

5287



## 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 Rokusaburo

HOME ADDRESS: R. R. #1, Haney, B. C. (17th Ave.)

REGISTRATION NUMBER 13703

SEX: Male

AGE: 55

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Koma

ADDRESS OF WIFE OR HUSBAND: same address

NAMES OF ANY LIVING CHILDREN: Kenji (M) Haruo (M)

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 13, 11 yrs.

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

1. LOCATION AND DESCRIPTION: "Indenture" between Rokusaburo Taniguchi and Eugene Merrill Gilland, both of Haney.

1. Part 7.356 acre of 20 acres SE qtr. of Sec. 21 Twp. 12, sketch 49236P ✓
  2. Part 4.905 acre of SE qtr. of Sec. 21, twp. 12, sketch 49237P (-0.915 ac.) ✓
  3. Block "C" SE qtr. of Sec. 21, twp. 12, map 5682 ✓
  4. Lot 15 of SE qtr. of Sec. 22 twp. 12 map 3118 (-0.091 acre.) ✓
- All in the District of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 roomed 2 storeyed wooden frame dwelling with basement on "1 & 2". garage, packing shed, barn, chicken houses, root house, picker's house, bath house, 4 brooder houses,

3. INSURANCE (Give particulars; state where policies are) Millers National Ins. Co. ✓  
\$1500.00 on dwelling. Pol # 80363.

4. TAXES (Amount and where payable) \$95.36 per yr. to Maple Ridge, 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state) Leased to E. M. Gilland, Haney B.C. as per "Indenture".

for 3 years at \$20 per month



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN strawberry, raspberry, black berry, rhubarb, asparagus, fruit trees,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1. sec. 1

2. LANDLORD'S NAME AND ADDRESS.

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

4. STATE WHEREABOUTS OF LEASE.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

IN HOUSE: Dining roomset (1 table & 6 chairs) 1 dresser, 1 chiffonier, 1 bookcase, kitchen set, (1 drop leaf table, 4 chairs, 2 stools, 4 beds, 10 kitchen chairs, 1 kitchen stove, 2 heater stoves. IN BASEMENT: GARDEN TOOLS & CARPENTER TOOLS, 30 light bulbs, 2 incubators, 500' cable wire, 5 blocks, hot water tank, 1 cultivator.

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

1 dog to be left with man renting house,

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: \_\_\_\_\_

See page 1

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: Mortgage--Takaji Miyake \$400.00 Reg. #83685C ✓

## 6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \_\_\_\_\_

- \$300.00 Isamu Yamamoto, Mt. Lehman, B. C.

- \$200.00 Tsunehichi Matsuoka, 17th Ave., Haney, B. C.

- \$150.00 Yoshio Hatanaka, 2152, Marine Dr., West Vancouver, B. C.

13385  
8674

Int 780

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

\$600.00 in Victory Bonds (1941 &amp; 1942) \$10.00 War Savings Certificates.

In owner's possession---or in Safety Deposit Box, Bank of Montreal, Haney.

## 8. BANK ACCOUNTS: Bank of Montreal, Haney, \$180.00 /

## 9. LIFE INSURANCE: none /

## 10. INTEREST IN ANY ESTATES OR TRUSTS: none

## 11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, B. C.

## 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 22nd day of april 1942

(Signature)

R. Taniguchi

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date Oct 22/43

Our File No. 5287

Full Name TANIGUCHI, Rokusaburo  
(Surname in Block Letters)

Registration No. 13703

Male ☒ - Female  
(check)

Age June 6, 1887

Former Address RR #1, Haney, B.C.

Date Evacuated June 13/42 Naturalized - Canadian-Born - National  
(check)

Present Address Brett & Young  
Bird's Hill, Man.

Married - Single  
(check)

Name of Wife (TAKAHASHI) Kamae #13702.

Name of Husband

Name of Mother 2. Katsu (Japan) Name of Father Seiroku (Dead)

Names of Children under 16 Kenji Apr. 15/29  
Harno Apr. 12/31

Requested by CPH

Registered with Custodian  
(Yes or No)

Additional Information Farmer Owner of 30  
acres, house, truck, horse, cows, 500  
chickens, at above address.

9/6/43



REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C. 180 P)

File No. 5287

Name: TANIGUCHI, Rokusaburo

Reg. No. 13703

Address: 133 - 17th Avenue, Haney, B. C.

Legal Description: Pt. 4.905 acres M/L of South East quarter, Section 21, Township 12, coloured red, Sk. 49237F South and East pt. (.915 acres) as shown Map 3041 AND Block "C" South East quarter Section 21 Township 12 Map 5682 AND pt. 7.356 acres of a 20 acre ptn. of South East quarter Section 21 Township 12 coloured Red Sk. 49236F South and East pt. (.178 acre) shown on Map 3041 Municipality of Maple Ridge, District of New Westminster.

Classification: 18.413 acres - 13.9 acres in oats and small fruits well cultivated; 2 acres logged but not cleared and balance in ravine. Seven room dwelling, cement basement, fair condition; 2 chicken houses, shack, barn, roothouse, 4 brooder houses, 2 packing sheds pump house and woodshed as a whole in poor condition.

Registered Owner: Rokusaburo TANIGUCHI

State of Titles: Clear

Administration & Revenue: Leased to E.M. Gilland by owner for 3 years from July 1/42 at \$20.00 per month. \$120.00 Revenue credited to account. Rents after Jan. 1/43 accrued to V.L.A.

Sold to The Director, Veterans' Land Act for \$2525.00 (cash) as of January 1/43.

Title delivered March, 1944.

Payment received May 12th and net proceeds of \$2534.00 was credited to account on May 19/44 after paying \$9.00 Reg. Fees and receiving \$18.00 Insurance rebate.

Chattels: Not included in sale of property except for electric pump as fixture.

Fire Insurance: On buildings transferred to V.L.A. On household effects cancelled Sept. 3/45.

**NOTE:** Letter July 31/44 protesting sale of land - states buildings alone worth \$4000.00 and farm itself worth \$8000.00 altogether.

Certified a Correct Summary of File

*W.E. Ransom*

Sept. 4/45



*Parcel 4.*

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C180 C)

File No.5287

Name: TANIGUCHI, Rokusaburo

Reg.No.13703

Address: 17th Avenue, Haney, B. C.

Legal Description: Lot 15 of South West quarter, Section 22,  
Township 12, Map 3118, South and East pt.  
(.091 acre) shown on Sk.6222, Municipality  
of Maple Ridge, District of New Westminster.

Classification: 9.547 acres. Uncleared land.

Registered Owner: Rokusaburo TANIGUCHI

State of Title: Clear

Administration & Revenue: Uncleared and not rented.

Sold to The Director, Veterans' Land Act for \$94.00 cash as  
of January 1, 1943.

Title delivered March, 1944.

Payment received May 12 and net proceeds of \$64.44 credited  
to account on May 19 after paying Tax Arrears  
of \$26.56 and Reg.Fees of \$3.00.

Chattels: None on property.

Insurance: None carried on this lot.

Certified a Correct Summary of File

*W.E. Ransom*

Sept.4/45



REAL PROPERTY SUMMARY

Files 4830, 4831

V.L.A. B.C. 85-P

*for files 487*

**JAPANESE NAMES:** Namie MIYAKE - Reg. No. 14007  
Takaharu MIYAKE Reg. No. 13730

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

**PROPERTY ADDRESS:** 204 - 14th Avenue, Haney, B. C.

**LEGAL DESCRIPTION:** Block 5 of the South West quarter of Section 28  
Township 12 Map 1105 Municipality of Maple Ridge  
in the District of New Westminster.

**TITLE:** In the names of Takaji MIYAKE and Namiye MIYAKE  
Joint Tenants.

**ENCUMBRANCE:** Subject to mortgage filed as S3685-C dated  
26th May 1941, to Rokusasure TANIGUCHI for the  
sum of \$400.00 with interest at 6%.

Vesting 24260 - 7th July 1942.

**ASSESSED VALUE:** 1942 -  
Land \$500.00  
Improvements \$300.00 Total \$800.00 Taxes \$19.85

**CLASSIFICATION:** Inspector reported May 29, 1942, a farm of 10 acres  
of which 1 acre was in strawberries and with some fruit  
trees. On the property is a one storey house 26 x 30,  
4 rooms, fair condition; chicken house, 6 pig styes and woodshed.

**HISTORY OF ADMINISTRATION:** The crop on this farm was sold by the  
Custodian to Mrs. Blonde S. BLACKSTOCK in  
1942 on a rental basis of 50% of the net  
proceeds of the crop. The gross crop amounted to \$131.66, less expenses  
of \$26.15, net returns \$105.41. The Custodian's 50% share - \$52.71.  
This was not paid by Mrs. BLACKSTOCK to this office but was applied by  
the Maple Ridge Co-operative Produce Exchange on MIYAKES' account there.

Property was leased by the Secretary of State on the 18th December 1942  
to Henry FORGIE for a period of 1 year to the 30th September 1943 with  
storage reserved, rental \$60.00 which has been paid of which \$45.00 has been  
allowed to The Director The Veterans' Land Act, leaving \$15.00 to the credit  
of the account. R. TANIGUCHI holder of the mortgage on this property, reported  
on the 19th January 1944, that no payment on the principal of \$400.00 had been  
made, but that interest to the 26th May 1942 had been paid, leaving the amount  
owing as \$400.00 and interest for 3 years \$72.00 as owing on the 26th May 1945.  
There was to the credit of the joint account of Namie and Takaharu MIYAKE on  
the 13th October 1945, \$365.95. The MIYAKE account was debited with this  
amount and title conveyed, clear of encumbrance to The Director The Veterans'



**The Veterans'**

Land Act. The balance of mortgage remaining unpaid, being a Japanese interest, is vested in the Custodian by virtue of the Revised Regulations of 1943, Section 21, and remains a personal liability of the mortgagors. No Certificate vesting the mortgagee's interest has yet been filed and I am of the opinion that the filing of such a Certificate is unnecessary.

**SOLD:** To The Director The Veterans' Land Act for \$395.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.

**FUNDS:** Released to the credit of the joint account of Namie and Takaharu MIYAKE, sale price \$395.00 plus 3 months rent from Henry FORGIE - \$15.00, refund of insurance \$12.75, Total - \$422.75; less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, insurance \$12.75, taxes \$25.05 and amount paid on the mortgage \$365.95 total \$422.75. Net amount released - NIL.

**TITLE:** Included in C. of T. 172717-E and payment of consideration included in cheque to the Custodian dated June 28th, 1944.

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

(signed) "Ian Macpherson"

DATED May 8th, 1946.

WEA/ER



LIABILITY SUMMARY

File No. 5287

9th July, 1946.

Re: Rokasaburo TANIGUCHI - Reg. No. 13703

This file reveals no liabilities.

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

9th July, 1946.  
WGA:HA

*W. E. Carson*



Part of a 20, acre portion, of  
south end of Section 21, Twp.  
22, N.W.D. Municipality of S.B.



File No. 5287.

CLAIMS DEPARTMENT

March 26th, 1943.

Kokusaburo YANIGUCHI - Reg. No. 13703

CREDITORS:

NO CLAIMS on file.

