Presented to Mr. T. Takahashi from the Hammond Ijikai.' Please contact P. O. Box 1066."

If you will kindly have this advertisement inserted and keep a copy, I will send this to Miss Takahashi as proof that we are doing what we can.

Finally, she has asked for shipment of her copy of Emerson's Essays and a book called Pumpkin Coach, together with the set of Dominion Educator already asked for. I am sorry to trouble you with these small matters, but believe that you are now concentrating on shipments and will be able to arrange this.

Enc.
HFG:IF

Located purchaser of buffet who absolutely refused to give it up. There was no sign of silver plate however & he stated it was iron & what he purchased at auction. He said he had the plate from the Hammond Ijikai. She will have the plate from

him to return it and it is possible that he removed
the plate, filled the hole & had it polished so that
it could not be identified.

Nothing more can be done in the
matter as the man purchased it in good faith
at auction.

W.H.

MEMORANDUM

File No. 4971

August 25th, 1944

TO: FILE

FROM: W. J. Iverson

Re: Rose E. TAKAHASHI

In view of the state of tenancy indicated on this file the effects are reasonably accounted for and it can be closed insofar as chattels are concerned. Miss Takahashi had asked that her effects be sold but was concerned about a buffet that was sold at auction and which she wanted shipped. Every effort has been made to recover same without success. No inventory was left by Miss Takahashi on evacuation and therefore list taken by our field men is used.

Relevant documents are:

- a) Letter from Miss Takahashi to G. Krivoschien, May 26/43.
- b) Letter from Miss Takahashi to Wm. Ritchie, July 3/43.
- c) Letter from Mrs. Ritchie re typewriter, August 14th. *C Inventory*
- d) Inventory (Miss Takahashi's), August 23rd, 1943.
- e) Mr. Green's memo, August 26th, 1943.
- f) Press notice re pilfering, August 27th, 1943.
- Report on removal of effects, Nov. 18/43.
- Sales Sheets
- Sales to tenant.

WJI/WHG

[Handwritten signature]

Jr file 4971

FARM LEASE

THIS INDENTURE made in duplicate the 10th day of April A.D. 1943

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

ROSE E. TAKAHASHI of Vancouver
in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

John
GEORGE KIVOGUIN of the same place
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Maple Ridge in the District of New Westminster and Province of British Columbia, more particularly described as:

Lot "B" a subdivision of District Lots 278 and 279 of Township Nine (9)
containing 10.17 acres more or less

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of Nine months to be computed from the first day of April A.D. 1943 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Four Hundred (\$400.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

Two and one half (2½) acres of strawberries

Two (2) acres of asparagus

One quarter (¼) acre of raspberries

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the Lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly

operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that

respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

It is understood and agreed that commencing with January 1942 the
rental shall be Eight (\$8.00) Dollars per month until such time as
the Lessor resumes occupation of said lands and premises

And it is understood and agreed that the Lessee shall pay all rates
and taxes commencing with the year 1942.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the
day and year first above written.

Signed, Sealed and Delivered by

JOSE E. TAKAHASHI and GEORGE KRIVOSHEIN
in the presence of

Jose E. Takahashi

M. Fletcher

G. Krivoshein

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath
and Say:-

1. That I was personally present and did see **JOSE E. TAKAHASHI and GEORGE KRIVOSHEIN**
the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of
twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of six-
teen years.

Sworn before me at Mission City in
the Province of British Columbia

this eighteenth day of April
A. D. 1942

M. Fletcher

M. Campbell
A Commissioner for taking affidavits
within British Columbia.

File 4971
Port Hammond, B.C.

Dec 5th 1942

To

Richardson
The Custodian of Japanese Property
Vancouver, B.C.

Sir:-

Reporting to you that I hold a mortgage on the 10 acre property of Rosa Takahashi late of Port Hammond, but now at Chase, B.C.

The property was formerly held by T. Takahashi, who rather more than a year ago transferred it to his daughter, Rosa, who is a Canadian born Japanese.

