

8636

Strawberry Hill
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: TAKENAKA (Sakae) Mrs Rikiyo
HOME ADDRESS: 1346 Gibson Rd., R.R. #1., New Westminster B.C.
REGISTRATION NUMBER 09064 SEX: Female AGE: 45
OCCUPATION: Farmer and Housewife

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

EMPLOYER: Self

MARRIED? (Widow.)

NAME OF WIFE OR HUSBAND: -----

ADDRESS OF WIFE OR HUSBAND: -----

NAMES OF ANY LIVING CHILDREN: Kanako (F) Rikio (M) Tayuru (M)

ADDRESS OF CHILDREN: 1346 Gibson Rd., R.R. #1., New Westminster

AGE OF CHILDREN: 20, 19, 11.

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

1. LOCATION AND DESCRIPTION: 5 Acre Lot; Lot 80.
Roll No. 2454. D.L. 440. Group 2. Map No. 1133.
Municipality of Delta, District of New Westminster B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden frame dwelling house, 4 rooms. 7 Chicken Houses, 1 Feed House (2 Storey) Incubator House, 1 Wood Shed, Store House, Bath House, 1 Straw Shed.

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

4. TAXES (Amount and where payable) Taxes \$17.00 payable at Delta B.C. 1941 Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present
Leased to Robert Archie Sutton, Green Timbers Auto Cam.
R.R. #3., New Westminster B.C. Monthly rental of \$12.00.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarants possession

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

9. IF FARM LAND STATE CROPS SOWN Black Currants, 22 Fruit Trees.

Leased Current crop with farm to same person.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

2. LANDLORD'S NAME AND ADDRESS: none

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

4. STATE WHEREABOUTS OF LEASE: none

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

3 Beds, 2 Bureau, Wooden Chest, Coffee Table, Parlor Heater, Kitchen Stove, Chairs 2 Tables, Kitchen Cupboard, 4 Electric Brooders, 3 Charter Oil Incubators, 16 Mash Feeders, 16 Galvanized Tin Wash Troughs, 12 Small Troughs, 18 Galvanized tin water Troughs, 40 Small water fountains, 1 Canadian Oil Incubator, 600 ft., Poultry Fencing, Spray Pump, Barmiting Tools and Impelments, Garden Tools. All to be left in house at 1346 Gibson Rd., R.R. #1. New Westminster B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: none

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Beneficiary Society. (Family) \$2500.00.
Policy No. Unknown. Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 7th day of May 1942

(Signature) Sakae Takenaka

J.F. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Sept 13/43

File No.

8636

Name

TAKENAKA (Sakae) MRS Kikuo
(Surname in Block Letters)

Registration No.

09067

Male - Female
(check)

Age

Feb. 3, 1897

Former Address

R.R. #1, New Westminster, B.C.

Date Evacuated

May 18/42

Naturalized - Canadian-Born - National
(check)

75 Lancaster Blvd.
Fr. Garage
Hastings

Hutton 120 St Vital, Mon

Present Address

C/o Mrs. Jean Kikuo, Portage La Prairie
Manitoba

Married Single
(check)

Name of Wife

Name of Husband

Kikuo (deceased)

Name of Mother

IZUMI, Suei Jap

Name of Father

Names of Children under 16

Takuro (4) 22/9/30

Requested by

J.M.

Registered with Custodian

(Yes or No)

Additional Information

Housewife. House lot at
1346 Arthur Rd., New West.

REAL PROPERTY SUMMARY

JAPANESE NAME: Sakae TAKENAKA Reg. No. 09064 File No. 8636.
CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/413-P. First Offer.
PROPERTY ADDRESS: 1346 Gibson Road, R.R. No. 1, New Westminster, B. C.
LEGAL DESCRIPTION: Lot 80 of Lot 440, Group 2, Map 1133, Municipality of Delta, D.N.W.
TITLE: Registered in the name of Sakae TAKENAKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 26246, dated September 17th, 1943.

ASSESSED VALUE: Land - \$ 250.00
Improvements - \$1500.00 - \$1750.00. Taxes - \$16.25.

CLASSIFICATION: Small fruit and poultry farm, dwelling and out-buildings.
The Custodian's representative reported 23rd May, 1942, that this property had an area of 4.55 acres, planted in part to the following crops: $\frac{1}{2}$ acre black currants and 22 fruit trees.
1 storey 4 room frame dwelling, 7 chicken houses, 1 feed house, 1 incubator house, 1 storehouse, 1 woodshed, 1 straw shed, 1 bath house.

**HISTORY OF
ADMINISTRATION:**

This property, including crop and chicken equipment, was leased by Sakae TAKENAKA to R. A. Sutton, on the 6th May, 1942, the term being for the Duration, consideration - \$12.00 per month, payable in advance on the 15th of each and every month.
Lease was issued containing the following clause - Said Lessee to have full use of equipment, as per list attached, Lessee to pay for any equipment missing at expiration of lease. There was no list attached. Four month's rent was collected by W. Page of Brackman and Ker, covering period to September 30th, 1942. This \$48.00 was remitted to this office less his commission - \$2.40. Mr. Sutton gave up possession of this property as at 16th September, 1942. Lease was taken over by Simon Granwelman as at 1st October, 1942. The Custodian collected October's rent - \$12.00 from him. A new lease dated 10th December, 1942 was given by the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943) to Simon Granwelman. The term being from 15th November, 1942 to 14th November 1943, at an annual rental of \$108.00, payable \$9.00 monthly. First payment to be made 15th November, 1942, and the further sum of \$9.00, on the 15th day of each and every month until the said term has been completed. Included in the lease was a small quantity of chicken equipment
Lease was handed to S.S.B., July 28th, 1943, and the net consideration for the 1943 rents collected by the Custodian under said lease, viz., \$72.65 was paid by cheque to The Director, The Veterans' Land Act, November 17th, 1943, leaving \$13.50 being all that accrued to Sakae TAKENAKA'S credit from the new agreement.

SOLD:

To The Director, The Veterans' Land Act for \$1,023.00, as at January 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.

- 1st June, 1943.

Page 2.

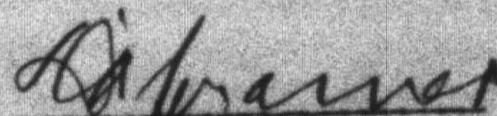
Funds released to the credit of Sakae TAKENAKA, as at 16th March, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$1,005.00, from this transaction.

The following Fire Insurance Policy -
North West Fire Insurance Company, Policy No. 206490 - \$1,760.00,
covering the various buildings, was transferred to the Veterans'
Land Act.

Certificate of Title No. 166899-E in the name of The Director,
The Veterans' Land Act.

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

November 7th, 1945.


D. R. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

23rd November, 1945

File No. 8636

Re: TAKENAKA, Sakae (Mrs. Rikizo)
Reg. No. 09064

CHATELS: The above Japanese declared a quantity of chattels left on the property. They were inventoried by our fieldmen and their inventory was acknowledged as being correct on January 4th, 1943. Details are shown on the attached schedule. They requested the shipment of two beds complete and the tenant shipped these direct in August, 1944. In accordance with a letter from the above Japanese, dated December 6th, 1944, a quantity of chattels was sold to the tenant for \$60.00 which sum was paid in to this office on December 28th, 1944. All saleable articles remaining on the property were sold at auction March 14th, 1945 and net proceeds of \$58.17 were credited to the account. A few miscellaneous items as shown on schedule were abandoned as they were worn out or fixtures. The chattels were very well accounted for.

The sum of \$25.00 was paid to the B.C. Security Commission as requested to reimburse them for the purchase of a stove on behalf of the Japanese.

SPECIFIED ARTICLES: Although she did not declare so to the Custodian, Mrs. TAKENAKA was the owner of a radio which was left for sale with a Mr. H. Leard of New Westminster, according to her letter of February 7th, 1945. The sale price of \$75.00 was collected by the Custodian and remitted March 6th, 1945. This file reveals no other restricted SPECIFIED ARTICLES.

ACCOUNTS RECEIVABLE: The above Japanese declared no Accounts Receivable however on February 7th, 1945 she informed this office of \$200.00 which was left in the care of H. Leard. A receipt was forwarded to this office by Rikio TAKENAKA, son of the above, (File #8637) upon receipt of which this office collected the amount from Mr. Leard under the son's file and forwarded it to the son.