DEBTORS:

\*Isamu YAMAMOTO 13325  
Tsunehichi MATSUOKA  
Yoshio HATANAKA

\$300.00  
\$200.00  
\$150.00

J.P. in letter and paper  
J.P. in letter and paper  
J.P. in letter and paper

END:DE

*Takaji Miyake - \$400.00 R 16-7-46  
Mg*

*\*R 16-7-46 - division "Phil Hands" in letter and paper  
between them (Takaji Miyake)  
- 1/2 of the \$400.00*





Small School House, N. C.  
1911



File No. 5287

Date Feb. 22/45

SUMMARY

Name: T. A. NIGUCHI, R Reg # 13703

Address: 133-17 Ave. Harry, B. B.

(1) - We have today moved to auction room at Harry effects as per enclosed list at a total cost of \$13.00 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at none 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 \$ none 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:

Shrine, heater guard pad, 2 heaters ironing board,  
10 Kitchen chairs, 1 dining chair, 1 arm chair  
1 dresser, 1 book cabinet, 1 chest of drawers, 1 arm  
chair, blinds, 2 hand saws, 1 cyther, 1 tooth chair, 1 metal  
can 150' 1/2" cable, 1 watering can, 6 pails, 2 1/2" scales

The tenant gave us the following explanation:

Must have been taken by previous tenants  
To be appraised 4 linoleums, 1 cookstone



NAME TANIGUCHI, Sakumaburo

REGISTRATION NO. 13703

FILE NO. 5287

The following chattels were sold by public

auction at Hanay, B. C. on February 3.10.17.22. 1945.

Sundries	\$ 5.25
Chest of drawers	4.00
2 Chairs	0.35
Sundries	1.25
Cross cut saw	0.25
Root cutter	0.75
Books	2.00
Dining table	3.00
Cultivator	4.50

Total	\$ 21.35
Less Expenses: (Auctioneer's Fee: \$2.13	\$ 15.35
(Advertising: 0.16	
(Moving: 13.06	
Net Proceeds Credited:	\$ 6.00

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Hanay 13

Remarks.



BC-180-P  
BC-745-A

BC/180-P  
BC/745-A

Page 1

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

# Farm Appraisal Report

File No. JL-262

Land Description Lot 15, S.W. 1/4, Sec. 22, Tp. 12, Plan 3118.

Containing 9.64 Acres

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

Nearest Rail Point Haney Distance 2 1/2 miles

Market Town Haney - 2 1/2 miles; New Westminster - - - Distance 23 "

Church (give denomination) All in Haney Distance 2 1/2 "

Nearest School A. Robinson (Public) Distance 1/2 "

State how property was identified: Posts on adjoining property.

Roads: State whether property has access to main road, the kind of road and its condition. 941-3

Yes. It fronts on Baker Road - good.

DATE Sept. 23/48.

In this district a good one? Normally, yes.

FILED BY Blainmont

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

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Nil Value \$

Water supply: Bore dug. In this area dug wells are the usual supply. Value \$

## BUILDINGS ON FARM

BUILDING	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
	X							
	X							
	X							

Electric light-available along road frontage.

Total present day value \$

Total Value Buildings add to farm \$

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bank

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



ACRES	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDEULATING, 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, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
9.64	generally level; clay loam, with useful firewood.		in clay.		150.00	10.00
						96.40
Area Unsuited for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
<i>g. b. d. r.</i>						

Total value of Land \$ 96.40Total added by buildings to value of farm \$ -Total fruit trees add to value of farm (for use in orchard districts only) \$ -Total value of farm \$ 96.40

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

Not developed at all.

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

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

Noxious weeds:

Not in evidence.

Give approximate detail and  
amount of all annual taxes and  
names of Taxing Authorities:Maple Ridge Municipal, Land, School & Library.  
\$23.22.Date: June 15th, 1942.  
Place: New Westminster, B.C.I certify that the above report is based on a personal examination  
of the whole farm made on the 11 day of June 1942

Inspector's Signature

"T. GODFREY"

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



JL-262 - R. TANIGUCHI

# Farm Appraisal Report

Remarks:

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

## (FOR ORCHARD LANDS ONLY)

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

## ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

## ORCHARDS, SMALL FRUITS, ETC.

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

### Present Value

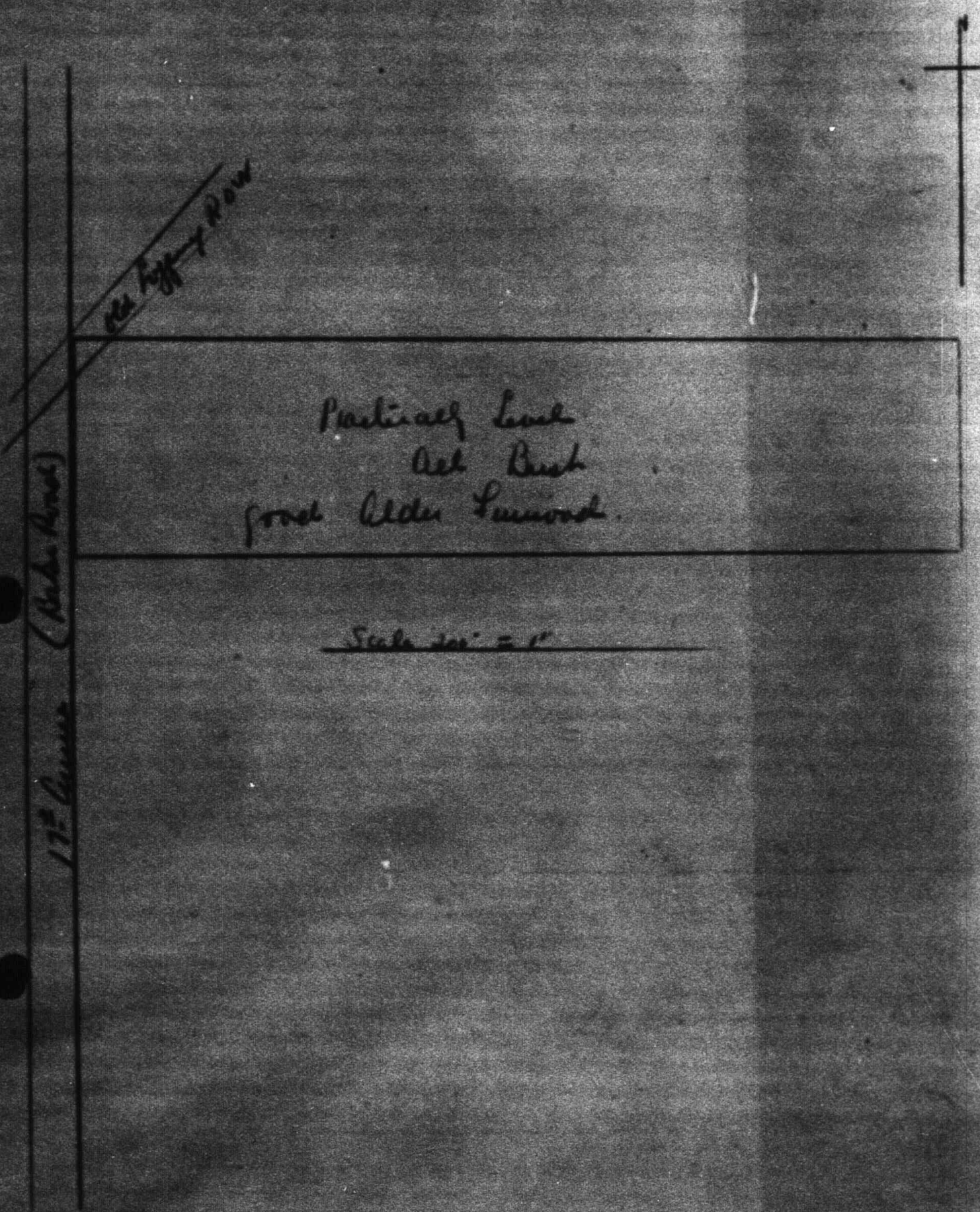
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

Total \$ \_\_\_\_\_

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



Diagram of Property



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

value is \$ 100.00

Date 16th June 1942.

"I. T. BARNET"  
District Superintendent.



## Farm Appraisal Report

File No. JL-262

Land Description BLK. "C" of S.E. 1/4, Sec. 21, Tp. 12, & pts. 7.178 & 3.99 acs.,  
Map 5682 & Sketches 2788 & 2790.

Containing 18.413 Acres

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

Nearest Rail Point Haney - C.P.R. Distance 2 1/2 miles

Market Town Haney - 2 1/2 miles; New Westminster Distance 23 "

Church (give denomination) All in Haney. Distance

Nearest School A. Robinson Distance 1/3 "

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

EXHIBIT No. 941-3  
DATE Sept 23/48

Roads: State whether property has access to main road, the kind of road and its condition. BY Government  
Yes. A 12' lane is legal access, not used; owner has made his own road  
in direct from #17 Avenue.

Is this district a good one? Yes.

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

Predominating Nationality and religion: British, Protestant.

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

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

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 28	Frame	18'	Shgl.	15	Cement	Fair	1200.00
Poultry Hse.	18 x 200	"	8'	Shke.	13	Wood	Poor	300.00
	(Note - 1 Section of above is new)							
BARN	x							
Poultry Hse.	18 x 100	Frame	8'	Shke.	15	"	Poor	Salvage
BARN	x							
Brooders - each	12 x 14	"	6'	"	13	"	Fair	20.00
GRANARY	x							
	x							
	x							
	x							
	x							
		(Old barn & shed crude car shed - No Value.)						

Electric light installed.

Total present day value \$ 1520.00

\$ 1500.00

Total Value Buildings add to farm

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

\$ 150.00

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

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

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

Distance from nearest bush All clear.

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



## Cultivated Land

BC/180-P  
BC/745-A

Page 6

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
13.930	Practically level. 13.930	Loam-good; varying 10"-18"	Clay and in spots, hard-pan.	Oats; strawberries; raspberries; asparagus; rhubarb - good.	75.00	1044.75
Area which can be cultivated without cost other than for breaking.						
Nil	LEVEL, UNULATING, 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.						
2.775	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
	Level 2.775	Clay lm. 10"-12"	Clay	Clear logged off land slashed & burned.	100.00	10.00
Area Unsuitable for Cultivation.						
1.700	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
	Ravines 1.700			Just scrub	-	

Total value of Land \$ 1072.50

Total added by buildings to value of farm \$ 1500.00

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

Total value of farm \$ 2572.50

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

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

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

Present crops are very suitable and do well.

Noxious weeds:

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

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

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

Date: June 13th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 12th day of June 1942.

Inspector's Signature

"T. GODFREY"

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



## Farm Appraisal Report

# Farm Appraisal Report

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

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

**(FOR ORCHARD LANDS ONLY)**

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

Generally level, drainage to ravines.

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

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

### Present Value

**1.17 acres Raspberries**

1. " 1st year crop Strawberries

6.        "        oats

.68 " asparagus.

2.5 " cow pasture.