OFFICE OF THE CUSTODIAN OF JAPANESE PROPERTY
The property is composed of parts of Lots 278 and 279, Gp 1, New Westminster District and is shown on Sketch No 1742 in the Land Registry Office, New Westminster B.C.

The mortgage is for \$1000.00 and has been in effect for about 15 years, the interest is paid up to Sept 24th of this year.

If there is any other information that you may require re the above, I will try to supply it on request.

Box 10
Port Hammond, B.C.

Yours truly

C. Pope

P.O. BOX 10

File No

4971

E. Pope

EVACUATION SECTION	
Rec'd	DEC 29 1942
File No	4971
Att.	<i>Cramer</i>
Referred	<i>only Anderson</i>

PHONE BOOK

3206

D.A. Cramer,
for Japanese Custodian.
Vancouver, B.C.

Port Hammond, B.C. Dec 24th 1942

107

Dear Sir:- In compliance with your request of the 21st, I herewith enclose copy of the mortgage held by me on the property of T. Takagashi, (now transferred to Rosa Takagashi, but subject to the said mortgage)

There has been nothing at all paid on principal, but the interest has been paid up to Sept 24th 1942.

Commencing Jan 1st /43 I am to collect rent from the present tenant and apply to current interest account. Rent to be \$8.00 per month.

Yours truly

E. Pope

The Custodian

506 Royal Bank Bldg.

Vancouver B.C.

Chase Bldg.

Jan 31/43

EVACUATION SECTION	
Date	FEB 4 1944
File No.	4971 1000
Referred	Anderson

Dear Sir:

R. file # 4971

I received the statement of my father's and my account, and thank you for the same.

Will you please tell me for how much the pianos sold? and also the Chesterfield? The total of the proceeds from the auction sale of furniture is only \$232.70 less your discount of \$50.78 which makes a total of only \$181.42. It seems very very disappointing to receive only that amount for furniture which took us so many many years to pay. We made payments

of \$10⁰⁰ per mo. for the piano; and
bought it for over \$400. which as
you can understand took us a
very long time, and measured it very much.

Will you please tell me what
the "Veterans' Land Act" - rent collected
for 1943. \$120⁰⁰ is? Was this
paid to Mr. E. Rope and to the
municipality for taxes? I
cannot understand it for just
what that amount was paid,
and just what that "rent collected"
signifies.

I am appealing to you again
to trace that buffet if possible.
I am enclosing a model from
a catalogue which will aid you
in tracing it. It was similar
to the enclosed model, and on

top was a small silver plate
which had the following engraving
on it.

Presented To
Mr. T. TAKAHASHI
from the
HAMMOND Isikai

An advertisement was placed
in the local "Maple Ridge Gazette"
I am certain you will have no
difficulty in tracing it. As it
of much sentimental value to us
will you kindly trace it for us.

When you are sending the
set of "Dominion Educator"
books will you kindly send me
a copy of "Emerson's Essays",
and a book called "Pumpkin
Coach". I treasure those two
books very much. They will also
be found in the book case.

I will write to the Haney representative
Mr. Morrison too but with your
kindly writs to him too

Thanking you for all your
kindnesses and prompt
attention, I am

Yours sincerely,
(Miss) Loue Takahashi.
Reg. # 13961.

1971

March 17, 1943.

Mr. E. Pope,
Port Hammond, B. C.

Dear Sir:

Re: Ross Kotaro TAKAHASHI (Miss)

With reference to fire insurance on buildings located on property belonging to the above named and described as Lot "E", Subdivision of Lot 278/279, Township 9, in the Municipality of Maple Ridge.

Following receipt of your letter of February 10th in which you stated that the insurance was formerly carried by the Mutual Fire Insurance Company, but cancelled by them at the outbreak of war with Japan and not since placed elsewhere as far as you knew, I wrote to Miss Takahashi on February 19th. We have received from her a letter dated, February 26th, in which she states that she does not carry fire insurance on the buildings in question, further stating that at the present she could not put any insurance on, and that when able to do so, she would advise us.

I take from this letter that she would like to carry fire insurance. I suppose it is the cost of same delaying any action in that respect.