LIFE INSURANCE: The above Japanese declared a Family Benefit Society policy for \$2500.00. This was not brought under control by nor administered by the Custodian. However, the premium of her son's policy, (Rikio TAKENAKA) amounting to \$20.78 was paid from this account as requested March 17th, 1944.

This file reveals no other Personal Property interest.

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

W. E. Leard

Dated: Nov. 23/45
WEA:EH

CHATTEL SCHEDULE

File No. 8636

21st November, 1945

Re: TAKENAKA, Sakae - (Mrs. Rikio)
Reg. No. 09064

Registered - May 7, 1942

Evacuated - June 18, 1945

Declared	Inventoried May 23/42	Recheck	Auctioned
3 beds	x	x	(2 shipped 21/8/44)
2 bureaus	x	x	(1 sold direct by Japanese)
wooden chest			
coffee table	x	x	14/3/45
heater	x	x	(sold direct by Japanese)
range	x	x	(sold direct by Japanese)
chairs	6	5	14/3/45
2 tables	x	1	(1 abandoned)
kitchen cupboard			(fixture)
4 electric brooders	x	1	coal (Offered \$10.00 each Dec. 17,
		3	elec. (1943. Sold direct by Japanese)
		x	(unable to sell at auction)
3 charter oil incubators	x		14/3/45
15 feeders	17		
16 galv. troughs	14	14	(rusted out)
12 sml. troughs		11	(rusted out)
18 tin water troughs	x		(rusted out)
40 sml. troughs			
1 Can. Oil Incubator	x	x	UNABLE TO SELL AT AUCTION.
600' wire fencing	x	x	14/3/45
spray pump			(rusted out - abandoned)
farm, garden tools	(Bundle carpenter tools - itemized below)		
	(Bundle garden tools - itemized below)		
	Wheelbarrow		
	Bookcase		
	2 Dressers	1	(1 sold by Japanese direct)
		Sink	(fixture)
		Linoleum	(Nailed. Not worth lifting.)
		2 Blinds	(Left)
		Iron Pot	14/3/45
		1 X cut saw	14/3/45
		2 potato diggers	14/3/45
		crow bar	14/3/45
		4 hoes	14/3/45
		1 pick	14/3/45
		sledge	14/3/45
		spade	14/3/45
		peevee	14/3/45
		shovel	14/3/45
		2 scrapers	14/3/45
		10 fountains	14/3/45

On January 4th, 1943, Mrs. TAKENAKA acknowledged the rechecked list as being correct and as representing all her chattels left in the Protected Area.

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

Dated: Nov. 22/45
 WEA:EH

W. E. Auman

 W. E. Auman

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Co.	<i>Transferred to V.L.A.</i> 206490	\$1760.	March	15	1946	Lot 80, of Lot 440, Sp. 2, 1346 Gibson Rd, Delta, BC

FIRE INSURANCE SUMMARY

No insurance was carried by the above Japanese on her property according to her declaration made May 7th, 1942.

On March 15th, 1943 insurance totalling \$1760.00 was placed covering the buildings on the property and the premium of \$46.00 was charged to this account.

As the property was sold to the Veterans' Land Act with adjustment date being January 1st, 1943, the policy was transferred to them and the \$46.00 refunded to the Japanese credit at this office.

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

Dated: Nov. 29/45
WEA:EH

W. E. Anderson
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LIABILITY SUMMARY

File No. 8636

19th November, 1945

Re: YAMAKA, Sakae (Mrs. Rikio) - Reg.No.09064

The above Japanese declared no liabilities.

The only one appearing on file against her is one from the Provincial Board of Health (T.B. Unit) for \$12.00. This was referred to the Japanese who denied owing same.

The Provincial Collector was notified of this on March 16th, 1944 and was informed that the Custodian would take no further action and was leaving settlement to be made direct.

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

Dated: Nov. 29/45
WEA:EK

January 25, 1949.

WEEK TAKENAKA

E.O. 413-P

CASE NO. 827

A poultry farm located at 1346 Gibson Road in the Municipality of Delta. The location of this property was obtained by use of the legal description, house number and sketch-map appearing on the Farm Appraisal Report photostat with which we were supplied.

This holding is not a farm in the sense that it is a place to grow crops but it is a farm in the sense that it is a poultry and/or egg producing unit. A visual examination indicates that it was a more or less complete poultry undertaking. There are buildings for incubating, breeding, raising and egg production. They are strongly built and, although founded on cedar blocks or posts, have stood up well. The incubator house is double walled and insulated, could still be made useful.

The property is located on a slight south west slope and appears to have been suitable for the purpose intended. There are about two dozen fruit trees of assorted varieties now all in poor condition. We could find no trace of the black currant bushes noted on the photostat.

Water is supplied from three wells dug into the hard pan there was no municipal supply in 1943. The value of the land is accepted at the \$242.50 established by the photostat. The residence is old and as described, all bird houses are as described - they are wired for lights and dimmers. Total bird capacity was approximately 2100. We allow \$50.00 value for the small fruits in the cultivated area.

Glement Consulting Services Ltd. submitted a report to Messrs. Campbell, Bruster & Co. on January 7, 1949, in which was set out a number of facts pertinent to the value of, and investments in, poultry units. With reference to that report and its contained Exhibit J "Some Factors that Influence Poultry Farm Income". Using Table XX therein contained and the base of \$2.05 invested for

SARAH FAHMY

R.G. 413-F

CASE NO. 827

each bird housed, we have assigned values to this property's accommodations according to their apparent comparison with the average. The well-known rule that four (4) square feet of floor space is needed per bird was used in determining house capacities.

Table 1 following sets out our appraisal figures.

Table 1

UNIT	DIMENSION	AGE	CLEMENT VALUE	
			S.S.B. PRESENT DAY VALUE	PER BIRD PER UNIT
House	4 X 10			
House	12 X 38	30	\$ 100.00	\$ 100.00
House	8 X 8			
Woodshed	16 X 26	20	25.00	25.00
Chicken House	8 X 18	20	Nil	
Shed	16 X 18	20	Nil	25.00
Chicken House	20 X 60	1	300.00	\$1.60 480.00
Chicken House	16 X 16	10	25.00	1.40 70.00
Chicken House	16 X 16	10	25.00	1.40 70.00
Chicken House	16 X 16	10	25.00	1.40 70.00
Chicken House	20 X 100	New	500.00	1.90 950.00
Chicken House	20 X 200	5	750.00	1.50 1500.00
Bath House	8 X 9	10	Nil	
Incubator House	14 X 16	10		50.00
2 Galley Houses	10 X 14	5	<u>30.00</u>	<u>30.00</u>
			\$1780.00	\$3370.00

SAKAE YAMAMOTO

S.C. 413-F

CASE NO. 827

Total value of holdings

Land	\$ 242.50
Small fruits	50.00
Buildings	<u>3370.00</u>
	\$3662.50

The condition of the buildings, their layout and apparent ages, indicates that this property was developed over a period of years. A purchaser should be a qualified, well-informed poultryman able to manage all phases of a rounded poultry business. In our opinion a purchaser should have been willing to pay the sum of \$3650.00 in 1943

J.M. Clement

JANUARY 25, 1952

L. THOMAS

R.C. 432-P

CASE NO. 493

A poultry farm located at 1318 Gibson Road in the Municipality of Delta. Identification of this property was made by use of the legal description, the house number and the sketch-map appearing with the Farm Appraisal Report photostat.

This holding is primarily a poultry producing unit with some diversity in strawberries, raspberries and currants. The site was well selected on a south westerly exposure, is apparently a sand and gravel soil quite suitable for the purpose intended. The water supply is reported unsatisfactory during the dry season.

The buildings indicate that a complete cycle of the poultry business was carried on these premises. The presence of an incubator house and the fact that most houses are wired for lights, dimmers and brooders suggests that a well-planned skilful production system was in operation. The natural slope of the property being quite sharp from east down to west lends itself to increased use of the western end of three of the buildings. The original operator has in effect made double deck houses out of those which are on the steepest slope. The use of the lower level has increased the housing capacity of the buildings and we have in our appraisal made allowance for it. The placing of the buildings makes it necessary to use a cat-walk to service the pens over the double-deck sections. We have made allowance in our appraisal for the decreased convenience and increased labour involved in the use of the cat-walks.