**Total \$**

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



A hand-drawn map of a farm property, oriented with North at the top. The map is divided into several sections by lines representing roads or boundaries. Key features and labels include:

- Top Section:** Labeled "PASTURE CLEAR" on the right side.
- Upper Middle Section:** Contains a "RAVINE" and a "WATER" feature. Below the ravine are several small rectangular shapes, possibly representing buildings or structures.
- Lower Middle Section:** Labeled "OATS" and "RUSKARD".
- Bottom Section:** Labeled "OATS" and "STANDARD".
- Right Side:** A diagonal line runs from the top right towards the bottom center, separating the "PASTURE CLEAR" area from the rest of the property.
- Handwritten Notes:**
  - At the top right: "172 Acres"
  - At the bottom right: "Scale 100' = 1"
  - At the bottom center: "Note immediately opposite on East side of Baker road is B.S. 27 Franklin D. 1910"

value is \$ 2500.00

Date 15th June 1942.

**"I.T. BARNET"**  
District Superintendent.



Feb. 10, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY  
OF  
TANIGUCHI, Rokusaburo #13703  
133-17th. Avenue, Haney, B.C.

## In house. (downstairs)

- 3 Linoleum rugs.
- 1 Chest of drawers.
- 1 Window screen.
- 1 ~~Shrine cont. misc. articles.~~ M
- 1 ~~Heater guard ped.~~ M
- 2 Heaters.
- 1 ~~Ironing board.~~ M
- 7 ~~Kitchen chairs.~~ S
- 3 Beds, springs & 2 mattresses.
- 5 ~~Dining chairs.~~ M
- 1 ~~arm chair.~~ M
- 1 ~~Dining table.~~ S
- 1 Wall telephone.
- 2 Sml. tables. (HM)
- 1 Bed dresser. (HM)
- 1 ~~Dresser.~~ M
- 1 ~~Lge. book cabinet.~~ M
- Sml. quant. misc. books. S
- 1 Sml. wash basin.
- 1 Trunk cont. misc. clothes.
- 1 ~~Chest of drawers.~~ S
- 5 Window blinds. M
- 4 Curtains.

## In house. (upstairs)

- 2 Beds, springs & 1 mattress.
- 1 Linoleum rug.

## In basement.

- 1 Hammer.
- 1 ~~Horse cultivator.~~ S
- 1 Drum heater.
- 1 Cook stove. (old)
- 3 Kitchen chairs.
- 1 ~~DB axe.~~ (short handle)

## In basement. (locked room)

- 1 ~~Box cont. misc. dishes, cooking utensils.~~ S
- trays, books, 2 plate burner, & misc.
- 2 Hand saws.
- 1 ~~Cross cut saw.~~ S
- 1 ~~Lge. scythe.~~ S
- Lge. quant. of hoes, rakes, shovels, etc.
- Lge. quant. old clothing.
- 1 Ctn. cont. dishes & kitchen utensils.
- 2 Jubilee incubators. (oil)
- 1 ~~Tether chain.~~ M
- 1 Lamp.
- Sml. quant. books.
- 1 ~~Meat can.~~ M
- Approx. 150' ~~in cable.~~ M
- Sml. quant. logging equip., blocks, hooks, etc.
- 1 ~~Watering can.~~ M
- Sml. quant. insulated cable.
- 1-20# Sack of salt.
- 6 ~~Water pails.~~ M
- 1-240# Platform scale. M
- 1-4gal. Stone crock.
- 2 Sml. stools.

In pump house.  
Electric pump & tank.

S. ~~See by auction~~ <sup>see</sup> 3/12/43  
Haney S.  
M. missing

SIGNED

J. Maryson



Feb. 10, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY  
OF  
TANIGUCHI, Rokusaburo #13703.  
133-17th. Avenue, Haney, B.C.

Stored in room under chick. hse.

- 1 Electric pump & tank.
- 1 Grind stone. (mounted)
- 1 Sml. barrel of crushed shell.
- 2 Spring tooth cultivators.
- 1 Horse cultivator.
- 1 Plow.
- 1 Hand water pump.
- 6' of 1" pipe.
- Sml. quant. garden tools.
- 1 Set of car chains.
- 1-10gal. Stone crock.
- 1 Lge. auger.
- 1 Boys bicycle frame.
- 1-25gal. Oil drum.
- 1 Wooden barrel with hand pump.
- 1 Box cont. blue stone.
- 2-5gal. gasoline tins.
- 1 Sml. grease gun.

SIGNED

J. Morison



NAME TAMIGUCHI, Kamekazu

REGISTRATION NO. 13703

FILE NO. 5257

The following chattels were sold by public

auction at Hanay, D. C. on February 3, 10, 17, 22, 1945.

Sundries	\$ 5.25
Chest of drawers	4.00
2 Chairs	0.35
Sundries	1.25
Cross cut saw	0.25
Spot cutter	0.75
Hooks	2.00
Dining table	3.00
Cultivator	4.50

Total	\$ 21.35
Less Expenses: (Auctioneer's Fee: \$2.13	\$ 15.35
(Advertising: 0.16	
(Movings: 13.06	
Net Proceeds Credited:	\$ 6.00

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Haney 13

Remarks.



at hall. to be sold here

5287

REPORT  
ON EVACUATED JAPANESE PROPERTY

File No. \_\_\_\_\_

MUNICIPALITY: MAPLE RIDGE Date: Feb. 10, 1943  
NAME: TANIGUCHI, Rokusaburo REGISTRATION NO. 13703.  
ADDRESS: 153-17th. Ave., Haney, B.C. North  
PROPERTY:

ACREAGE: 9.547 Practically all cleared.  
KIND OF CROPS: Everything covered by snow. Fruit Trees.  
APPROXIMATE ACREAGE OF EACH: 1 Doz.  
HOUSE: 1 1/2 Storey. VACANT: Yes. OCCUPIED:  
DESCRIPTION: Frame, with cement basement ROOF: Shingle.  
Needs repainting.  
SIZE: 24 x 26 NO. OF ROOMS: 7. 5-BS--2-US  
CONDITION: Good

OTHER BUILDINGS: Chicken hse. 18' x 75' (Good) has sm. tool shed below  
Chicken hse. 18' x 96' (Fair) ; of this building underneath is rhubarb hse.  
" " 18' x 100' (Fair) Shack 14' x 22' (NG, very poor)  
Barn 30' x 34' (Poor) 1 Sm. roothouse (Poor) Brooder hse. 9' x 10' (Good)  
NAME OF LESSEE OR RENTOR: E.M. Gilland, 2 Pack. sheds 10'x14'  
2847 Dewdney Tr. Rd. 3 Brooder hses. 12'x14' (G)  
TERMS: \$25.00 per month. 3 Feed sheds 4'x4' (F)  
Pump hse. 4'x4'x5'  
WATER: Electric pump & tank. ON: OFF: Woodshed 8'x26' (Poor)  
LIGHT: Yes. ON: Yes. OFF:

REMARKS: Mr. Gilland has agreement with owner, is keeping rent money for  
him, has had farm since July, 1942.  
The house is unfinished upstairs, but downstairs well done with  
V jointing, basement is good, but water is seeping through w a ll  
of locked room where chattels are stored, many chattels wet.  
Mr. Gilland is attempting to find someone to rent the house to.  
Apparently a good farm, and lessee appears to be in earnest in  
INVENTORY OF CHATTELS LEFT ON PROPERTY: regards to same.

SEE ATTACHED LISTE

Signed: J. Morison



*X means missing* Feb. 10, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY  
OF  
TANIGUCHI, Rokusaburo #13703  
132-17th. Avenue, Haney, B.C.

## In house. (downstairs)

- X3 Linoleum rugs. *to be app.*
- X1 Chest of drawers.
- X1 Window screen. *Missing*
- X1 Shrine cont. misc. articles. *missing*
- X1 Heater guard pad.
- X2 Heaters. *missing*
- X1 Ironing board.
- X7 Kitchen chairs.
- X3 Beds, springs & 2 mattresses. *No Value*
- X1 Dining chairs.
- X1 " arm chair. *missing*
- X1 Dining table.
- X1 Wall telephone.
- X2 Sm. tables. (H.N.) *No Value*
- X1 Bed dresser. (H.N.) *No Value*
- X1 Dresser. *missing*
- X1 Lge. book cabinet.
- X1 Sm. quant. misc. books.
- X1 Sm. wash basin.
- X1 Trunk cont. misc. clothes. *No Value*
- X1 Chest of drawers. *missing*
- X5 Window blinds.
- X4 Curtains.

## In house. (upstairs)

- X2 Beds, springs & 1 mattress. *No Value*
- X1 Linoleum rug. *Left to be app.*

## In basement.

- X1 Hammer.
- X1 Horse cultivator.
- X1 Drum heater. *Burnt out*
- X1 Cook stove. (old) *to be app.*
- X2 Kitchen chairs. *missing*
- X1 DB axe. (short handle)

## In basement. (locked room)

- X1 Box cont. misc. dishes, cooking utensils, trays, books, 2 plate burner, & misc.
- X2 Hand saws. *missing*
- X1 Cross cut saw.
- X1 Lge. scythe. *missing*
- X1 Lge. quant. of hoes, rakes, shovels, etc.
- X1 Lge. quant. old clothing. *No Value*
- X1 Ctn. cont. dishes & kitchen utensils.
- X2 Jubilee incubators. (oil)
- X1 Tether chain. *missing*
- X1 Lamp.
- X1 Sm. quant. books. *No Value*
- X1 Meat saw. *missing*
- X1 Approx. 150'  $\frac{1}{2}$ " cable.
- X1 Sm. quant. logging equip., blocks, hooks, etc.
- X1 Watering can. *missing*
- X1 Sm. quant. insulated cable.
- X1-20# Sack of salt. *No Value (wet)*
- X6 Water pails. *missing*
- X1-240# Platform scale.
- X1-4gal. Stone crock.
- X2 Sm. stools. *H.N. No Value*

## In pump house.

Electric pump & tank.

*Iron Board  
Arm chair  
Dresser  
Lge Book Cabinet  
Heater Guard pad  
2 Heaters  
7 K chairs  
Chest drawers  
3 K chairs  
2 Hand saws  
Scythe  
Hoe, rakes, shovel  
Tether chain  
Meat saw  
150' cable  $\frac{1}{2}$ "  
Watering can  
6 water pails  
240# Scale*

ETCHED

*J. Morphyson*



Canada

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

**JAPANESE EVACUATION SECTION**

File No. 5287

Reg. No. 13703

506 Royal Bank Building,

Vancouver, B. C.

JUN 8 1944

Mr. Nobumasa TANIGUCHI,  
Brett and Young,  
Birds Hill, Manitoba.

Dear Sir: 133 - 17th Avenue, Haney, B. C. Mun. of Maple Ridge, Blk. "C" of the S.E.  $\frac{1}{4}$  of Sec. 21, Tp. 12, Map 5682, Dis. of New Westminster, C. of E. 52422. AND  
Re: Part 4.905 acres more or less of S.E.  $\frac{1}{4}$  of Sec. 21, Tp. 12 as shown colored red on sketch No. 49237F save & except part (0.915 of an acre) as shown on Map 3041 Dis. of New Westminster, C. of E. 52421. AND Part 7.356 of a 20 acre portion of the S.E.  $\frac{1}{4}$  of Sec. 21, Tp. 12 as shown coloured red on sketch 49236F save & except part (0.178 of an acre) shown on map 3041, Dis. of New Westminster, C. of E. 52420.