Under the terms of the mortgage that you hold covering this property, the mortgagor, amongst other things, agreed to insure the buildings for their insurable value. Under those circumstances, I think it best that insurance be placed on these buildings without further delay, and would ask you kindly to attend to this matter by referring the risk to some local insurance man at Port Hammond. The Policy should be written in the name of "The Secretary of State of Canada, acting in his Capacity as Custodian, with loss, if any, payable to yourself as mortgagee."

You would be entitled to hold the original policy and would ask that a Certified Copy be sent to this office along with the bill covering Premium.

The amount to be covered on each building will naturally depend on its insurable value. I notice that the Assessed Value of Improvements shown on the Municipality of Maple Ridge, 1942, Tax Statement to be \$1,700.00 which may or may not be close to the Actual Value of the buildings today.

(over)

Hammond, B.C.

March 24/43.

Received from Mrs. E. MacKenzie
the sum of (\$75.00) for Mayfair Wacker
Serial no 3455.

Paid in full.

S. Kinoslein.

4971

April 13th, 1943.

Miss Rose K. TAKANASHI,
Registration No. 13961,
c/o Nysop Farm,
Chase, B. C.

Dear Madam:

In reply to your letter of April 2nd we wish to advise that the 1943 lease renewal was forwarded from the Pacific Co-operative Union for the sum of \$85.00. This has now been raised by this office to the sum of \$120.00, payable August 31st, 1943, and the taxes will be taken care of at that time.

We trust you will find this satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WLA/EM

4971

June 24th, 1943.

Miss Rose TAKAHASHI,
Registration No. 13961,
Chase, B. C.

Dear Madam:

In answer to your letter of May 24th, we find on investigation that the facts are as follows:

Mr. Krivoshein had your authority to sell the washing machine for \$70.00. He was unable to fetch this price, but eventually sold it for \$55.00. While in so doing undoubtedly he went beyond the authority you gave him, we understand that the machine was old and leaking and that offers as low as \$15.00 and \$20.00 were received. He is satisfied that he made the best bargain possible and we see from your card to him of May 26th that you have already received the money.

Are you willing to sell your piano and how much do you want for it?

We understand that you are corresponding at some length with Mr. and Mrs. Krivoshein and we think you would do well to confine your correspondence to this office in future.

Yours truly,

H. F. Green,
Protection Department.

HFG:MAI.

Y. J. Samanick,
R.R. #1.

Kanawha Bl.

Aug 23/43

EVACUATION SECTION	
Rec'd	AUG 24 1943
File No.	4971
Ans.	
Referred	Green

out to Anderson

The Custodian,
Royal Bank Bldg.
Manassas, Va.

Dear Sir: -

In answer to your request for the inventory of my property, I am sending it on a separate sheet. I also beg to reply that Mr. G. Krivoshein the present tenant, also has a copy of the inventory so will you kindly consult him also.

Will you kindly let me know if he has paid the taxes or rent on the property for 1943.

Will you kindly investigate to see if all the articles are there, and greatly oblige

I am

Yours sincerely,
Y. J. Samanick
(reg # 13961)

Copy only

Hammond BL

April 20th /42

Kitchen

- 1 Round green table ⊗
- 1 small table ✓
- 1 Kitchen cabinet ✓
- 1 9'x22' linoleum x
- 6 chairs ✓
- 1 Kitchen clock ✓

Dining Room

- 1 china cabinet ✓
- 1 table ✓
- 1 chester field table ✓
- 9'x12' linoleum x

Living Room

- 1 chester field ✓
- 2 chairs ✓
- 1 Piano & stool ✓
- 1 end table ✓
- 1 fern stand (?)

- 1 table lamp ✓
- 1 Bridge lamp ✓
- 1 ash tray ✓
- 9'x12' linoleum x

Bed Room

- 1 3/4 bed (steel posts & Spring) ✓
- 1 white chiffonier ✓

Copy only
Farm Implements.