We confirm the dimensions of 20' x 156' as shown on the photostat for one of the houses. It is double-deck for 40 feet on its western end. Two hundred (200) birds can be accommodated in this section. The house described as being 20' x 200' is double-deck for 70 feet on its western end. This space will accommodate three hundred and fifty (350) birds. The house described as being 20' x 80' is double-decked for 20 feet on its western end. This area might have been used for poultry

Y. YUKAWA

R.O. 432-P

CASE NO. 493

but no additional value is given to it. The building is on strong cedar posts but is beginning to sag. Total capacity of this holding amounts to about 3500 birds.

The method used in appraising poultry accommodation is described and set out in our report on Case No. 827, submitted January 25, 1950. Using the base \$2.05 as set out in Case 827 we have valued each of the houses according to its apparent comparison with the average, making due allowance for the cat-walks and conditions above outlined. Table 2 lists the values assigned.

Table 2

UNIT	DIMENSION	AGE	CURRENT VALUE	
			S.S.B. PRESENT DAY VALUE	PER BIRD PER UNIT
House	22 x 26	15	\$ 200.00	\$ 200.00
House	10 x 18			
Shack	14 x 21	20	25.00	25.00
Chicken House 70' ED	20 x 200	10	600.00	\$1.20 1620.00
Galaxy House	12 x 20	10	15.00	60.00
Woodshed, bath	10 x 40	10	25.00	25.00
Incubator Room	14 x 16	10	25.00	50.00
Shed	16 x 20	15	Nil	
Shed	12 x 20	15	Nil	
Chicken House	20 x 35	10	100.00	1.00 175.00
Chicken House	20 x 80	5	300.00	1.20 480.00
Chicken House 20' ED	20 x 80	5	300.00	1.20 480.00
Chicken House 40' ED	20 x 156	3	600.00	1.00 980.00
Granary	20 x 20	2	100.00	1.00 100.00
Chicken House	10 x 20	2	_____	1.50 75.00
		Total	\$2290.00	\$4270.00

Y. YUENNA

R.G. 432-E

CASE NO. 493

The photostat notes fractional acreages of raspberries, strawberries and currants. We confirm the presence of the raspberries and currants and allow \$100.00 value for them in the total appraisal.

The total worth of \$211.50 for the land itself is accepted as described on the photostat.

The layout and appearance of this holding indicates that it was a farm which had been developed over a period of years by an operator who was able to plan his future management. The buildings lack something in convenience of operation but they are suitable for the purpose for which they were intended.

A purchaser should be a competent poultryman with some knowledge of small fruits.

We appraise the holding as follows:

Land	\$ 211.50
Small fruits	100.00
Buildings	<u>470.00</u>
	\$4581.50

In our opinion a man with the skills and ability to operate this holding should have been willing to pay our appraised figure of \$4600.00 for the property in 1943.

J. M. Clement

75 Lancaster Blvd.,
St. George, Man.
Dec 8/45

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

EVACUATION SECTION

Rec'd DEC 12 1945

File No. 8636

Ans.

Referred *Anderson*

Dear Sir,

I have received the cheque for \$1069.99
which I acknowledge with thanks. However in
the attached statement you list the proceeds of
the auction sale of April 15, 1945 at \$8.17.

I would like to have a more detailed account
of the articles auctioned to compare with the
inventory of January 4th 1943. There is nothing
of very much value except two large rolls
of heavy wire netting which were valued at
\$28.00 each and if they were used by the
tenant without our permission, they should be
responsible for them. The first tenants did not
keep very many chickens so they would not have
had any use for them.

Thanking you, I remain,
Yours truly,

File No. 8636

Sakae. Takekoba
Reg. No. 09064

26th November, 1945.

REGISTRATION

Mrs. Sanae TAKEMAKI,
Reg. No. 09064, 75 Lancaster Blvd.,
Fort Garry, Manitoba.

Dear Madam:

We wish to acknowledge your letter of the 1st November, in which you request the sum of \$1000.00 be forwarded to you.

Your file has now been reviewed and the Custodian takes this opportunity of giving you a brief summary of our administration of your affairs.

You registered with the Custodian on the 7th May, 1942, and at that time declared that you were the owner of real and personal property. Your real property in the Municipality of Delta had been leased by you at the rate of \$12.00 per month from the 6th May. The first month's rent was apparently collected by yourself at the time. Four month's rent to 30th September was collected by Mr. Page of the Brackman & Ker Milling Company, who remitted the funds to this office after deducting his expenses of \$2.40. October's rent was collected by this office and credited to your account. Your lease at this time vacated the property, but the Custodian was able to enter into an Agreement on the 15th November, with a new tenant to pay the sum of \$9.00 per month. The only funds accruing to your credit however, under this new agreement were \$13.50, representing one and half month's rent from the 15th November to the 31st December, 1942, as at that time your property was sold to the Director of Veterans' Land Act, full details of which have already been sent to you. \$15.00 legal fees in connection with conveyance of your property was however, later charged to your account.

A number of chattels were declared by you as being left on the property. These were inventoried by our fieldmen and a copy of the inventory was sent to you on the 4th January, 1943, which you acknowledged as being correct. Two beds were shipped to you at your request by the tenant and in accordance with your letter dated 6th December, 1944, the Custodian authorized sale of chattels as outlined in it, to the tenant for the sum of \$60.00, which sum was credited to your account here. All other saleable chattels were removed from the property and sold by public auction in accordance with the policy of liquidation decided upon by the Canadian Government. The net proceeds derived from same totalled \$58.17. Although your four oil incubators were removed to auction, the auctioneer was unable to sell them and they are still at the auction rooms, and it would appear that if they cannot be sold they will be scrapped. A few other small sundry items were rusted and worn out and were abandoned on the property. However all items of value are accounted for.

Although you did not declare so to the Custodian, you left a radio with Mr. H. Leard of New Westminster for sale. Upon this being reported to

Mrs. Sakae TAKENAKA

- 2 -

26th November, 1945.

Our office, the Custodian investigated and collected the \$75.00 sale price, and remitted the funds to you on the 6th March, 1945. The sum of \$200.00 also left in the care of this man by your son, was collected by this office under your son's account and remitted to him.

You declared you were the holder of an insurance policy but this was not brought under control by the Custodian. However, on the 17th March, 1944 the Custodian paid a premium of \$20.17 from your funds, on your son's policy in accordance with your request.

We have attached hereto a statement of your account from the date on which you last received one, and in accordance with your request have attached a cheque in the amount of \$1069.99, representing your full credit balance at this office, made payable to your son, HIKIO TAKENAKA.

Your letters objecting to the sale price received for your property are on file for further reference, and it would appear that other than this objection, the Custodian has accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian. In order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Enclosures (3)

Mrs. Sakae TAKENAKA

File No. 8636
Reg. No. 09064

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	March 27			
	Balance as per statement sent		\$1,051.82	
	May 17	B.O. Security Commission - reimbursement for stove	25.00	
	December 28	Purchase price of range, heater, chest of drawers & 3 brooders		60.00
1945	February 14	Cheque to you		60.00
	February 16	Purchase price of radio		75.00
	March 7	Cheque to you		75.00
	April 18	Proceeds Auction Sale		58.17
	April 23	Legal Fees		15.00
	November 26	Cheque to you		1,069.99
				<u>\$1,244.99</u>
				<u>\$1,244.99</u>
				<u>Bal. \$.00</u>

8636

21st November, 1945

Hollis Leard, Esq.,
c/o B. & K. Milling Company,
New Westminister, B.C.

Dear Sirs

Re: Mrs. Sakae TAKEKAWA

It is noted on the file of the above Japanese, that you are holding the sum of \$200.00 on her behalf. Please advise if this is correct, and if so, kindly remit said funds to this office, upon receipt of which, it will be duly acknowledged, relieving you of all responsibility.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

Collected by office Mon 14/45
under file 8637 & remitted to
Jap on that file



GENERAL SUMMARY

File No. 8636

23rd November, 1945

Re: TAKENAKA, Sakae (Mrs. Rikizo)
Reg.No. 09064

The details of the property sale were forwarded from this office on February 29th, 1944. Upon receipt of this information the Japanese wrote an undated letter which was received here on May 12th, 1944, strenuously objecting to the sale price of the property which was \$1023.00.

(R. Takenaka for S. Takenaka)
They stated that it was purchased for \$1,800.00 at which time the only building was the dwelling. In 1941 they built two chicken houses, one being 40'x20' and costing \$160.00 and the other being 100'x20' and costing \$600.00.