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	\$ 2525.00
Add:	
Unexpired insurance premium as at January 1st, 1943	18.00
	<u>2543.00</u>
Less:	
Tax arrears to December 31st, 1942	\$ 9.00
Registration fee	9.00
Encumbrance—Principal	
—Interest	9.00
Net proceeds of sale	<u>\$ 2534.00</u>

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.

(3 pcd)



Canada

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

**JAPANESE EVACUATION SECTION**

File No. 5287

Reg. No. 13703

506 Royal Bank Building,  
Vancouver, B. C.

JUN 8 1944

Mr. Sakusaburo TANIUCHI,  
Brett and Young,  
Birds Hill, Manitoba.

Dear Sir:

Re: 133 - 17th Avenue, Sney, B. C.  
Mun. of Maple Ridge, Lot 15 of the S.W.  $\frac{1}{4}$  of Sec. 22, Tp. 12,  
Map 3116, save & except part (0.091 of an acre) as shown on  
sketch dep. 6222 Dis. of New Westminster, C. of E. 52419.

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	94.00
Add:	
Unexpired insurance premium as at January 1st, 1943	94.00
Less:	
Tax arrears to December 31st, 1942	26.56
Registration fee	3.00
Encumbrance—Principal	
—Interest	29.56
Net proceeds of sale	64.44

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.



STATE OF TEXAS  
 DEPARTMENT OF REVENUE

Debit Credits Balance

\$ 64.44

2534.00

\$6.00

120.34

2.00

\$2720.78

CR \$2716.78

1941

Jan. 1

Credit re Sale of Property

Date

Land Registry Office C/E (7)

June 9 Rent 1 July - 31 Dec. '42

Oct. 28 Sale of Mail box



5287

February 19th, 1943.

Mr. R. M. Gilland,  
2847 Dewdney Trunk Road,  
R. R. #1,  
Honey, B. C.

Dear Sir:

Re: Rokusaburo TANIGUCHI

It is our understanding that subject Japanese property was leased to you prior to their evacuation from the district. We would appreciate your forwarding a copy of this agreement to this office as soon as possible so that we may make a record for our files.

Please be advised that all payments are to be made to this office, cheques to be made payable to the Custodian of Enemy Property. Your co-operation in keeping payments up to date when due will be very much appreciated.

Yours truly,

R. D. Richardson,  
Farm Department.

WLA/EM



Growers, Cannerymen & Dairy-men - E.M. Gilland, President & General Manager - Breeders of Pure Bred Guernseys

# Berryland fruit & dairy farms Ltd.



February 23rd, 1943

EVACUATION SECTION	
Rec'd	FEB 24 1943
File No.	5287
Referred to	Hickson

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

Dear Sirs:

Re: File #5287

Replying to your letter of the 19th, would say that the lease covering the Tanguichi property is in our safety deposit box in town, and the first day that the writer is in there he will pick it up and have a copy made of it.

In regard to the rent payments would say that we have arranged with the owner to do certain repairs to the house and take the cost from the rent. We have the material to do this work and expect to get two men started on the work the first of the month, and when this is completed we will give you a statement showing how the matter stands. We remain,

Yours truly,  
BERRYLAND FRUIT & DAIRY FARMS LTD.

EMG/MR



5287✓  
5046  
13385

1st March, 1943.

Mr. Rokusaburo TANIGUCHI,  
Registration No. 13703,  
Portage La Prairie, Manitoba.

Dear Sir:

re: Mr. & Mrs. Isamu YAMAMOTO.

Reference is made to your claim of \$300.00  
against Mr. & Mrs. Yamamoto.

We would appreciate your advising us at this time whether your claim is still outstanding or whether settlement has been made to date. At the present time we have a sum of money on hand belonging to Mr. and Mrs. Yamamoto, and appearances indicate that the Yamamoto family are in dire need of funds, in view of which we would like very much to send them money for their current living expenses and other urgent personal needs, but before doing so we desire to hear from you in this connection. In view of the circumstances you may wish when replying to this letter to advise us that in view of the circumstances you have no objection to our disregarding your claims, on the understanding that you will be settling direct with Mr. and Mrs. Yamamoto at a later date as and when they are in a position to meet their financial obligations.

Mr. and Mrs. Yamamoto are presently residing in Oyama, where their address is care of L.R. Tomkins, R.R. #1.

Yours truly,

R. P. Alexander,  
Manager.

RPA:GF

AIR MAIL.



COPY

No. 21909

BERRYLAND FRUIT & DAIRY FARMS LTD.

Haney, B. C. March 13, 1943.

PAY TO THE ORDER OF Joe Gagnon \$51.00  
\$51 and 00 CTS /100 DOLLARS

TO THE  
ROYAL BANK OF CANADA

New Westminster,  
Canada

BERRYLAND FRUIT & DAIRY FARMS LTD.

"E. M. Gilland"  
PER GENERAL MANAGER



File  
-5287

VACUATION SECTION
Rec'd MAR 23 1943
File No. 5287
Ans. BRS
Referred Specialist

Barley, Man.

The Customs Office March 20/43  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B.C.  
Dear Sir: 5046 x 13385

We have received your letter of March 10th asking us to write in English. I am sorry I could not have rewritten in the first place because there was no one at home then. The claims against Mr. & Mrs. Yamamoto is still outstanding and if Mr. Yamamoto says all right please send money. Besides we have claims against Mr. T. Matsumoto of two hundred dollars (\$200) & Mr. M. Matsumoto of one hundred fifty dollars (\$150).

Thanking you very much  
yours truly  
R. Taniguchi



5267; 5046;  
13385.

March 26th, 1943.

Mr. Rokusaburo TANIGUCHI,  
Registration No. 13703,  
Portage La Prairie, Man.

Dear Sir:

re: Mr. and Mrs. Isamu T. YAMAMOTO

We have your letter of the 30th inst., referring, among other matters, to your claim against Mr. and Mrs. YAMAMOTO in the sum of \$300.00. You state that this is still unpaid. However, you did not reply clearly to our request for information in ours of the 1st inst. We explained in that letter that the YAMAMOTOS are in "dire need of funds", and our letter requested you to let us know if you would postpone payment by them of the amount owing to you and allow us to forward some of their funds on hand here to them for their current living expenses.

In order to obtain the information we desire, we submit the following questions:

1. Will you arrange settlement of your claim of \$300.00 directly with the YAMAMOTOS?
2. Are you willing that we forward to the YAMAMOTOS any of the funds on hand to their credit here before you arrive at a settlement with them?

We should be obliged if you will reply by saying "yes" or "no" to the foregoing, and we shall then know definitely your wishes for your guidance.

An early reply is expected.

Yours truly,

A. McAllister,  
Claims Department.

~~BRD:DE~~



Perley, Man  
March 30 1943

Dear Sir:

Referring to my claim of three hundred dollars (\$300) against Mr. J. Yonemoto I have a letter from him stating what he is in dire need of funds for living expenses. I would like the money but Mr. Yonemoto needs it more so please send money to him. I shall settle the matter later.

EVACUATION SECTION
Rec'd APR 2 1943
File No. <del>435</del> 5287
Ans.
Referred <i>Mr. Lester</i>

Yours truly  
R. Taniguchi  
File 5287



May 27, 1943.

Mr. E. M. Gilland,  
2847 Dawdney Trunk Road,  
R. R. No. 1,  
Hampy, B. C.

Dear Sir:

Re: Rokusaburo TANIGUCHI

Please send us by return mail the following:

1. Copy of your agreement with Mr. Rokusaburo Taniguchi.
2. Documentary evidence of arrangements made by you with Mr. Taniguchi covering repairs to his house and embodying his authorization for you to deduct the cost of such repairs from rent due under your agreement.
3. A statement of all rents due under your agreement.
4. Complete statement covering all repairs made together with original receipts covering such expenditures.
5. Your cheque payable to the Custodian of Enemy Property for the balance due Mr. Taniguchi.
6. Your assurance that subsequent rentals due under your agreement with Mr. Taniguchi will be paid by you to the Custodian of Enemy Property on the date stipulated in said agreement and for the amounts stipulated in said agreement.

The request for the statements, documents and payments mentioned above is forwarded to you under the powers conferred on the Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939) with specific reference to Paragraph 9 entitled "Failure to Supply Information", Paragraph 29 covering payments, and Paragraph 34 (1), (2) and (3) also covering payments, and generally under the other provisions of the Consolidated Regulations Respecting Trading with the Enemy (1939) mentioned above under which the Custodian is vested with the management and control of property of individuals of the Japanese race evacuated from the Protected Area by orders of the Ministry of Justice.



In your letter to us dated February 23rd you mentioned the fact that the lease you have on the Tanguitch property is in your safety deposit box and that you would be sending us a copy of said lease shortly together with the other statements mentioned in your letter. As yet we have not received the statements mentioned above and we ask that you accord to this letter prompt action, for which please accept in advance the thanks of this office.

Yours truly,

H. P. Alexander,  
Manager.

HPA:MA



Growers, Cannerymen & Dairy-men  
Dehydrators.

E.M. Gilland, President & General Manager

Breeders of Pure Bred Cattle

# Berryland fruit & dairy farms Ltd.

ATION SECTION

JUN 2 1943

Ans.

Replied

Alexander



May 31st, 1943

Office of the Custodian  
506 Royal Bank Building  
Hastings and Granville Streets  
Vancouver, B.C.

File 5287 Reg. 13703  
TANIGUCHI, Rokusaburo

Dear Sirs:

Re: R. Taniguchi

As requested in your letter of May 27th, we are enclosing a copy of the lease, statement of repairs, and cheque for \$164.50 being payment of rent in full to July 1st, 1943.

Please return the enclosed receipts and cheques which are necessary for our files.

I remain,

Yours truly,

*E.M. Gilland*

EMG/MR  
Enclosures

*Taniguchi wrote me several  
days ago to repair the  
house.*



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6121  
PLEASE REFER TO  
FILE NO. ....

EVACUATION SECTION
Rec'd JUN 7 1943
File No. ....
Ans. ....
Referred ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

June 3rd, 1943

Berryland Fruit & Dairy Farms Ltd.,

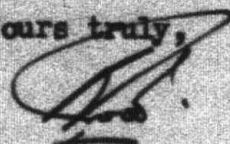
Haney, B. C.

Dear Sirs:

Re: Taniguchi

We beg to acknowledge receipt of your letter of 31st ultimo enclosing a copy of lease, statement of affairs together with receipts and cheques covering these repairs. In your letter, however, you state that you are enclosing a cheque for \$164.50 in payment of rent in full as at July 1, 1943 but this cheque has not been received by us. We are holding the above mentioned documents until such time as your cheque comes to hand and we shall be glad if you will send the same to us by return mail.

Yours truly,

  
B. Good  
Comptroller

CHR:BR



June 3rd, 1943

Berryland Fruit & Dairy Farms Ltd.,

Haney, B. C.