7

- | | |
|--------------------------|-------------------------------|
| 1 Hand cultivator | 7 Japanese cutters |
| 6 Hoes - | 2 large crow bars |
| 2 Potatoe diggers - | 1 grass clipper |
| 2 Diggers - | 1 sledge hammer |
| 1 Spade - | 3 wedges |
| 2 Shovels - | <u>1 scale ✓</u> |
| 1 Rake - | 36' $\frac{1}{4}$ " gal. pipe |
| 3 Cutter Mattocks - | 36' $\frac{1}{2}$ " " " |
| 2 Hay forks - | |
| 2 Tank hand sprayers (1) | |
| 3 Pipe wrenches | |
| 2 Double-headed axes (1) | |
| 1 Bucksaw | |
| <u>1 Cross cut saw ✓</u> | |

4971

October 13, 1943.

Miss Rose K. Takahashi,
C/o Mr. J. Samanich,
R. R. #1,
Kamloops, B. C.

Dear Madam:

In reply to your undated letter received at this office on October 8th, we are enclosing herewith a letter informing you of the status of your property in Hammond.

Your chattels are as yet intact on the property although your previous tenant had to be taken into police court before everything was located. We are also pleased to inform you that an additional \$20.00 was received from the sale of your washing machine, and this amount has been credited to your account.

In your previous letter you listed numerous articles that you wished sold if possible. Please inform us and supply us with another list of these articles and the prices that would be acceptable to you for them. If any chattels are required by you in your present domicile, they will be shipped to you upon our receiving the customary release form through the B. C. Security Commission in your locality. The packing and crating of any such articles is done under the supervision of this office, but shipments are made by the B. C. Security Commission.

Trusting this is the information you require,
we are,

Yours truly,

R. D. Richardson.
Farm Department.

WHA/MFP

4971

January 25th, 1944

Miss Rose Kotoyo TAKAHASHI,
Registration No. 13961,
Chase, S. C.

Dear Madam:-

We have two letters of yours to acknowledge and deal with them as follows.

(1) Your letter of December 21st. We are enclosing statement of account for you as requested, showing a balance of \$61.51. We are only sending you \$50.00 herewith as we may need the balance for shipment of your effects. As regards your father and mother, our Claims Department have sent the former all particulars under date of January 17th together with the amount of credit held in your father's name.

(2) Turning to your letter of January 6th, we are indeed sorry to hear about the buffet and would not have sold this had we known the circumstances. While we will do all we can to trace this article of furniture, you will appreciate that this is now very very difficult. However, we are contacting our Haney representative.

(3) All the garden tools were sold, but we are enquiring to see whether your set of "Dominion Educator" is still available and if it is, we will arrange for it to be shipped.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:TF

4971

February 10th, 1944

Miss Rose TAKAHASHI,
Registration No. 13961,
Chase, B. C.

Dear Madam:-

Thank you for your letter of January 31st. We are enclosing herewith a detailed statement of the proceeds of sale of your furniture and effects. Would you kindly note that we are satisfied that these prices were the best obtainable and we are not prepared to correspond any further about this. We recall that you have previously written that you would require about \$200.00 for the piano but no offer anywhere near this sum has been made although there is a ready demand for pianos and indeed for all effects at the present time.

The item of \$120.00 debit to your account about which you have asked, represents the payment of this sum to the Veteran's Land Act who purchased the property as at January 1st, 1943. All rents collected by this office since that date, have, of course, to be refunded to the new owners.

We will write to Mr. Moryson and ask him to arrange for an advertisement in the Maple Ridge Gazette to see if we can trace and repurchase the buffet.

Finally, it is unfortunate that you did not ask for the two additional books now requested at the same time as you asked us to send the Dominion Educator. Shipment of the former may perhaps already have been made, but in any case, we are writing promptly to Mr. Moryson.

Yours truly,

H. F. Green
Protection Department

HFG:IF

Chase St.
Mar. 27/44

The Custodian,
506 Royal Bank Bldg.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAR 30 1944
File No.	4971
Ans.	3/4/44
Referred	Green

Dear Sir:-

Re file # 4971

We yet have not received the books and we have not heard any more concerning the buffet. I wrote to Mr. Morrison also, but I have never received a reply from him. Could you kindly write to him and enquire if anything has been done. Please send the things via "White Transport."