They again objected in their letter of ^{Nov} January 3th, 1945 and when requesting remittance of the funds, reiterated that they did so without prejudice to these facts.

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

Dated: Nov. 23/45
WEA:EH

W E L...

St. Larry, Man.
Nov. 1/45.

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

EVACUATION SECTION	
Rec'd	NOV 5 1945
File No.	8636
Ans.	
Referred	Anderson

Dear Sir,

I would like to know if you can send me a cheque for one thousand dollars (\$1,000).

By this action I do not by any means approve of the sale of the property at such an incredibly low price but am doing so as we are in need of funds, and I would like to have the above statement recorded in case it is needed at some future date. As in previous occasions I would be very much obliged if the cheque be made payable to my son Rikio for convenience in cashing. Thanking you I remain,
Yours truly,

Sakae. Takemoto

P.S. Please note the change of address from
Hutton P.O., St. Vital, Man.

75 Lancaster Blvd.
F.E. San

NAME TAKENAKA, Sakae (Mrs. Mikiso)

REGISTRATION NO. 09064

FILE NO. 8636

The following chattels were sold by public

auktion at Surrey, B. C. on March 14, 1945.

- Coal burner	\$ 3.00 ✓
✓ 5 Pig troughs	5.00 ✓
✓ 6 troughs	3.25 ✓
- Trough and 2 water cans	3.25 ✓
✓ Barrel of Ohio troughs	8.50 ✓
Lot of nails and hook	2.50
- Bundle of tools	1.50 ✓
✓ Bundle of tools	1.00 ✓
✓ Bundle of tools	0.50 ✓
Roll of 1" Hy. Wire	- 13.50 ✓
Roll of 1" Hy. Wire	- 8.00 ✓
- Part roll of wire	- 0.25 ✓
- 3 Chairs	2.25 ✓
- Lot of fountains	1.50 ✓
✓ Iron Pot	0.50
Steel	1.75
Candy jars and crocks	1.50
Table and 3 chairs	0.50
Tent	9.00
Boiler and sundries	1.50
Table	0.50 ✓
✓ Coffee table	5.00 ✓
Wash stand	0.50

Total	\$ 74.75
Less Expenses: (Auctioneer's Fee: \$7.48	\$ 16.58
(Advertising) 1.26	
(Moving) 2.84	
Net Proceeds Credited:	\$ 58.17

Members of Custodian Staff Present. Mr. Iverson

Selected from Auctioneering List No. Surrey 10

ks.

MEMORANDUM

File No. 8636

March 21, 1945.

TO: The File

FROM: R. M. Anderson

RE: Sakae (Mrs. Rikizo) TAKENAKA #09064
Gibson Rd., Delta, B.C.

I have examined the undersmentioned articles and consider that they are valueless and should be abandoned.

- ✓1 Kitchen sink (fixture)
- ✓2 Linoleum (would not warrant lifting)
- ✓1 Table - home made
- ✓5 Jam crates
- ✓1 Picture
- ✓1 Jap tub
- ✓1 Oil drum (Union)
- ✓1 Step ladder (old)
- ✓ Chicken fencing (in use)
- ✓ Wooden feed troughs
- ✓ Quantity of metal troughs (worn out)

2 items were shipped to the Japanese.

[Handwritten signature]

[Handwritten signature: R. M. Anderson]

[Faint handwritten note]

Hutton P.O.
St. Vital Man
March 3/45

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

EVACUATION SECTION	
Rec'd	MAR 6 1945
File No.	86369 8637
Ans.	ADP 07
Referred	Gum

Dear Sir,

Will you please send a cheque for \$75.00 from the sale of the radio and also the \$200.00 when collected from Mr. Hollio, Leard. Both cheques to be made payable to Kikio Takeyaka. Thinking you remain,
Yours truly,

Kikio Takeyaka &

Soko Takeyaka

Cr Balw + 1101.82
Clasas - Nil
Remit + 75 - Proceeds sale of Radio

This includes etc
Res + 50

8636

February 16th, 1945.

Mrs. Sakae TAKENAKA,
Registration No. 09064,
Hulton P. O.,
St. Vital, MANITOBA.

Dear Madam:

We have to advise you that we have collected the sum of \$75.00 from Mr. Hollis Leard, in full, for sale of radio by him. This amount has been credited to your account.

In your letter of the 2nd instant you state that Mr. Leard has \$200.00 of your money. Before we take this matter up with him it will be necessary for us to have full information from you and any receipts you may have.

On receipt of necessary information, we will be pleased to take the matter up with Mr. Leard on your behalf.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

8636

February 12th, 1945.

Mrs. Sakae TAKENAKA,
Registration No. 09064,
Hulton P. O.,
St. Vital, MANITOBA.

Dear Madam:

We have for acknowledgement yours of the 2nd instant.

We enclose herewith Custodian cheque in the amount of \$60.00 made payable to your son, Rikio, as requested by you. This cheque covers in full proceeds of sale of three brooders, kitchen range, dresser and chest of drawers.

We note your remarks regarding radio lent to Mr. Hollis Leard and wish to advise that we will take this matter up with him and advise you of the result.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
RDR:OH

Credit balance - \$1026.82

Wulston P.O.,
St. Vital, Man.
Feb. 7/45

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

EVACUATION SECTION	
Rec'd	FEB 12 1945
File No.	8636
Ass.	RDR 04
Referred	Arms

or 108687

Claims 12^{1/2} disputed

Dear Sir,

I would be very much obliged if you will send me the money from the proceeds of the sale of the borders etc. and in addition if there is any left from the rentals collected from the farm I would like that sent also. The money from the sale of the farm land, I would like to leave intact, as I do not approve of the sale, and am hopefully waiting for a more justifiable settlement.

The radio that was lent to Mr. Walter Leard of Brackman Key Milling Co. has been sold against our wishes and although we have repeatedly asked him to send us the money we have not heard from him. He also has \$200.00 of my money besides that from the sale of the radio and if it is not asking too much I would like you to collect it and send it to me. In case of any trouble I have receipts for both items. Please make
(over)

Lemit \$60

8636

January 16th, 1945.

Mrs. Sakae TAKENAKA,
Registration No. 09064,
Hulton P. O.,
St. Vital, MANITOBA.

Dear Madam:

We are in receipt of a letter of the 8th instant written by your son, Rikio, on your behalf and have carefully read your comments in connection with the sale of your property.

The frank but courteous manner in which you present your complaint does not pass unnoticed and we can assure you that it has been the desire of this office to fulfil its obligations in as just and fair a manner as possible.

The policy of liquidation was, as you are aware, decided upon by the Government authorities at Ottawa and in the case of all properties, outside of the group of farms sold to the Director, Veterans' Land Act, for use of returned soldiers, we have endeavoured to treat every sale on its individual merits.

While we appreciate that the sale of any property is a matter of personal concern and in some cases may be contrary to the wishes of the owner, we do believe that we have taken every possible step to secure fair and adequate prices.

Your property fell within the group of over 700 parcels which were sold to the Director, Veterans' Land Act. The same principle of disposal obtained in regard to these lands, except that in this case the valuations of this group of properties were made by a board of appraisers who were not directly appointed by this office, but whose ability and impartiality was considered by Ottawa to have been satisfactory. It was on the basis of these valuations that this office entered into negotiations with the Director, Veterans' Land Act, and your property was accordingly sold for \$1023.00.

The consideration of any definite claim is a matter beyond our control at the present time and we are unable to advise what the situation in this regard may be at the close of hostilities. Your letter, however, will remain on our file as an indication of your opinion in regard to this sale and in the event of the matter being re-opened at a later date and claims are being considered our records will be available.

I trust that in the meantime your confidence in the desire of this office to administer and carry out Government policy in the best interests of those concerned may be maintained.

Yours truly,

R. D. Richardson,
Farm Department.

HDR:OH

This letter written by Wulton P.D.
John Tcherka son of St. Vital, Man.
of Sakae - owner of property. Jan. 8/45

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

246/1023

EVACUATION SECTION	
Rec'd	JAN 13 1945
File No.	8636
Assess.	ROR
Inspector	Anderson

2200 file 8637

Dear Sir,

I am writing this in regards to my property as it is becoming increasingly clear that the government policy is to be one of dispersal throughout Canada. I have been waiting for the results of the property owners' actions against the Custodian, but that does not seem to be forthcoming.