Dear Sirs:

Re: Taniguchi

We beg to acknowledge receipt of your letter of 31st ultimo enclosing a copy of lease, statement of affairs together with receipts and cheques covering these repairs. In your letter, however, you state that you are enclosing a cheque for \$164.50 in payment of rent in full as at July 1, 1943 but this cheque has not been received by us. We are holding the above mentioned documents until such time as your cheque comes to hand and we shall be glad if you will send the same to us by return mail.

Yours truly,

B. Good  
Comptroller

CHR:BR



5287

June 9, 1943.

Mr. E. M. Gilland, President,  
Berryland Fruit & Dairy Farms, Ltd.,  
Honey, B. C.

Dear Sir:

Re: Rokusaburo TANIGUCHI

Thank you very much for your letter dated May 31st. Attached please find our receipt No. 5193 for \$164.50 representing payment in full of rent at the rate of \$20.00 per month from July 1, 1942 to June 30, 1943 less \$75.84 for repairs. Of your remittance of \$164.50, 34¢ has been applied on our books towards rent due for the month of July, 1943.

Thank you for sending us copy of your agreement with Mr. Rokusaburo Taniguchi. The copy in question indicates rental at the rate of \$2.00 per month and we have corrected this figure to read \$20.00 per month.

Thank you for sending us statement of repairs together with original receipts.

There are two further matters to which we would appreciate your giving your attention: first, we would appreciate receiving your assurance that subsequent rentals at the rate of \$20.00 per month will be forwarded by you to this office each and every month hereafter on due dates, and, secondly, we would appreciate receiving copy of letter to you from Mr. Taniguchi authorizing the repairs costing \$75.84.

Please accept our thanks in advance for the foregoing.

Yours truly,

R. P. Alexander,  
Manager.

RPA:MA  
Enc.



Growers, Cannors & Dairymen - E.M. Gilland, President & General Manager - Breeders of Pure Blood Cattle  
Dehydrators.

# Berryland fruit & dairy farms



EVACUATION SECTION  
JUN 11 1943  
File No. *AM*  
Ans. *AM*

June 10th, 1943

Mr. R. P. Alexander  
Office of the Custodian  
506 Royal Bank Bldg.  
Hastings and Granville  
Vancouver, B.C.

Dear Sir:

Re: File No. 5287

I received your letter of June 9th, and referring to the last paragraph would say I would be glad to pay the rent as due, and that I have misplaced the letter from Mr. Taniguchi which authorized the repairs to the house, but, Mr. Taniguchi will be glad to confirm this arrangement.

You did not return the cancelled cheque, or invoices which I sent you, and you will realize these are very necessary for our files.

Trusting you will let us have the items mentioned above, by return mail, I remain,

Yours truly,

EMG/MR



C  
O  
P  
Y

c/o Brett & Young,  
Bird's Hill, Man.

June 24th, 1943.

The Custodian's Office,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Mr. Isamu T. Yamamoto of c/o L. R. Tomkins, R.R. 1, Oyama, B.C. informs me that he is badly in need of cash. I understand that you are holding his money which he obtained by selling his 1942 strawberry crop, and intend to transfer it to me, in order to clear his debt from me. However, since he requires this money to support his family, will you kindly forward it to him as soon as possible, instead of sending it to me.

I will appreciate very much if you will do as I have instructed, at your earliest convenience.

Yours truly,

"Rokusaburo Taniguchi"

Former address:

R. Taniguchi,  
c/o A. McCallister,  
R.R. 1, Box 50,  
Portage la Prairie, Man,

Files Nos. 13385 and 5287 - original in 13385



5287

June 14, 1943.

Mr. E. M. Gilland, President,  
Berryland Fruit & Dairy Farms, Ltd.,  
Hansy, B. C.

Dear Sir:

Re: Rokusaburo TANIGUCHI

Thank you for your letter dated June 10th. In accordance with your wishes we are returning to you attached the cancelled cheque and the two statements originally forwarded by you to this office attached to your letter dated May 31st.

Yours truly,

R. P. Alexander,  
Manager.

RPA:MA  
Encs.



% Brice & Young.  
Bird's Hill, Man.,  
June 24<sup>th</sup> 1943.

The Postmaster's Office,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

EVACUATION SECTION
Card JUN 25 1943
File No. 5287.
Ans.
Referred Anderson

Dear Sir:

Mr. Isamu T. Yamamoto of % L. R. Tomkins,  
R.R. 1, Oyama, B.C. informs me that he is badly in  
need of cash. I understand that you are holding his  
money which he obtained by selling his 1942 potato  
crop, and intend to transfer it to me, in  
order to clear his debt from me. However, since  
he requires this money to support his family,  
will you kindly forward it to him as soon as  
possible, instead of sending it to me.

I will appreciate very much if you will do as  
I have instructed, at your earliest convenience.

Yours truly,  
Kobusaburo Saeniguchi.

Forward address -

R. Taniguchi,  
% A. McCallister,  
R.R. 1, Box 50,  
Portage la Prairie, Man.



5287

2nd July, 1943.

Mr. Tokusaburo TANIGUCHI,  
Registration No. 13703,  
c/o A. McCallister,  
Box 50, R.R. #1,  
Portage la Prairie, Man.

Dear Sir:

re: Isamu T. YAMAMOTO.

We are in receipt of your letter of June 24th instructing us not to press your claim against subject Japanese in the amount of \$300.00, and wish to inform you that we will act in accordance with your instructions regarding this claim.

Yours truly,

R. D. Richardson,  
Farm Department.

WEA:GF



Growers, Cannery & Dairy men - E.M. Gilland, President & General Manager - Breeders of Pure Bred Guernsey  
Dehydrators.

# Berryland fruit & dairy farms Ltd.



August 9th, 1943

EVACUATION SECTION	
Rec'd	AUG 11 1943
File No.	
Ans.	
Referred	

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

Dear Sirs:

Enclosed find cheque for \$120.00 covering the rent on  
Taniguchi property from July 1st, to December 31st,  
1943.

I prefer to pay the rent in this way as it is too  
much trouble to pay it every month. I remain,

Yours truly,

EMG:MR  
Enc: 1

27



MEMORANDUM.

File No. 5287.

24th August, 1943.

re: Rokusaburo TANIGUCHI.

Lot 15, S.E.  $\frac{1}{4}$ , Sec. 22, Tp. 12, Map 3118  
Municipality of Maple Ridge.

This property is bushland and is vacant.

WJ:GP

27



File: 5287

August 30th, 1943.

The Registrar,  
Land Registry Office,  
New Westminster, B. C.

Dear Sir:

I enclose Certificates of Vesting covering the lands owned by the parties below named, which please register returning one copy with the registration number and date of registration. Also please send me Certificate of Encumbrance covering the lands affected and showing these registrations.

FILE NUMBER

JAPANESE NAME

POLICE REG. NO.    TITLE NO.

5287

Rokusaburo TANIGUCHI

13703

113955-E

38/414/52602-F

38/413/53601-F

116832-E

(4 separate parcels of land)

Yours truly,

Ian Macpherson,  
Title Examiner.



Statement of  
Repairs to R. Samzouchi  
House

File 5287

Paid J. Gagnon  
Painter \$ 31.00

Imperial Paint &  
Varnish Co Ltd 12.24

McLennan, McLaughlin  
& Piroe Ltd \$ 12.60  
\$ 75.84

12 mos rent to July 1st 43  
@ 20<sup>00</sup> per mo 240.00

less repairs 75.84  
\$ 164.16



4830 & 5287  
4831

February 23, 1944.

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

Attention Mr. A. G. Duncan Cruik.

Dear Sir:

Re: Takaji & Haniye MIYAKE - Blk. 5 of SW  
of Sec. 28, Twp. 12, Map 1105,  
Municipality of Maple Ridge.

We enclose herewith Certificate of Encumbrance No.  
49640, covering subject property and showing the registered  
owners as Takaji MIYAKE (our file Takaharu MIYAKE), Evacuee,  
Registration No. 13730 and Haniye (Mrs. Takaji) MIYAKE,  
Evacuee, Registration No. 14007, with registered mortgage  
in favor of Rokusaburo TANIGUCHI, Evacuee, Registration  
No. 13703.

Yours truly,

R. D. Richardson,  
Farm Department.

Enc.  
RDR/EG





5278

March 31, 1944.

Mr. Mosaburo OKANO,  
Registration No. 13819,  
c/o T. Wishart,  
Portage La Prairie,  
Manitoba.

Dear Sir:

In accordance with a request received from Mr. K. Okano, the following is a statement of your account at this office and we trust you will find it satisfactory:

By Cash:

G. W. Packing Company	\$305.00
" " "	25.00
Sale of mail box	2.00

To Cash:

Land Registry Office,		
Certificate of Encumbrance	\$ 1.00	
Fire Insurance	19.99	
<u>Credit Balance</u>	<u>311.01</u>	
	<u>\$332.00</u>	<u>\$332.00</u>

Yours truly,

W. E. Anderson,  
Farm Department.

WEA/EG



MEMORANDUM

File 5257

May 23, 1944.

~~See~~ Mr. Anderson

~~From~~ Mr. Gibson

Re: Rokusaburo TANIOUCHI

Will you please advise if there are any chattels belonging to the above named on property situate on Part of a 20 acre portion of the SE $\frac{1}{4}$  of Section 21, Twp. 12, N.W.D. Municipality of Maple Ridge, B. C.

There is \$300.00 insurance coverage on household effects at this location and if the goods have been moved, the insurance can be cancelled.

SMC:JS

*JMB*  
*4/6/44*  
*Hold covered*  
*1 L.W.*



5267 ✓  
13385

June 29th, 1944.

Mr. Rokuseburo TANIGUCHI, ✓  
Registration No. 13703,  
c/o Brett & Young,  
Bird's Hill, Man.

Dear Sir:

re: \$300.00 - Isamu T. YAMAMOTO. Reg. No. 13005

Last year when YAMAMOTO was in need of funds you advised this office that you were willing to postpone payment of your claim, as above, so that we might forward money to him from his credit balance here. Your letter was dated June 24th, 1943. Accordingly, we forwarded to him various amounts. Since that time other funds have come to his credit with the Custodian from the sale of his Mount Lehman farm. We deem it proper that we inform you of this fact.

In view of the foregoing we require to know of you if your decision of last year to postpone payment still stands, and if you and YAMAMOTO will settle this claim between you without this office taking any further action.

An early reply is requested so that we can be governed accordingly.

Yours truly,

B. R. Dusenbury,  
Claims Department.

BRD  
R



Birds Hill, Mass.

July 16, 1944

Mr. B. R. Dunsbury,  
Claims Department,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	Jul 20 1944
File No.	5287
Ans.	B.R.D.
Referred	Dunsbury

*held up*

Dear Sir:

I received your letter informing me of further funds having come to Mr. Yamamoto's credit. My decision of last year, that is that ✓ Mr. Yamamoto and I will settle the claim, still stands.

But, I would like this office to collect ~~the~~ the principal sum of four hundred dollars plus interest at six per-cent for two years from ✓ Mr. <sup>14830-1</sup> Takaji Miyakie. Also from Mr. <sup>8674</sup> Isuhide ✓ Matsuoka the principal sum of two hundred dollars plus interest at six per-cent for five years.

Yours Truly,

R. Taniguchi. NO. 13703.



The Office of The Custodian  
506 Royal Bank Building  
Vancouver, B.C.