He also had two electric irons and an electric hot plate, and toaster. Would you kindly investigate and see if we can have them also.

I understand that Mr. Krivoshein sold a number of books from our property very shortly after he moved in and he had to pay the sum of \$16.00. He never received any money from him or we have not heard from him. Could you please let me know

further concerning this.
Your kind attention will oblige,

Yours truly,
Miss Marie Satchels.
reg. # 13961.

April 3rd, 1944

Miss Rose TAKAHASHI,
Reg. No. 13961,
Chase, B. C.

Dear Madam:-

Thank you for your letter of March 27th.

Mr. Moryson is going ahead with shipment of the remaining items being mainly, we think, books. We do not believe he has any electric irons, hot plate, or toaster, nor were such items mentioned when you sent us a complete inventory of the equipment as requested in our telegram of August last year.

Mr. Moryson will also send us a copy of the advertisement in the Haney Gazette asking the purchaser of your father's buffet to get in touch with us. We have since received information that the plate bearing the inscription to your father was removed by Mr. Krivoshein with the intention of claiming this article of furniture as his own. Mr. Moryson does not recollect seeing such a plate and if it is a fact that it was removed, it will be almost impossible to do anything about recovering this piece of furniture.

We cannot see anything on our file about Mr. Krivoshein buying some fence posts for \$75.00. Are you sure that there is not some confusion here with the fine imposed on him, which money, of course, will not be paid to this office.

Finally, we must ask you please to curtail your correspondence with this office and Mr. Moryson. We have done all we reasonably can for you and your property and cannot continue corresponding about it indefinitely.

Yours truly,

H. F. Green
Protection Department

HFG:IF

c/c to J. Moryson

4971, 3647
12276, 1976

19th May, 1944.

The Director,
The Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B.C.

Attention: Major T. Todrick.

Dear Sir:

We are in receipt of your letters of the 18th instant in regard to the following matters:

R.K. Takahashi and Jukichi Nakamura. Your letter indicates that the District Superintendent is prepared to recommend the payment of the amount required to clear the title. Does this mean that the Custodian can assume the amount will be paid and that instructions should be given to proceed with the completion of the documents or does it mean that a decision must be awaited from your Director in Ottawa.

George Yasuno Shoji. - Your letter refers to the title to this property which was being purchased by the above from the Soldier Settlement of Canada and to whom there is a balance owing. I think it is quite obvious that the Custodian in view of his responsibility to creditors, which includes the Director of the Soldier Settlement of Canada, cannot transfer this property to the Director of the Veterans' Land Act unless the Director of the Soldier Settlement of Canada is prepared to accept as payment in full the amount offered by the Director of the Veterans' Land Act. Would you please advise as to whether or not the Director of the Soldier Settlement is prepared to accept this amount as payment in full and to give a release to the Custodian covering the personal covenant of the Japanese. If by any chance the Director of the Soldier Settlement of Canada is not prepared to accept the offer made by the Director of the Veterans' Land Act the Custodian will have to insist on withdrawing the property from the sale. The amount payable will of course have to include legal costs necessary to convey title to the Director of the Veterans' Land Act.

Isabelle Tami. - With reference to your letter and the rather complicated situation which has resulted from this party's property being subject to two mortgages, the Custodian's record indicates that your Director offered to purchase Lot 9 and the Custodian is of course prepared to transfer lot 9 provided the amount of the offer equals the amount of the charges against the land. It appears that the total charges of \$1,173.67 against lot 9 are made up as follows:

Balance of principal on mortgage of lot 9, excepting 40'x60'	\$650.00
Interest to 31/5/44	103.00
Balance of Principal on mortgage covering 40'x60'	163.98
Interest to 31/5/44	93.97
Tax arrears and interest	111.92
Legal fees	50.00
Total	\$ 1,173.87

I think that in fairness to the Custodian or the former Japanese owner that your Director should only expect the Custodian to accept his offer as applying to that part of lot 9 to which the Clay mortgage applies, being a part of the lot on which the buildings are situated, the Custodian to retain possession of a piece of land 40'x60' which no doubt could be unsaleable when separated from the main part of the farm. That is the reason why Mr. Richardson has re-submitted the matter to your Director and your views in this matter will be greatly appreciated.