In your letter to me you stated that the farm was sold at the appraised value. No doubt you referred to the valuation on the land tax papers. If so you were gravely mistaken as the tax department had no knowledge of the two large poultry houses that were built in 1941 at a cost of over \$800, or almost as much as the farm was sold for. The tax dept. has never sent anyone to value improvements for many years and as we were not required

to take out building permits they did not have any way of knowing!

Under these circumstances, do you not think that in this particular case there is very much to be decided, and is very much out of line of the government's promise of British justice, which I have always had faith in, and need re-assurance of in order to be able to co-operate with the government in its despatch policy.

What I would like to do if possible is to dispose of the farm on my own through a real estate agent, but to prove to you that I have a very reasonable basis for complaint I would like to have a real estate Co. value the property in order to compare it with your valuation of it. If there is a very great difference I am sure I will be able to get a permit to go out to Vancouver to make a settlement with you as a private purchaser, as I have had many offers before, which prompts me to make this appeal for a square deal. I would appreciate it very much if you will give this matter some thought & if possible take it up with the proper authorities.

Yours truly,
R. Takemura
(for S. Takemura)

8636

December 18th, 1944.

Mr. S. Grauwelman,
1346 Gibson Road,
R. R. #1,
New Westminster, B. C.

Dear Sir:

Re: Sakae TAKENAKA

In reply to your letter of December 14th, please be advised that any money is to be remitted to this office for the purchase of the chattles together with the letter from subject Japanese authorizing the prices.

It will be unnecessary for you to advertise the remaining chattels for sale, as we will have them removed to our regular auction early in the new year.

Yours truly,

W. E. Anderson,
Farm Department.

WEA:OH

*Prices set out in letter
dated Dec 6/44*

WJA

Prices set out in copy
letter of Dec 6/44 to Mr. Anderson
WJG

1346 Gibson Rd.
R.R. #1 New Westminster
B.C.

December 14, 1944

Office of the Custodian,
War Relocation Authority,
War Relocation Department,

EVACUATION SECTION	
Rec'd	DEC 15 1944
File No.	8636
Ans.	WA 576
Referred	Anderson

Re. Takanaka,

Dear Mr. Anderson,

In regards to Japanese
chattels, that are still on these premises,
I inquired, at what prices they wanted
for certain articles.

Kitchen range \$12.⁰⁰, Heater \$3.⁰⁰, dresser \$5.⁰⁰
chest of drawers \$4.⁰⁰, 3 brooders at \$12.⁰⁰ each -
These are the articles that I would like
to get for myself.

Now regarding some other articles, they asked
me if I would put an ad. in the Daily
Province, I do not want to do so unless
it is with your permission so if that
is in order, will you kindly let me know.
And what am I supposed to do with cash on
articles that I am keeping myself.

Yours Truly,

S. Graubelman

8636

September 14th, 1944

Mrs. J. Clarke,
1354 Gibson Road,
R. R. No. 1,
New Westminster.

Re: Mrs. Rikizo TAKENAKA
Registration No. 09064

Dear Madam:

Further to our conversation, I am now advised that the radio left by the subject Japanese with Mr. Laird was sold by him, apparently in accordance with instructions. Mr. Laird has written direct and upon receiving an answer, will supply this office with the details.

Regarding rentals received from other property, all rents due were collected by this office and a detailed statement has been forwarded.

Trusting this is satisfactory.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/MHG

1346 Gibson Rd.
R.R.#1
New Westminster
B.C.

EVACUATION SECTION	
Rec'd	AUG 23 1944
File No.	8636
Ans.	
Refered	<i>[Signature]</i>

August 21, 1944

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

Dear Sir.

In answer to your request that
we ship personal chattels to Sakae Fakenaka.
These are the following articles that were shipped
two double beds Complete.

Yours truly,
S. Grauwelman.

8636

July 28, 1944.

Mr. S. Grauwelman,
1346 Gibson Road,
New Westminster, B. C.

Dear Sir:

Re: Sakae TAKENAKA.

Subject Japanese has requested the shipment to her of personal chattels and we understand from her letter that you have already been informed of the articles required.

Please be advised that the Custodian would appreciate your co-operation in making the shipment of any items specified but we request that you notify us in detail of the chattels shipped, so that our files may be kept in order.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Shelton P.O.

S. Utah, Mans.

July 19, 1944

Mr. J. E. Anderson,

506 Royal Bank Bldg.,

Hastings and Shanville St.,

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 27 1944
File No.	8636
Ans.	W.E.A.
Referred	Anderson

Dear Sir,

A few days ago I was visited by Mrs. Strawwellman who is at present residing on my former property on Gibsons Road, New Westminster. According to her the chattels on the property have not as yet been sold and so I am writing to ask if I might have the two double beds and springs and send to me. I am in very urgent need of them since our family moved from Portage to Prairie Dawn present residence. I was informed that Mrs. Strawwellman must have permission from you before she could ship them and if such is so, would you be so kind as to make the necessary arrangements as soon as possible so that I may have the beds at an early date? I will pay all the expenses of crating and shipping.

Thanking you kindly

I remain,

Yours truly,

Sakae Takekawa
(Mrs. K. Takekawa)

Cap. Reg. No. 09164

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

Hutton P. L.
Vital, Man.

EVACUATION SECTION	
Rec'd	MAY 12 1941
File No.	867-48636
Ans.	Wea <small>Anderson</small>
Referred	Anderson

Dear Sir,

According to your notice about our property on Gibson Rd., it was sold for the unbelievably low price of \$1020. When we first bought the farm for \$1800.00 the only buildings on the place was the present living house and an old chicken house which has since been demolished. Every chicken house on the place was built by us and in 1941 we built two new chicken houses. One which is 40 x 20 ft. was built at a cost of \$160.00 and the other 10 x 20 feet at a cost of over \$600.00 both with flooring two inches thick instead of the usual one inch. I wish you will give this matter some consideration, as according to a real estate valuator the property was worth over \$5000.00 the year of the evacuation. We have suffered enough injustices, and for a country that has boasted of its democratic principles I think this sale was very unfair and sold at a give away price as any chicken farmer would be able to make two or three thousand dollars a year.

I would also like to have the two light beds
with springs sent out and will you advise us
when the brooders, incubators, feeders, rolls of
wire nettings etc. are disposed of.

Yours truly,

Sakae Takenaka
(Mrs. R. Takenaka)

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 8636

Reg. No. 09064

APR 13 1944

Mrs. Sakae TAKENAKA,
c/o Mr. Jesse Goodale,
Portage La Prairie, Manitoba.

Dear Sir:

Re: 1346 Gibson Road, R.R. 1, New Westminster, B. C.
Lot 80 of Lot 440, Gp. 2, Map 1133, District of
New Westminster, C. of B. 52557.

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	\$ 1023.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 1023.00

Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	\$3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 1020.00

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.

BC 412 P
BC-2312-A

Farm Appraisal Report

File No. J.L.710

Land Description Lot 90, D.L.440 Gr.2 Map 1133.

1346 Gibson Road. Containing 4.55 Acres

Owner's Name TAKEJAKA, Sakae Post Office Address R.R.#1, New Westminster

Nearest Rail Point Kennedy, B.C.E.R. Distance 1/2 mile

Market Town New Westminster, B.C. Distance 5 miles

Church (give denomination) Roman Catholic (Scott Rd.) Distance 1/2 "

Nearest School Kennedy Distance 1/2 "

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

Roads: State whether property has access to main road, the kind of road and its condition.
At 1346 Gibson Road 1/2 mile west of Scott Road, gravel, fair.

Is this district a good one? Not a good farming district; soil mostly gravelly, better for poultry.

Employment opportunity: Seasonal on farms; established industries located along the Fraser River about 4 miles distant.

Predominating Nationality and religion: British; Protestant.

Describe Fencing and its condition: Picket and wire fence three sides; Value \$ poor.