Birds Hill, Man.,

Nov. 10, 1944

EVACUATION SECTION	
NOV 24 1944	
Rec'd	
File No.	5287
Ans.	
Referred	McDermott

Dear Sirs:

re:Isamu YAMAMOTO

Last year you were willing to obtain for me the debt which Mr. Yamamoto was owing me. Accordingly I received one hundred dollars from him.

Lately Mr. Yamamoto has informed me that he wishes to pay the remaining debt of two hundred dollars. So please send the balance.

Thanking you,

Yours truly,  
R. Taniguchi.

R. Taniguchi

#13385



Birds Hill, Man,  
Dec. 13, 1944.

Mr. A. McAlister,  
Claims Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

EVACUATION SECTION
Rec'd. DEC 18 1944
File No. 5287 & 13385 Anderson
Ans.
Referred McAlister

Dear Sir:

Re: File No. 5287, 13385.

I received your letter of the 30th of November, 1944, advising me that you have transferred \$200.00 to the credit of my account with the Custodian.

Will you please return the above sum to the credit of Mr. Yamamoto's account with the Custodian. I would rather have cash than credit, so I will settle my claim against him myself.

As you already know, I have claims against Mr. Takaji Miyake and Mr. Tsunehichi Matsuoka. Will you please see if you can do something about these claims because I am sure they have some credit to their account. You may get credit or cash.

Thanking you,

Yours truly,

*R. Taniguchi*



Refer  
File No. 5287/11404

c/o Brett & Young,  
Birds Hill, Man.,  
September 10, 1945.

The Custodian's Office,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

EVACUATION SE-

SEP 13 1945

Rec'd

File No.

Ans.

Referred

Dear Sir:

Re: Isamu UJIMOTO, Reg.# 13750

In reply to your letter of August 31st.,  
I wish to inform you that I have not yet received  
the \$236.59 which Mr. Isamu Ujimoto owes me. ✓  
I will appreciate your efforts in the recovery of  
the money.

I will appreciate very much if you will also  
clear up the debts which the following two people  
owe to me.

1. Takaji MIYAKE- \$400.00 in mortgage, registered ✓  
at office in New Westminster, B.C.

*See 7054  
in which sale  
is made*  
and 2. Tsunekichi MATSUOKA - \$200.00 & interest. ✓  
I understand that the farms of these persons have been  
sold, and so perhaps you can now settle these debts for me.  
I will appreciate very much if you will kindly look into  
this matter at your earliest convenience.

Yours truly,

*M. Taniguchi*

*R. Taniguchi.*



5th October, 1945.

Mr. Rokusaburo TANIGUCHI,  
Registration No. 13703,  
Birds Hill, Manitoba.

Dear Sir:

We wish to acknowledge your letter of the 10th September, relative to accounts owing to you. Please be advised that we have today transferred \$236.59 to your account from Isamu UJIMOTO, in settlement of his account.

We have also transferred \$200.00 to your account from Tsunehichi MATSUOKA, as this was the amount we were authorized to pay you. With regard to your claim for interest on same, we would suggest that you write him direct for an acknowledgment of the amount of interest due and forward it to us for payment. His address is Roseberry, B.C.

Your account against Takaji MIYAKE was actually in the form of a Mortgage registered against the property of him and his wife. Your security in this agreement was the property and as the net proceeds of sale of this property were \$350.95, the full proceeds were transferred to your account in settlement by this office.

You previously had stated that Yoshio Hatanaka owed you \$150.00. You make no reference to this account however and we are assuming that this was collected by yourself direct.

Your credit balance at this office is now \$3680.32 and this is available to you upon request.

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA



Birds Hill, Man.,  
June 30, 1946.

The Custodian's Office,  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 5 1946
File No.	5287
Ans.	
Referred	Anderson

Dear Sir:

I am planning to buy a farm here in Manitoba,  
but as the cost of land is quite high, I have not  
enough cash to meet the expense.

I will appreciate very much if you will  
kindly forward my account.

Please forward at your earliest convenience  
to the above address.

Yours truly,

*R. Tsinguchi*

(Mr.) Rokuseburo TANIUCHI,  
Registration No. 13703,  
Birds Hill, Man.

3845.3V

Dist. Summary  
Rem. 3500.00



5227

8th July, 1946.

Mr. Komsaburo TANIGUCHI,  
Registration No. 13703,  
Birds Hill,  
Manitoba.

Dear Sirs

As requested in your letter of the 30th June, we enclose herewith Custodian cheque in the amount of \$3500.00, from funds to your credit here.

It is desired that a brief summary of the administration of your affairs be forwarded to you. Upon completion of this the full amount of your funds will be remitted. In the meantime we trust the enclosed cheque will meet your present needs.

Yours truly,

W.E. Anderson,  
ADMINISTRATION DEPT.

WEA:HA  
Encl.

96



c/o Brett-Young Poultry Farms,  
Birds Hill, Manitoba,  
September 14, 1946.

EVALUATION SECTION	
DATE	SEP 17 1946
FILE NO.	5267
REMARKS	
REFERRED	

Office of the Custodian,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

I am enclosing three shares, each valued at five dollars(\$5.00) in the Consumers Co-operative Association, Websters Corners, B.C.

I would like you to sell them for me as I do not wish to hold them any longer. I know I am asking you for a lot but this is the only procedure that I can think of.

I will appreciate your attending to this matter at your earliest convenience.

Yours truly,

*Rokusaburo Daniguchi*  
Per. M. Daniguchi.

*Returned to Japanese March 20/48  
B.M.*



611 Balmoral St.,  
Winnipeg, Man.  
July 15, 1948.

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

EVACUATION SECTION	
Rec'd	JUL 19 1948
File No.	5287/13703
Ans.	
Referred	

Gentlemen:

As requested in your letter of some time ago, I am sending by registered mail two certificates of shares in the Maple Ridge Co-operative Produce Exchange: certificate no. 348, being thirteen shares each with a par value of one dollar, and certificate no. 142, being nineteen shares each having a par value of one dollar.

I would appreciate it if the proceeds from the sale of these shares be mailed directly instead of being kept on account.

Thank you very much.

Yours sincerely,

R. Taniguchi

Rokusaburo sen & S.

386.20  
40.88 - 32 Shares  
345.32



5287

July 20th, 1948

Mr. Rokusaburo TANIGUCHI,  
Registration 13703,  
611 Balmoral St.,  
Winnipeg, Man.

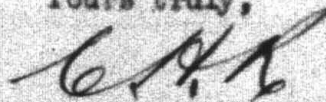
Dear Sir:

We beg to acknowledge receipt of your letter of the 15th instant enclosing certificates covering 32 shares of the Maple Ridge Co-Operative Produce Exchange.

At this time we are forwarding to you Custodian cheque for \$386.20, which is the entire balance of your account as per the attached statement and including the sum of \$40.88 from the redemption of the above mentioned shares at the rate of \$1.27755.

Kindly acknowledge receipt.

Yours truly,



C. H. Reed  
Office of the Custodian

CHR:HK  
Encl.



287  
1393

September 10, 1948.

REGISTERED

Mr. Rokusaburo TANIUCHI,  
Reg. No. 13703,  
c/o Brett & Young,  
Birds' Hill, Manitoba.

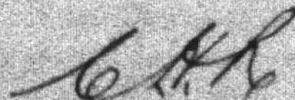
Dear Sirs

On November 30th, 1944, we transferred to your account the sum of \$200.00, in settlement of a claim against Isamu YAMAMOTO. Mr. and Mrs. YAMAMOTO have called on us today and informed us that this \$200.00 was paid by them direct to you, and therefore you have been paid twice in settlement of this debt.

Please return the \$200.00 direct to Isamu YAMAMOTO at Vernon, B. C., or to this office, but in any case, send us a letter telling us that you have refunded this money.

A stamped, self-addressed envelope is enclosed for your convenience.

Yours truly,



C. H. Reed,  
Office of the Custodian.

CHR/fm



C O P Y

611 Balmoral Street,  
Winnipeg, Manitoba.

October 31, 1948.

Office of The Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Gentlemen:

re: Isamu Yamamoto

This is to inform this office that on September 15 last I remitted to Isamu Yamamoto the sum of two hundred dollars and that I received a letter from the latter dated September 21 acknowledging receipt of the remittance.

The obligation to your office was inadvertently forgotten.

For future correspondence, if any, please correct your files to the above address.

Thank you for your services in connection with this matter.

Yours sincerely,

"H. Taniguchi  
per H.T."



611 Balmoral St.,  
Winnipeg, Man.

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

EVACUATION SECTION	
Rec'd	DEC 7 1950
File No.	5287
Ans.	
Referred	K.L.H.

Dear Sirs:—

In regards to my <sup>loan</sup> to Mr. Takaji  
Miyake of \$400 of which \$350  
has been paid, I would like to  
know whether the balance of \$50  
is coming to me or not. If so,  
please forward it at the earliest  
convenience.

Yours truly,  
Rokusaburo  
Taniguchi.

ROKUSABURO TANIGUCHI



7th December, 1950.

Mr. Rokusaburo TANIGUCHI,  
611 Balmoral Street,  
Winnipeg, Manitoba.

Dear Sir:

Replying to your undated letter, on 12th  
October, 1950, we sent you a cheque for \$48.45 which  
was the balance owing by Takaji MIYAKE as follows:

Balance owing under Agreement for Sale	\$400.00
Interest May 26/42 to Jan. 1/43	<u>14.40</u>
	414.40
Paid from sale of property	<u>365.95</u>
Paid to you by cheque No. 7983 October 12/50.	<u>\$ 48.45</u>

Yours truly,

C.H. Reed,  
Office of the Custodian.

CH:HA



5267

August 25, 1944.

Mr. Rokusaburo TANIGUCHI,  
Registration No. 13703,  
c/o Brett & Young,  
Birds' Hill, Manitoba.

Dear Sir:

We are in receipt of your letter of July 31, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property is a matter which will give you personal concern. However, the sale of properties to the Director, The Veterans' Land Act, was carried out as part of a policy of liquidation outlined by the Canadian Government and the prices obtained were on the basis of appraised valuations.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record, but we can only advise you that the sale has been completed and that we are not in a position to consider any alternative in regard to this matter.

Yours truly,

W. E. Anderson,  
Farm Department.

WKA/EG



October 12, 1950.

Mr. Robinson TANIUCHI,  
611 Balmoral Avenue,  
Winnipeg, Man.

Dear Sir:

Re : Japanese Property Claims Commission  
Case 941

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$2,992.31

Cheque in your favour is enclosed for \$2,511.99  
and we have paid the Co-Operative Committee .. \$ 80.72  
for legal fees as authorized by you.

We also enclose cheque in your favour for ... \$48.45,  
being balance of your account on our books.

Yours truly,

F. G. Shears,  
Director.

FOS/CH  
Encl. 2 cheques.



March 19, 1948.

## ANALYSIS OF REAL PROPERTY CLAIM

## Claimant:

Rokusaburo TANIGUCHI  
Registration No. 13703

## Details of Claim:

		Japanese Claim	Corrected Claim
Land	<del>\$4000.00</del> \$4000.00		
Buildings	<del>\$9475.00</del> 4000.00	\$9475.00	<del>\$9475.00</del> 1000.00
Less Sale Price:		2598.44	2619.00
Claim:		\$6876.56	<del>\$6856.00</del> 1941.00

This claim consists of 4 parcels of land - these have been numbered on the claim. Nos. 1, 2, and 3 were sold as one piece of property, and no. 4 was sold separately.