Yours truly,

F. G. Shorne,
Director.

FGS/PM

4971

J.L. No.40

May 23, 1944.

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

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Rose Kotoyo TAKAHASHI - Pt. 10.17 acs.
of Lots 278 & 279, Op. 1, lettered "E"
on Sk. 5001, Municipality of Maple Ridge.

We are advised by Mr. T. Todrick, District Solicitor,
that the District Superintendent has increased the offer
price for subject property to \$1180.00, which amount will
permit the Custodian to deliver clear title to the Director.

On February 5, 1944 we forwarded you Certificate of
Encumbrance No. 51244 showing Rosie Kotoyo TAKAHASHI as
the registered owner and Edmund Pope as Mortgagee. We
enclose herewith a Certified Copy of Mortgage to Tadashi
TAKAHASHI, Mortgagor, and Edmund Pope, Mortgagee. We ask
that you kindly have Discharge of Mortgage promptly prepared
and sent to us so that we may have same executed by the
Mortgagee, as it is our intention to pay for this mortgage
at the earliest possible moment.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

cc to Accounting Department.

4971

May 30, 1944.

Mr. Edmund Pope,
Port Hammond, B. C.

Dear Sir:

Re: Rose Kotoyo TAKAHASHI, J.L. No. 40
Pt. 10.17 ac. Lots 278 & 279, Up. 1,
lettered "G", Sk. 5001, Maple Ridge.

We are sending you herewith Official Cheque in the
amount of \$1134.80, being the balance due under Mortgage
which you hold against subject property:

Principal balance	\$1000.00
Interest @ 8% from Sept. 24/42	
to May 31/44	134.80
	<u>\$1134.80</u>

We ask that you execute a Discharge of Mortgage
and give same to our Mr. W. Anderson, who will call
upon you in person.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
RDR/EG

4971
4972

September 19, 1949.

Mrs. Rose Kotayo KOBAYASHI,
Registration No. 13961,
281 W. Victoria Street,
KAMLOOPS, B. C.

Dear Madam:

Personal goods now in Custodian storage include
a Box personal effects in the name of TAKAHASHI.

If this item belongs to you and you wish to
receive it, please inform the Custodian on or before the
15th October, 1949, giving your full name and address for
shipment.

Failing to hear from you by the above date, the
Custodian will assume that you have no interest in this
item and will dispose of it at his discretion.

We enclose a stamped addressed envelope for your
reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJ/CH
Encl.

EVACUATION SECTION	
Rec'd	SEP 26 1949
File No.	4971
Ans.	<i>Yoshi</i>
Referred	<i>Yoshi</i>

281 N. Victoria St.
 Kamloops, B.C.
 Sept. 23, 1949

Office of the Custodian,
 506 Royal Bank Bldg.,
 Hastings and Mainville,
 Vancouver, B.C.

Dear Sir:

Re: File # ⁴⁹⁷¹~~4971~~

I do not recall having put
 any personal effects into any box,
 however, it may have been done after
 we left Hammond, B.C.

Could you inform me as to a
 few of the articles which are on the box
 and whether it is originally from Hammond
 B.C. in the Maple Ridge district.

Your kind attention will oblige.

Yours truly,

(Mrs.) Rose Kobayashi

IN THE MATTER OF THE "INQUIRING ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

1a

MISSION

(HIS HONOUR JUDGE J. R. ARCHIBALD, SUB-COMMISSIONER)

Kamloops, B.C.

May 7th, 1948.

10

IN THE MATTER OF THE CLAIM OF
KOTOYO ROSIE TAKAHASHI.
(Mrs. K.R. Kobayashi).

PROCEEDINGS AT HEARING.