Water supply: From well, part wood-cribbed; then hardpan. Wells Value \$ in district usually go dry during dry year.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	4 x 10 12 x 28 8 x 8	Frame	7'	Shgl.	30	on ground	Poor	\$100.00
Woodshed	15 x 26	"	8'	"	20	" blocks	"	25.00
Shk. Hse	8 x 18	"	4'	Shks	20	" logs	"	no value
Shed	16 x 18	Boards	9'	"	20	Posts	"	"
Shk. Hse	20 x 50	Frame	6'	Shgl.	1	Ced. blks.	Good	300.00
"	16 x 16	"	6'	"	10	"	Fair	25.00
CHICKEN	16 x 16	"	6'	"	10	"	"	25.00
"	16 x 16	"	6'	"	10	"	"	25.00
"	20 x 100	"	6'	"	new	"	Good	500.00
"	20 x 200	"	6'	"	5	"	"	750.00
Bath Hse	8 x 9	"	6'	"	10	"	Fair	no value
Incubator	Hse 14x16	"	6'	"	10	on ground	"	"
2 Colony Hses 10x16 each frame		"	3'	"	5	Ced. blks.	"	\$15.00-30.00

Electric light in buildings Total present day value \$ 1780.00

Total Value Buildings add to farm \$ 800.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable?
House in poor shape, hardly worth repairs. Boarded inside and has been painted, so is quite habitable. \$

Describe the basement and chimneys: No basement; stovepipe chimney.

No. rooms downstairs? 4 Upstairs? nil How finished? boarded.

Are buildings painted? No Condition of paint:

Distance from nearest bush 100 yards.

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

EXHIBIT No. 257-3
DATE 13 Oct 1935
FILED BY L. J. ...

Cultivated Land

BC/415-P
BC/2392-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (See Dept)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.80	Level .80 <i>acres</i>	Sdy & grav- sily loam 12 to 15"	Gravel, hardpan.	Buildings	\$50.	\$40.00
2.00	" 2.00	Bl. loam 18-24"	Clay	Bl. currants, good; hay and sod.	75.	150.00
Area which can be cultivated without cost other than for breaking.						
.35	Level " .35 ac	Black loam 18-24"	Clay	Some scrub.	\$70.	24.50
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
.48	Level .48 ac	Bl. loam 18-24"	Clay	Second growth & stumps.	\$100.	\$20. 9.60
.92	" .92 ac	" "	"	Clearing of bush; some cordwood.	150.	20. 18.40
Area Unavailable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 242.50

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 1042.50

Describe condition of farm concerning on tillage, length of time unoccupied or partly occupied:
Farm not in a good state of cultivation; mostly in hay sod and balance
weedy. Rented to R.A. Sutton for duration of war or until Jap returns at \$12.
per month. Rental paid to B. & K. Company.

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

Poultry, small fruits, vegetables.

Notable weeds: Some thistles.

Give approximate detail and amount of all annual taxes and name of Taxing Authorities: Corporation of Delta.
Taxes \$16.25.

Date: July 30th, 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 29th day of July 1942.

Inspector's Signature

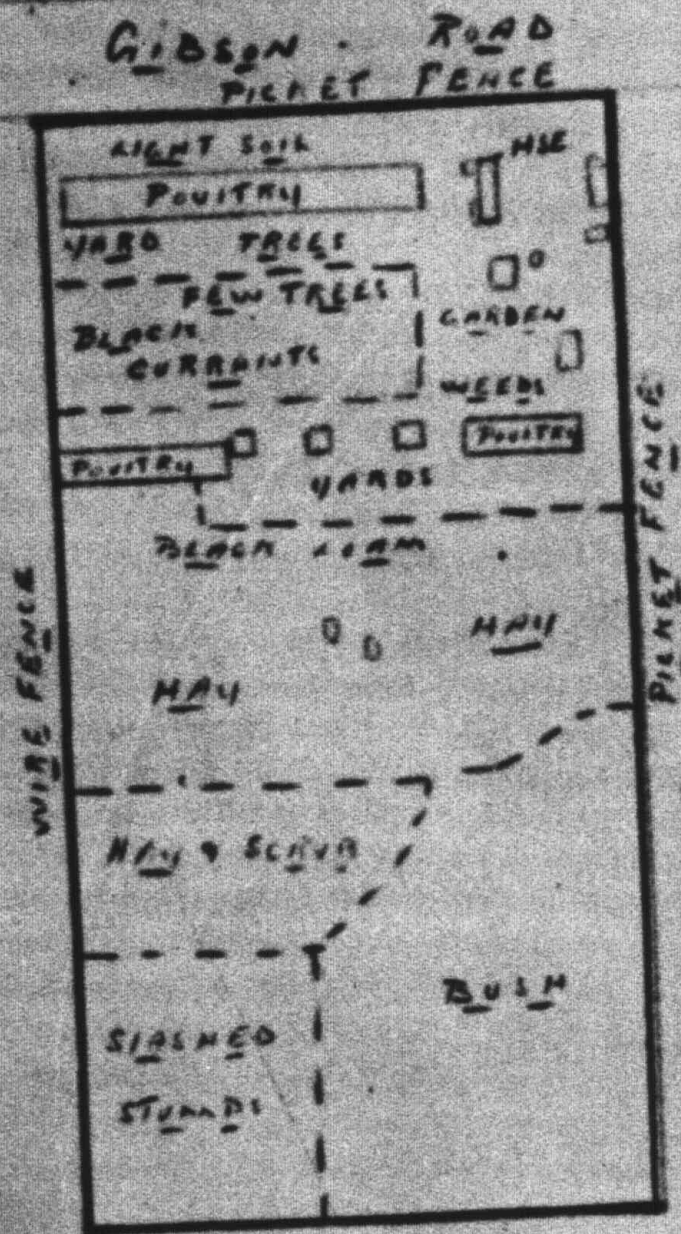
"R.V. BROWN"

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

Diagram of Property

N

SCALE 2CM = 1"



LIT 80, No. 440, by 2, of 1133 - 1.55 AC

RWBROWN

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

value is \$ 1200.00

Date 1st August 19 42

"I.T. BARNET"
District Superintendent.

8636

May 15, 1944.

British Columbia Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M. L. Brown.

Dear Sir:

Re: Sakae TAKENAKA, Reg. No. 0996A.

In accordance with your letter of May 10, 1944,
enclosing authorization from subject Japanese dated
May 4, 1944, we herewith enclose our cheque in the
amount of \$25.00 representing reimbursement for
purchase of second-hand stove on behalf of Mrs. S.
Takenaka, charged against her account.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. (cheque)
WEA/EG

8636

March 16th, 1944.

Mr. J.G. Moran,
Collector of Institutional Revenue,
Court House,
Vancouver, B.C.

Dear Sir:

re: \$12.00 - Rikiso TAKENAKA (deceased)

We submitted the above claim to Mrs. Rikiso (Sakae) TAKENAKA for payment, and she has replied denying the liability. We quote from her letter as follows:

"I have received your letter dated March 6th, informing me that the St. Joseph's Hospital has lodged a claim of \$12.00 against me, in account with my deceased husband. Their claim is absolutely incorrect, as I was told that the hospital was more or less a charity institution, but if we could afford it a donation would be appreciated. At that time we were heavily in debt with a poultry feed company and others but we made a donation of \$5.00."

In view of the foregoing we are unable to effect collection of this account at this time, and must necessarily leave the matter to you. Other Japanese have written to us similarly and it would seem as though some one associated with the St. Joseph's Oriental Hospital must have given out the impression that it was a charity institution.

Mrs. TAKENAKA's address is:

Registration No. 09064,
c/o Mr. Jesse Goodale,
Portage La Prairie, Man.

should you wish to contact her direct. In the meantime we shall take no further action.

Yours truly,

B. R. Dusenbury,
Claims Department.

BRD:DE

1/6 J. Goodale,
Portage La Prairie, Man.,
March 12/44

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

EVACUATION SECTION	
Rec'd	MAR 16 1944
File No.	8636
Ans.	204-36
Referred	Quebec

Dear Sir

I have received your letter, dated March 6th, (File No. 8636) informing me that the St. Joseph's Hospital has lodged a claim of \$12.00 against me, in account with my deceased husband. Their claim is absolutely incorrect, as I was told that the hospital was more or less a charity institution, but if we could afford it a donation would be appreciated. At that time we were heavily in debt with a poultry feed company and others ~~but~~ we made a donation of \$5.00.

If any more information is required I will get in touch with our family adviser who was in charge of all our affairs at that time.

I also do not wish to have the claim paid from my credit balance with the Custodian for we will need that for our insurance premiums about which I have already written.

Yours truly,
J. T. Goodale

J. T. Goodale
16-3-44

8636
8637

March 8, 1944.

Mr. Rikio TAKENAKA,
Registration No. 12400,
c/o Jesse Goodale,
Portage La Prairie, Man.