(A) Dealing with Parcels 1, 2 and 3: (18.413 acres)

This is a Veterans' Land Act transaction (First Offer).

Three properties included, being:

Parcel 1: Maple Ridge, Blk. "C". of the S.E.  $\frac{1}{4}$  of Sec. 21, Tp. 12, Map 5682, District of New Westminster.

Parcel 2: Part 4.905 acres more or less of S.E.  $\frac{1}{4}$  of Sec. 21 Tp. 12 as shown colored red on sketch No. 492377 save and except part (0.915) of an acre as shown on Map 3041 District of New Westminster.

Parcel 3: Part 7.356 of a 20 acre portion of the S.E.  $\frac{1}{4}$  of Sec. 21 Tp. 12 as shown coloured red on sketch 492387 save and except part (0.278 of an acre) shown on map 3041, District of New Westminster.

Address: 133 - 17th Avenue, Haney, B.C.

Certificates of Encumbrance attached hereto - Nos. 52422, 52421, 52420.

Assessed Value:	Parcel 1. 1944 Assessment	Land	- \$650.00	
		Improvements-	250.00	\$900.00
	Parcel 2. 1943 Assessment	Land	- \$400.00	
		Improvements-	875.00	1275.00
	Parcel 3. 1943 Assessment	Land	- \$650.00	
		Improvements-	1300.00	1950.00
Total Assessment Value				<u>\$4125.00</u>

## Valuation:

Soldier Settlement Board - \$2,572.00

## Sold:

To the Director, Veterans Land Act as of January 1, 1943 for \$2,525.00.



March 19, 1948.

## Analysis of Real Property Claim

**Claimant:** Rokusaburo TANIGUCHI  
Registration No. 13703

(B) Dealing with Parcel A : (9.547 acres uncleared land)

**This is a Veterans' Land Act Transaction (First Offer)**

One Property included, being:

Lot 15 of South West quarter, Section 22, Township 12,  
Map 3118, South and East pt. (.091 acre) shown on sketch  
6222, Municipality of Maple Ridge, District of New Westminster.

**Address:** 17th Avenue, Haney, B.C.

Certificate of Encumbrance attached hereto - no. 52419.

<b>Assessed Value:</b>	1944 Assessment	Land	\$700.00	
		Improvements -	\$100.00	\$800.00

**Valuation:** Soldier Settlement Board - \$96.40

**Sold:** To the Director, Veterans' Land Act as of Jan.1/43 - \$94.00.

Note - Sale Price quoted by the Japanese was arrived at from statement as follows:

(A)	Jan.1/43	net proceeds from sale	-	\$2525.00	
		less registration fees		<u>9.00</u>	
				2516.00	
		Rebate for Insurance		<u>18.00</u>	
		Total Credit from sale			\$2534.00
(B)		net proceeds from sale		94.00	
		less tax arrears		<u>26.56</u>	
				67.44	
		less registration fees		<u>3.00</u>	
					<u>64.44</u>
					\$2598.44

Our Sale Price was arrived at by:

(A)	Jan. 1/43	proceeds from sale	\$2525.00
(B)		proceeds from sale	<u>94.00</u>
			\$2619.00

B. Macdonell

**Note:** Letter July 31/44 protesting sale of land - states buildings alone worth \$4000.00 and farm itself worth \$8000.00 altogether.



March 19, 1948.

File No. 5287

ANALYSIS OF PERSONAL PROPERTY CLAIM

Re: Bokusaburo TANIGUCHI  
Registration No. 03703

Claim for Mortgage from T. MIYAKE covering Lot 5 of S.W.  $\frac{1}{4}$  Sec. 21 Tp. 12  
Map 1105. . . . . \$400.00

Less Amt. Rec'd from Custodian . . . . \$350.00

Loss: . . . . . \$ 50.00

Corrected: Amt. of Mortgage.. . . . \$400.00  
Amt. Rec'd from Custodian. . . . . 365.95

Loss: . . . . . \$ 34.05

Following is a brief Analysis of Sale of this land:

This is a Veterans Land Act Transaction (First Offer)

One Property only included, being:

Block 5 of the South West quarter of Section 28  
Township 12 Map 1105 Municipality of Maple Ridge  
in the District of New Westminster.

Address: 204 - 14th Avenue, Haney, B.C.

Title: In the names of Takaji MIYAKE and Namiye MIYAKE  
Joint tenants, File Nos. 4830, 4831.

Assessed Value: 1942 -  
Land \$500.00  
Improvements \$300.00 \$800.00

Valuation: Soldier Settlement Board  
Land \$152.00  
Improvements \$250.00 \$402.50

Sold: To the Director, Veterans' Land Act for \$395.00 as at Jan. 1/43.

Disbursement of Funds: Sale Price of Land \$395.00  
plus 3 months rent 15.00  
refund of insurance 12.75  
\$422.75

Certificate of Encumbrance \$1.00  
Registration fee 3.00  
Legal fee 15.00  
Insurance 12.75 (see insurance below)  
Taxes 25.05  
\$56.80

Balance paid on Mortgage \$365.95

Claim of Namiye MIYAKE and Takaji MIYAKE (File Nos. 4830, 4831) will be heard  
by the Sub-Commissioner at Winnipeg. They have filed a claim for loss of \$850.  
on this property.

*B. Macaskill*



IN THE MATTER OF THE "INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 39.

JAPANESE PROPERTY CLAIMS COMMISSION

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

Winnipeg, Manitoba,  
April 12th, 1948.

IN THE MATTER OF THE CLAIM OF  
KENJI YAMAGUCHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

S.V.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

S.H. CHENNIACK, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

H.H. LANGFELD, Esq.,

Official Reporter.



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

THE COMMISSIONER: Right.

THE SECRETARY: Kobunaburo Taniguchi.

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

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

MR. HUNTER: No, my lord.

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

MR. CHERNIACK: Item 4(c) of his real property, I would like to place a valuation on land and buildings at \$5000.00.

THE COMMISSIONER: Yes.

MR. HUNTER: This is Taniguchi?

MR. CHERNIACK: The sale price was \$2919.00, that is the gross price, my lord.

THE COMMISSIONER: That leaves your claim \$5381.00.

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



Discussion.

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

MR. SEYMOUR: Yes, attach it.

THE COMMISSIONER: There is something about a mortgage.

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

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

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

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

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

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

*H. E. Langfield*  
"H. E. LANGFIELD"  
Official Reporter.



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

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba,  
23rd September, 1948.

IN THE MATTER OF THE CLAIMS OF

ROKUSABURO TANIGUCHI

20 PROCEEDINGS AT HEARING

APPEARANCES:

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

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

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S. HIRAYAMA, Esq., Official Interpreter

30 MARK R. PARSON, Esq., Sr., Official Reporter.



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

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

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

THE COMMISSIONER: Is that sufficient to identify it?

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

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



R. Taniguchi,  
In Chief.

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

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

DIRECT EXAMINATION BY MR. CHERNIACK:

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

A Yes.

Q And are these (indicating) your signatures?

A Yes.

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

A Yes.

MR. CHERNIACK: I tender as Exhibits 1 and 2 respectively  
the Real Estate Statement and the Chattel Statement,  
both identified by the claimant, and on behalf of my  
learned friend I will tender as Exhibit 3 the S.S.B.  
Appraisal, consisting of two separate reports, your  
honour, but together making up the total for which  
claim is made, and on behalf of my learned friend I  
will file as Exhibit 4 the Custodian's Analysis Sheet.

(Real Estate Statement, EXHIBIT 1.)

(Personal Chattels Statement, EXHIBIT 2.)

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

(Custodian's Analysis, EXHIBIT 4.)

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



4.  
R. Taniguchi,  
In Chief.

September 30, 1918, to the claimant for a consideration of \$700.00 affecting this first described 3.99 acres. I also have on my file, and I am showing it to my learned friend, Certificate of Title 53602F, dated October 8, 1918, in the name of the claimant as affecting that portion, 3.99 acres. I don't have the purchase agreement in regard to the 7.17 acres from Watanabe in September 1918 for \$400.00, but I have on file, and I am showing it to my learned friend, a Certificate of Title 53601F, dated October 8, 1918, affecting this 7.17 acres. As to Block "C" I have on file, and I am showing to my learned friend a Deed from William George Fryant, dated November 25, 1925, to the claimant for \$400.00, affecting the land for which claim was made. And I also have on file, and I am showing it to my learned friend, Certificate of Title No. 1159552 dated December 15, 1925, standing in the name of the claimant affecting Block "C", and as to lot 15, I have on my file, and I am showing it to my learned friend, a Deed of land from Robert Henry Dodd, dated September 3, 1926, to the claimant for a consideration of \$750.00 and affecting lot 15. I also have on my file, and am showing to my learned friend, Certificate of Title 116032E, dated September 3, 1926, standing in the name of the claimant and affecting lot 15. Your honour will note from Exhibit 1 that all of this property was bought uncleared with the exception of the first parcel, of which two acres had been cleared, and there were two sheds on it. The claimant sets out that he cleared and cultivated 12 acres of land, estimating its cost

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30



H. Taniguchi,  
in Chief.

at \$175.00 an acre, so according to his contention, 16 acres were cleared and 14 acres uncleared at the date of evacuation. This is confirmed by the two Appraisals filed as Exhibit 3. The claimant sets out he constructed about 15,000 feet of tile ditching, it is all tile, not cedar covered, he dug two wells and equipped them with electric pumps, which were left on the premises, one pump was bought in 1941 for \$185.00. Exhibit 3, your honour, makes no mention whatsoever of these pumps, much less saying they were added to the value of the land. The claimant sets out the number of trees he had on the property, a total of 51 fruit trees of various description.

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

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

THE COMMISSIONER: I changed that to 1941.

MR. CHERNIACK: I corrected it on my copy.

THE COMMISSIONER: It wasn't bought in 1947?

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

THE COMMISSIONER: I will correct it now.

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



R. Taniguchi,  
In Chief.

he constructed a gravel road to 17th Avenue about a quarter-of-a-mile, and that is indicated in Exhibit 3. The claimant then sets out his buildings on the property, showing when they were built and his estimated cost of building. A quick glance at the dates when these buildings were built doesn't show any very, very great variation from the Appraiser's estimates, but it is obvious there was considerable variation as to the value of the buildings in that the claimant shows he built his house at a cost of \$2,500.00 and the valuation shown is \$1,500.00. And a greater discrepancy is that of the poultry house built in 1932 and the rhubarb forcing house built under it in 1935, and considerable more was done in 1939 and 1940, is shown as having cost about \$1,500.00. The appraiser shows that the poultry house is 18 x 200 and was worth \$300.00. The claimant sets out, your honour, that the crop differs from the appraisal but he thinks that possibly the tenant may have changed the crop which he had left when he vacated. He points out that the appraiser makes no mention of the electric pumps and the appraiser indicates in Exhibit 3 that the well is apt to go dry in the summer. The claimant says that the wells never went dry while he was on the land. It should be indicated he bought the first portion of that land in 1918 and that is certainly a long stretch of time in which to discover whether the wells would go dry. The buildings were well built and sturdy and of greater valuation than set out. The land was excellent: "At times I had as many as 1500 chickens in the poultry houses, both of



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R. Taniguchi,  
In Chief.