2 APPEARANCES:

D. S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R. J. McMASTER, Esq.,

appearing for the
Claimant.

J. R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

MR. I. G. SMITH,

Official Interpreter.

30 MRS. M. TONKS,

Official Reporter.

THE COMMISSIONER: What is the next case?

MR. McMASTER: It is number 124 on the list, Your Honour,
Miss Kotayo Rosie Takahashi.

KOTOYO ROSIE TAKAHASHI, the Claimant,
herein, being first duly
sworn, testified as follows:

10 MR. McMASTER: In this case, Your Honour, I would ask
to amend the claim for the real property to
\$4500.00, the Custodian sold it for \$1180.00.
With respect to the personal property claimed for
I would ask to amend the first item - hand cultivator,
from \$12.00 to \$10.00, which would make the total
personal property claim \$236.00. These articles
were sold by the Custodian for \$82.25, leaving a
net claim of \$153.75.

Q Mrs. Kobayashi, you have been married since evacua-
tion and your name before marriage was Kotayo Rosie
Takahashi? A Yes.

Q And you are the claimant in this case? A Yes.

20 Q Did you instruct Mr. Leckie to prepare this statement
with regard to the real property claimed and is
that your signature? A Yes.

Q Are the contents of this statement true to the best
of your knowledge and recollection? A Yes.

MR. McMASTER: I would ask to file that statement as
an exhibit, Your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

30 I would ask to file on behalf of my learned friend
the Farm Appraisal Report of the Soldier Settlement
Board with respect to these premises and with respect
to the Appraisal Report, Your Honour, I think I
should draw your attention to the fact that the
appraisal on page 2, is \$1116.95 and the appraisal

Mrs. K. R. Kobayashi,
In Chief.

on page 4, of I. F. Barnet, is \$1400.00. Apparently the property was sold on the basis of the lower appraisal.

Q Witness, this property was situated about a quarter of a mile from Hammond?

A Yes.

Q If I remember correctly it was transferred from your father in February 1942?

A Yes.

10 Q Were you brought up on this property?

A Yes.

MR. McMASTER: If I might refer to Exhibit No. 1, the property is about ten acres with seven acres cultivated and in crop. It was purchased by the Claimant's father in February 1922 for \$1500.00. At that time it was all bush, since that time he cleared approximately seven and a half acres and he planted eighty fruit trees, including twenty walnuts. I don't know how they include walnuts as fruit trees, but that is what the statement says. He dug a well, cribbing it, in 1932; he erected a pump house and necessary piping to the house and later on replaced some of the piping. The statement shows various erections which were put on the premises by the Claimant's father and points out that all the houses had electric light. Apparently there were several houses on the property and in the statement these houses are numbered and the statement shows houses 2, 3, and 4, were from ten to twelve years old in 1942, not

20

30

4
Mrs. K. R. Kobayashi,
In Chief.

twenty years as the Appraiser states. The Claimant states that when they left the property, the houses were in fair condition and two were rented, houses 3 and 4, for \$10.00 and \$8.00 respectively.

House number 1, was in good condition and the residence, which was house number 1, was served with municipal services but the other houses weren't connected with the municipal services but had wells.

10

It is excellent fruit growing land and has a substantial potential value from a subdivision standpoint for residential purposes, being immediately adjacent to Hammond Townsite. In 1931 Maple Ridge School offered to buy two and a quarter acres for \$1500.00 for a school site but the deal fell through when they decided to add an addition to the existing school. Just a few months before the

20

Claimant left the protected area, Mr. Hennes, the real estate man in Hancey, came to the farm and inquired if they would consider selling the farm and they asked him at what figure and he replied that he considered he could get a buyer at between \$4000.00 and \$5000.00. The Claimant goes on to say: "We knew we were going to be evacuated but thought it would not be for very long and we told him we would not consider selling the farm" and she states the property at the date of sale was worth \$4500.00.

30

Q Witness, did you instruct Mr. Leckie to prepare this statement with regard to the personal chattels

Mrs. K.R. Hokayashi,
In Chief.
Gross-Exam.

for which you are making a claim?