Dear Sir:

Re: Sun Life Policy No. 2172090

We wish to acknowledge receipt of your letter of February 27th in which you ask that we pay the premium of \$20.78 due March 1st, under the above numbered policy.

As the property at 1346 Gibson Road, New Westminster, is registered in your mother's name, it will be necessary that we receive a letter of authority from your mother to make this payment from her account.

We are enclosing such a letter for her signature which we would ask you to have signed and return to us immediately as your premium should be paid before April 1st.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

8636

December 23, 1943.

Mr. S. Grauwelman,
1346 Gibson Road,
R. R. No. 1,
New Westminster, B. C.

Dear Sir:

Re: S. TAKANAKA.

In reply to your letter of December 17, 1943,
we wish to inform you that although we are commencing liquidation of Japanese chattels, necessary equipment for the operation of the property can be sold to the tenants and we do not think you will have anything to worry about regarding the brooders.

Yours very truly,

W. E. Anderson,
Farm Department.

WEA/EG

*These brooders were sold to Mr. S. Grauwelman - Dec 28/43
- authorized by Mrs. Takanaka in her letter to Mr. Grauwelman
Dec 6/43. - see our letter from S. Grauwelman - Dec 14/43.*

Re. Takemaki's place

1346 Gibson Rd.
R. R. 1
New Westminster
B.C.

6-255
9637

Custodian of Enemy
Alien Property

Dec. 17-43

EVACUATION SECTION	
Rec'd	DEC 21 1943
File No.	8636
Ans.	MM
Referred	Anderson

Dear Sir,

I am inquiring regarding equipment, on this place, I have been told that all equipment is to be sold at auction, if so would you kindly let me know, as I have already ordered an electrician to come and overhaul the three electric brooders, as they are not fit to be used, without these repairs, so I cannot go ahead with my plans to raise more chicks until I know more definite where I stand. If they should be available on the premises I would like to put in an offer of ten dollars a piece for the three, as they are the 300 chick size, and will cost quite a lot for repairs to get them in good shape, and would you also let me know what is to be done with the furniture that is in use, Thanking you, and hoping to receive an answer as soon as possible.

Yours Truly

S. Grauwelman

8636

October 13th, 1943

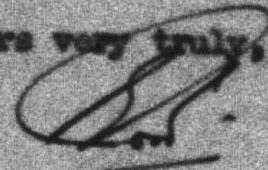
The Director,
Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Your File J. L. 710
Simon Grauselcan, Delta

On the Lease Assignment we have shown a balance payable at \$127.00. This is a typist error and should read \$27.00. Will you please change your copies as above. We have changed our copy to conform.

Yours very truly,


B. Good
Comptroller

BG:BR

8636

September 28, 1943.

Mrs. Sakae TAKENAKA, #09064,
C/o Mr. J. Goodale,
Portage la Prairie, Man.

Dear Madam:

In reply to your letter received at this office on the 14th instant, we wish to advise you that your property has been sold as per the attached letter.

All your chattels on the property are still intact although consideration for the auctioning of same is under discussion at the present time. However, notice will be given to you in plenty of time to ask for the shipment of any personal belongings that you may require before that time.

Yours truly,

R. D. Richardson,
Farm Department.

WRA/MFP
Enc.

9013
2656
~~#713~~
9096

% J. Godale
Portage La Prairie, Man.
Sept /43

Custodian of Enemy Property,
Royal Bank Bldg.
Vancouver, B. C.

EVACUATION	
Rec'd	SEP 14 1943
File No.	8638
Ans.	AD
Referred	Richardson

Dear Sir,

Will you please send me the rent money collected on my property at 1346 Gibson Rd., R.R. No. 1, New Westminster, B. C. as I am in need of it for medical fees, and winter clothing.

In regards to poultry equipment such as incubators, are they sold now and if not, will I be able to do so to receive the money from them.

Yours truly,
A. Takemaka.

Sold to VLA.

Chatter's intact notes will be given in time to request shipment of Arnold Belangis

8636

12th April, 1943.

Mrs. Sakae TAKEYAKA,
Registration No. 09064,
c/o Mr. Jesse Goodale,
Portage La Prairie, Manitoba.

Dear Madam:-

Re: North West Fire Policy
No. 206490

We wish to advise that we have placed fire insurance to the extent of \$1760.00 under the above numbered policy, covering on your property at 1346 Gibson Road, Municipality of Delta.

We have paid the premium of \$46.00 and have charged same to your account in this office.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

COULTHARD, SUTHERLAND & CO., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.
NEW WESTMINSTER, B.C.

EVACUATION SECTION	
Rec'd	MAR 19 1943
File No.	
Ans.	
Referred	Gibson

Your File: 8636.

March 18, 1943.

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

Attention Mr. Gibson.
RE: Rikio TAKENAKA.

Dear Sir:

We have inspected the property of the above and wish to report values as follows:

Bldg. #1	Dwelling.....	\$ 200 00	
" #2	Chicken House.....	800 00	
" #3	" "	350 00	
" #4	Brooder House.....	25 00	
" #5	" "	25 00	
" #6	" "	25 00	
" #7	Chicken House.....	200 00	
" #8	Garage.....	35 00	
" #9	Incubator House...	75 00	
" #10	" " ...	25 00	\$1760 00

Attached is our cover note which we trust you will find in order.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

8636

March 11, 1943.

Messrs. Coulthard, Sutherland & Co., Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Mrs. Rikio TAKENAKA.

The above named is owner of property located on Lot 80 of Lot 440, Group 2, being No. 1346 Gibson Road, in the Municipality of Delta.

The buildings on this property include a dwelling, 7 chicken houses, feed house, incubator house, and 3 or 4 other buildings that may not be worth insuring. There are also some chattels left on the property belonging to the Japanese.

The Assessed Value of Improvements on this property is given as \$1,500.00. Will you please have it covered to that extent and inspect the property at your convenience.

The Lessee is Simon Grauwelman.

Yours truly,

S. M. Gibson,
Insurance Department.

SNO:MAD

8636

December 28th, 1942.

Mrs. Sakae TAKENAKA,
Reg. No. 09064,
C/o Jesse Goodale,
Portage La Prairie, Man.

Dear Madam:

In reply to your letter dated December 12th and returning, unsigned, our inventory forwarded to you for your acknowledgement, we have in the meantime communicated with the present tenant on your property inquiring whether 1 heater stove, 2 double beds and 1 single bed could be found.

As the lessee has confirmed having these articles in his possession, we are adding them onto our original inventory and returning it to you once again for your confirmation and ask that you sign one copy and return it to this office as soon as possible.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

VACUATION SECTION	
Date	DEC 22 1942
No.	8636
Ans.	28-12-42 HLG
Referred	Coppley

File No.
8636

1346 Gibson Rd.
R. R. #1 New Westminster

Dec. 17-1942

Dear Sir,

I hereby acknowledge receiving your letter dated December 15-1942 inquiring about 3 beds and heater.

We have stored away the 2 double beds and 1 single one, and there is also a heater on the premises, which had been used for cooking outside, during the summer months by Mr. Sutter and was left there when he left, and it is all rusted, but we stored it along with the other things.

About a month ago there were two men over checking on all items, and saw the beds and also the heater.

Hoping you will find this satisfactory

Yours Truly

S. Gravelman

8636

December 15th, 1942.

Mr. S. Grauwelman,
1346 Gibson Rd.,
R. R. #1,
New Westminster, B. C.

Dear Sir:

Re: Mrs. Rikio TAKENAKA

We have recently communicated with the above Japanese in connection with the disposition of his chattels he left in the protected area. We have been informed that over and above our inventory, 1 heater stove, 2 double beds and 1 single bed were omitted.

We are taking the liberty of asking you to kindly verify whether these items may be found, for which please accept our thanks in advance for your co-operation.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

Y. J. Goodale
Postage for Britain, War.
Dec. 12, 1942

Office of the Custodian,
516 Royal Bank Bldg.,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 14 1942

Dear Sir,

They may have been overlooked
by your field men but there
were some articles missing from
your list of chattels on my property.
They are one wood burning heater
and two double beds and one
single one. Will you please ask the
present tenants if these were found
when they took over the premises and
if not what action with the
Custodian take regarding my loss.
Yours truly,

File No. 8636 Sabae Tokinoha

RECHECK OF CHATTELS BELONGING TO
TAKENAKA, (Sakae) Mrs. Rikizo # 09064

In House

1 Coffee table
5 Kitchen chairs
1 Kitchen sink
1 Table
2 Bureaus
1 Chest of drawers
Linoleum on 2 floors
2 Blinds

Woodshed

6 Shipping crates
5 Jam crates
1 Picture in frame
1 Iron pot
1 Jap tub

Sml. quan. of Lumber in outside shed just back of house.