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

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

10 Mr. CHERNIACK: He states there were about 800 cords of firewood on that section and he started to clear it at a cost of \$100.00, so the contention is it cost him \$850.00 for that, that is \$750.00 plus the \$100.00 which he had already invested in the clearing of it, for which he received \$94.00. He states he believes a fair market value of the whole property, that is the four parcels and the buildings, was at least \$8,000.00.

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

20 A My house.

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

A I think the snap was taken in 1935.

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

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

30 A Yes, it was taken in 1938.



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R. Taniguchi,  
In Chief.

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

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

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

A That is the big one.

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

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

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

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

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

20 Q Now, I show you another snapshot and on the back of that is written, "February 1959 - home and farm, R. Taniguchi," and there are several buildings in the picture; is this a snapshot of your land?

A Yes.

Q And in the foreground, is that snow?

A I think it is snow.

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

A I think it is the brooder house.

30 Q And in the middle there is a large building with what seems to be an addition at the back of it; what is that?



H. Taniguchi,  
in Chief.

A That is my house.

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

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

A Yes.

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

A That is the 200 one.

Q The front one is the one with 200 feet?

A Yes.

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

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

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

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

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

A Yes.

Q That is your house? A Yes.

Q This was taken February 23, 1943?

A Yes.

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

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



R. Taniguchi,  
In Chief.

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

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

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

A The west side.

Q That would be the side facing the Pacific Ocean?

10 A Yes.

(Photograph, EXHIBIT 6.)

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

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

BY MR. CHERNIACK:

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

A My girl.

20 Q Your daughter? A Yes.

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

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

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

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



R. Taniguchi,  
In Chief.

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

Dear Sir:

Re: Sale of Property

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

I am dissatisfied with the amount for which you disposed of the property. It is a very modern farm, with electricity and a good water system throughout all the buildings. The buildings on the farm alone are worth more than four thousand dollars (\$4,000.00). Also the part (ten acre lot) which you have disposed of at the net total of sixty-four dollars (\$64.44) was purchased by me for the sum of seven hundred and fifty dollars which is more than ten times the amount which  
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12.  
R. Taniguchi,  
In Chief.

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

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

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

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

Yours truly,

Rokusaburo Taniguchi

Mitsuo Taniguchi."

(Letter dated July 21, 1944, to the Custodian from R. Taniguchi, EXHIBIT 7.)

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

A Yes.



R. Taniguchi,  
In Chief.

Q Did you ever put up your land for sale?

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

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

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

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

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

A I think it was the spring of 1941.

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

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

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

A No.

MR. CHERN IACK: Exhibit B, your honour, shows this property to be 2-1/2 miles from Hanesy on good roads, the district is indicated as being a good one. I have already amended as to the lack of any mention of the pump or the water system. In regard to the house, the appraiser indicates all it requires is a new coat of paint and re-papering.

20 I think I should draw your honour's attention to the fact that few of these houses were painted at all and this one appeared to be an exception to the rule. The appraiser does mention that most of the clearing is till drained, land is very clean, growth is good and he values it at \$75.00 with uncleared \$10.00 an acre. In his comment on page 7 of the Appraisal, the appraiser said the farm has been kept clean, considerable poultry had been kept up to quite recently, this will have direct beneficial bearing as to fertility. He indicates a good road. I note, your honour, that the claimant in Exhibit 1

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R. Taniguchi,  
In Chief.

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

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

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

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

MR. CHERNIACK: Not all.

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

MR. CHERNIACK: Yes, if you think it would be more obvious we will look at the Custodian's Analysis Sheet, which contains our entire claim, and I can indicate those  
30 five items which are valued. I have done it on my copy



and it makes it much more readable for me.

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

MR. CHURCHMAN: That is right.

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

THE COMMISSIONER: I can do that with Exhibit 2.

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

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

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

THE COMMISSIONER: Why not say withdrawn?

MR. CHURCHMAN: Yes.



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

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

THE COMMISSIONER: All right.

MR. CHERNIACK: Your honour will note that very little of these goods were sold by the custodian, the rest are all shown as "Not accounted for theft, etc." I don't know what reasons may be given by the Custodian and I don't particularly care, the fact is that they are not accounted for. There are two items shown as "No record at any time," the spray pump and fifty feet of rubber hose, and I think in that connection I would like to point out the J.P. Form, which is shown in the first column of the Analysis, Exhibit 4, indicates garden tools and I think there is no doubt that the spray pump and rubber hose got classified as garden tools, so my contention is the Custodian should not show any record, any time, to declare it not found, and I should point out the date of inventory - February 10, 1943, as compared to the date of evacuation - June 12, 1942. There would appear to be a matter of some eight months. I omitted to put in the assessed value of this property, or these properties. I thought that should go in, I am reading now from the Custodian's memorandum, which indicates the assessed value as to four parcels - I think it might be right if I indicate just the total land and total improvements as shown on this. The total land is \$2,800.00 and the total of improvements is \$2,725.00, making the total assessment \$4,925.00; I think my learned friend can confirm that.



B. Taniguchi,  
Gr. Exam.

MR. FERG: That is correct.

CHRON EXAMINATION BY MR. FERG:

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

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

A No.

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

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

20 A It was in five pieces.

Q That would be five pieces of 100 feet each?

A Some were longer and some were shorter.

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

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

Q Was the chicken house locked? A Yes.

Q Who did you leave the key with?

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

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



H. Taniguchi,  
Cr. Exam.

A He had his own kitchen utensils and furniture.

Q Who? A The party that was left there.

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

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

A Yes, he was living in the house.

Q He was living in your house? A Yes.

Q In the same house with you? A Yes.

10 Q He would have access to your goods then?

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

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

A Nakayama.

Q Was she a married woman? A Yes.

Q Did she have the property rented from you?

A They were living in Vancouver but they couldn't find a house to stay in Vancouver, so they came out to my place to stay.

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

Q And they stayed there after you were evacuated?

A Yes, they stayed about a month later.

Q And you say you left the keys with them?

A Yes.

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

15 A Just the kitchen.



R. Taniguchi,  
Gr. Exam.

Re-Exam.

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

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

A Yes.

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

MR. FERG: No further questions, your honour.

RE-EXAMINATION BY MR. CHERNIACK:

10 MR. CHERNIACK: My learned friend has indicated that these people, Nakayama, stayed after the claimant and he left his key with the woman. My conclusion from this Analysis Sheet, and I think my learned friend can confirm this, is that all these goods were inventoried by the Custodian apparently on February 10, 1946, which is still about seven months after Mrs. Nakayama left the property, so apparently there is to be no allegation that Mrs. Nakayama took any of these goods, or sold them, or disposed of them in any way.

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

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

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

Q Did you make any arrangements with her as to what she was to do with the keys? A I had the property rented to Mr. Gilan, so I thought she gave the key to

30



R. Taniguchi,  
Re-Exam.

Mr. Gilman before she left.

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

A No.

THE COMMISSIONER: Is that all?

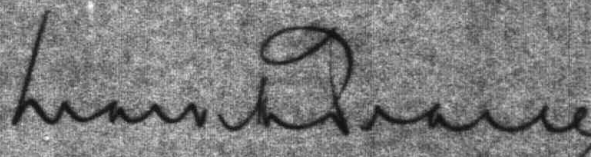
MR. CHERYLACK: Yes.

THE COMMISSIONER: All right.

10

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

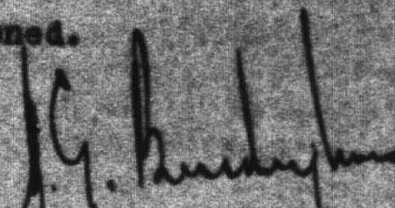


MARK H. PEARCE, ST.,  
OFFICIAL REPORTER.

20

CERTIFICATE

I, the undersigned, Sub-Commissioner, hereby certify that the foregoing 20 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.



(SUB-COMMISSIONER)



DEFENCE BRIEF

Rokusaburo TANIGUCHI

File No. 5287

Case No. 941

Winnipeg April 12, 1948  
and

Winnipeg Sept. 23, 1948

V.L.A. A 14 & B 14

REAL PROPERTY CLAIM

1.  
Claim

\$8000.00

Appraised at

(a) \$ 96.40

(b) 2572.50

\$2668.90

Sold for

\$ 94.00

2525.00

\$2619.00

(a) Witness: T. Godfrey, Appraiser

A 9.46 acre tract of uncleared land with "useful firewood" on it, and no buildings.

(b) Witness: T. Godfrey - Appraiser

3 Parcels totalling 18.413 acres, of which 13.93 acres were in cultivation, 2.77 acres logged and slashed, but not cultivated, and 1.708 acres unsuited for cultivation. Buildings consist of Dwelling, 2 poultry houses and 4 brooders, also 1 old barn and two sheds of no value.

Submission: Trans. P. 17 L 3 "That the Real Property sold at its fair market value."

2.

PERSONAL PROPERTY CLAIM

Claim

\$376.25

(a) Goods valued at \$48.00 auctioned for \$12.10

Witness: C. Spencer Pallot - Auctioneer.  
J. Moryson - Staff

(b) " " " \$25.00 no record

Witness: J. Moryson - Staff

(c) " " " \$303.25 no account, theft.

Witness: J. Moryson  
Memo Feb. 22/45

Submission: "That the chattels sold were sold at their fair market value and the amounts claimed for articles not found, due to theft, etc., are excessive and unreasonable.

Summary of Witnesses

Where Required

Summary of Document

Witness Providing Same

T. Godfrey

1 (a)

Exhibit 941-3

T. Godfrey

C. Spencer Pallot

1 (b)

" 941-3

C. Spencer Pallot

J. Moryson

2 (a)

J. Moryson

2 (b) & (c)

Memo Feb. 22/45



Name of Claimant **TAKIGUCHI, Hokenaburo**  
 Custodian File **5887**

Case **941**

<u>REAL PROPERTY</u>									
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	
					94.00	215.19			215.19
					2385.00	2245.36			2245.36
<u>PERSONAL PROPERTY</u>									
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		
<u>NETS</u>									
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	
<u>MISCELLANEOUS CHATTELS</u>									
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		
48.00	12.10	3.63	25.21%	343.25 185.00	128.13			151.76	
TOTAL RECOMMENDATION									2592.51



October 12, 1950.

Mr. Rokusaburo TANIGUCHI,  
611 Balmoral Avenue,  
Winnipeg, Man.

Dear Sir:

Re : Japanese Property Claims Commission  
Case 941

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$2,592.31

Cheque in your favour is enclosed for \$2,511.59  
and we have paid the Co-Operative Committee .. \$ 80.72  
for legal fees as authorized by you.

We also enclose cheque in your favour for ... \$48.45,  
being balance of your account on our books.

Yours truly,

F. G. Shears,  
Director.

FOS/GH  
Encl. 2 cheques.