A Yes.

Q And is that your signature? A Yes.

Q Are the contents of that statement true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I would ask to file that statement as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

10 I would file on behalf of my learned friend the Analysis of Personal Property Claim made by the Custodian and would draw your Honour's attention to the fact that the J. P. Form declared farm implements but that on August 11th, 1943, J. Morrison took inventory of the goods and chattels which appears in column 2 of the Analysis Form. I am referring to the statement of claim with regard to the personal chattels. The details of the claim are set out there, with the approximate date of purchase, condition when purchased and the price paid and the Claimant's estimate of the fair market value at the date of evacuation. She states that the farm tools were left in the barn of the place and the piano in the residence.

20

GROSS/EXAMINATION BY MR. McTAVISH:

It is submitted that the real property was sold for its fair market value.

It is submitted that the personal property was sold for its fair market value.

30 Referring to the personal property statement,

Mrs. E.R. Kobayashi,
Cross-Exam.

Exhibit No. 3, the hand cultivator for which the claimant claimed \$10.00, was sold for \$3.00. the platform scale for which she claims \$10.00, was sold for \$6.00. and the piano valued at \$200.00 was sold for its fair market value.

The sundry tools - I don't know whether a full list has been filed by the claimant or not, were sold for \$2.25. Both the real property claim and the personal property claim appear to be questions of value.

10

MR. McMASTER: I would ask my learned friend to let me know if there was any appraisal filed for the piano.

MR. McFAVISH: There is no appraisal on the file.

MR. McMASTER: I would ask him if there is an appraisal to produce it before the hearings in Vancouver.

THE COMMISSIONER: Is that all?

MR. McMASTER: Yes, Your Honour.

(Witness aside).

20

(PROCEEDINGS ADJOURNED SINCE DEB).

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

E. Tonks
Official Reporter.

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

30

J.R. Archibald
Sub-Commissioner.

DEFENCE BRIEF
Kotono Rosie TAKAHASHI

File No. 4971

Case No. 90

KAMLOOPS
7 May 1948
V.L.A.
Sheet A.12-13

REAL PROPERTY CLAIM

(All claims shown are Gross)

Appraised at

Sale Price

1. Claim amended to

\$4500.

(Trans. Page 2)

\$1116.95

\$1180.

Witness - Appraiser, H.L. Sinclair.

Question of valuation only.

Claimant stated that she had been married since her evacuation and her married name is KOBAYASHI.

Appraiser (Sinclair) reports -

Buildings 20 years old, five nondescript outbuildings of no value. Farm in good condition.

Appraiser (Barnett) reports -

This is a good property well situated. Land good and crops in good condition. A few fruit trees not commercially productive.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

2.

Claim reduced to

\$236.

(Transcript Page 2)

(a) Farm Implements value \$36. Sold by tender for \$11.25

Appraiser - C. Spencer Pallot

value \$200. Sold by Auction for \$71.

(b) Piano

\$236.

Where Required

Documents Required

Summary of Defence Witnesses

H. L. Sinclair

C. Spencer Pallot

Mr. Moryson

1 Appraiser

2 (a)(b) Appraiser & Auctioneer

2 (a) Staff

Appraisal of Piano
(Trans. Page 6)

NOTE

There does not appear to be an appraisal of the Piano which was sold by auction.

BMP/mw

Name of Claimant

TAKAHASHI, Kotoyo Rose

Case 90

Custodian File

1971

REAL PROPERTY										Total
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		
					1160	1667.75			2827.75	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
MISCELLANEOUS CHATELS										
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			
						11.25				
							1.35	100.00 1.35		
TOTAL RECOMMENDATION									199.35	

4971

October 4th, 1950.

Mrs. Kotayo Rose KOBAYASHI,
281 Victoria St., W.,
Kamloops, B. C.

Dear Madam:

Re: Japanese Property Claims Commission
Case No. 90

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,969.08.

Cheque for \$1,855.18 is enclosed herein, and the sum of \$113.90 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGB/js
1 encl.