Egg House

25 gal oil drum
4 Incubators
1 Kitchen Range (All greased for storing)
1 Step ladder

In Chicken House

1 Old brooder complete (coal)
1 Hose nozzle for a Jap tank sprayer.
1 X cut saw
2 Spud diggers
1 Crow bar
3 Hoes
1 Pick
1 Sledge hammer
1 Spade
1 Peevee
1 Dutch hoe
1 Shovel
2 Manure scrapers

Missing

1 Kitchen cupboard
1 Roundtable
1 Kitchen chair
5 Galv. water troughs
36 Sml. water fountains
1 Case glass
All dishes are missing

14 Galv. water troughs
11 Wooden mash troughs
17 Galv. feed troughs
4 Crock fountains
2 Galv. $\frac{1}{2}$ gal. fountains
3 " 1 " "
1 " 2 " "


Incubator House

3 Electric brooders
2 Large rolls chicken wire netting

Outside

Large quan. chicken fencing

Signed


R. M. Anderson

8636

November 25th, 1942.

Mrs. Sakae TAKENAWA,
Registration No. 09064,
c/o Jesse Goodale,
PORTAGE la PRAIRIE, MANITOBA.

Dear Madam:

We are in receipt of your letter dated the 2nd instant. We are enclosing herewith, in duplicate, a list of chattels our field men reported to have found at your dwelling at R. R. 1, New Westminster, B. C. which we would ask that you kindly acknowledge as being correct by signing one copy and returning it to this office. The other copy you may retain for your own reference.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EH
Encl. 2

8/3/42

% Jesse Goodale, Coffey
Portage La Prairie, ~~Manitoba~~
Nov. 2, 1942

K. A. Richardson
506 Royal Bank Bldg.,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 9 1942

Dear Sir,

Enclosed please find a list of chattels on my property at R.R. #1, New Westminster, B.C.

Mr. Sutton signed a lease for the duration and I would like to know why he was able to vacate the premises, and also if the Custodian has collected the rent money. Please note the change in address.

Yours truly,

Sakae, Tokemaka

Sutton

wa

File No.
8636

OFFICE OF THE CUSTODIAN,
JAPANESE SECTION
RECEIVED
NOV 2 1942

~~Richardson~~
Oct. 30th 1942

Audesson

1346 Gibson Rd.
R. R. 1. New Westminster

Dear Sir,

In reference to your letter dated Oct. 27 referring to application of lease on property of S. Takenaka, I have discovered that all the rents in the district are considerably lower than what I am paying at present, and they all have better water facilities, with electric pumps, we at present have no water for household consumption, we have to depend on our neighbors, so I thought if the rent could be lowered, that I might be able to improve on the water situation, Would you please also inform me as where I am to pay the rent as it comes due on Nov. 15th I have been paying to Brackman & Ken. Thanking you

Yours Truly

I. S. Graunvelman

8636

23rd October, 1942.

Mrs. Sakae Takenaka, #09064,
c/o P. Koslowsky,
Ile Des Chenes, Man.

Dear Madam:

We have received a copy of your lease with Robert Archie Sutton covering your property and chattels at R.R. #1, New Westminster, according to which the lessee had the full use of the equipment and to pay for any article missing at expiration of the lease.

As no list of chattels was attached to the lease and as Mr. Sutton has now vacated the premises, we would appreciate receiving a complete list of all the chattels on the property to enable us to make a proper check for you.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

*Letter answered. Being checked
by field men
WGA*

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD,
 LANGLEY PRAIRIE, CLOVERDALE, HANEY,
 COQUITLAM, LADNER, BRIGHOUSE, NANAIMO,
 COURTENAY, PORT ALBERN, NELSON,
 BOSSLENE



CABLE ADDRESS "BRACKMAN"
 DOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE:
 P. O. BOX 920
 NEW WESTMINSTER, B. C.

OFFICE OF THE CUSTODIAN
 JAPANESE SECTION

DISTRIBUTORS OF
PURITY FLOUR

October 21, 1942

RECEIVED
 OCT 22 1942

Office of the Custodian
 Japanese Evacuation Section
 506 Royal Bank Building
 Vancouver, B. C.

File No. 8636

Re Sakae Takenaka

Gentlemen:

We have your letter of the 16th in connection with the above. The writer did not have anything to do in connection with the drawing up of this lease.

We have made inquiries and find that there is a list left at the house and that this was checked up by a representative of your office. However, the first time we get in touch with the new tenant we will endeavour to get list of articles which were left on the property.

Also note your remarks that Mr. Sutton still owes \$6.00 on the rent. On inquiries we find out that Mr. Sutton moved out about the 16th of September and moved somewhere into the interior. No doubt he claims that he does not owe this half month's rent. We have not got his address and do not know what we can do about it.

Yours truly,

THE BRACKMAN-KER MILLING CO. LTD.

W. Page
 Credit Manager

WP:JP

THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHES AT
 NEW WESTMINSTER, VANCOUVER, VICTORIA,
 CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD,
 LANGLEY PRAIRIE, CLOVERDALE, HANEY,
 COQUITLAM, LADNER, BIRCHHOUSE, NANAIMO,
 COMSTOCK, PORT ALBERNI, BRACKMAN
 OFFICE OF THE CUSTODIAN
 VANCOUVER, B. C.



CABLE ADDRESS: "BRACKMAN"
 DOWLING'S GRAIN CODE
 BENTLEY'S CODE

HEAD OFFICE:
 P. O. BOX 920
 NEW WESTMINSTER, B. C.

DISTRIBUTORS OF
PURITY FLOUR

October 14, 1942

JAN 15 1942
RECEIVED
 OCT 15 1942

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

File #8636

Re Sakae Takenaka

Gentlemen:

Replying to your letter of the 13th inst., I was under the impression that the lease had been sent to you although I had nothing to do with it. Am enclosing copy I had.

Mr. Sutton has vacated the property and the new tenant, Mr. S. Granwelman, was in to see me and I advised him to see the Soldier Settlement Board. He must have made satisfactory arrangements as he was in the office yesterday during my absence and left one month's rent of \$12.00, as from October 1st. X

As far as I know there are no other Japanese accounts that I have handled. Complete list has been sent under separate cover.

Yours truly,

W. Page

WP:JP
 Enc.

8636

13th October, 1942.

Brackman-Ker Milling Co., Ltd.,
Front St.,
New Westminster, B.C.

Attention Mr. W. Page.

Dear Sirs:

re: Sakae TAKENAKA.

According to information to hand the above property has been under lease to Mr. Robert Archie Sutton at the rate of \$12.00 per month. We would appreciate receiving from you complete details of this account, copy of lease and any other information you may have regarding this agreement.

In view of the fact that this individual case has just come to light, we would appreciate your advising us if you have any other Japanese accounts of the same nature on which we have not as yet corresponded. Any information you can supply us regarding any Japanese will be greatly appreciated, as sometimes information only comes to light by accident and causes a great deal of trouble.

Thanking you for your usual co-operation, we are,

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Rec'd JAN 7 1943
 File No.
 Ans. *W. J. ...*
 Refers
 OFFICE OF THE CUSTODIAN
 JAPANESE SECTION
RECEIVED
 DEC 14 1942

File No: 8636
Name: Mrs. Sakae TAKENAKA
Reg. No: 09064

INVENTORY OF CHATTELS

In house

- | | |
|----------------------------------|--|
| 1 Coffee table S | 1 heater stove |
| 5 Kitchen chairs S | 2 double beds <i>SHIPPED COMPLETE 11/15/42</i> |
| 1 Kitchen sink NV | 1 single bed |
| 1 Table NV | |
| 2 Bureaus 1 with C.T. | |
| 1 Chest of drawers <i>Sold T</i> | |
| Linoleum on 2 floors NV | |
| 2 Blinds | |

Woodshed

- 6 Shipping crates
- 5 Jan crates NV
- 1 Picture in frame NV
- 1 Iron pot S
- 1 Jap tub NV

Sml. quant. of lumber in outside shed just back of house

Egg house

- 1 25 Gal. oil drum NV
- 4 Incubators
- 1 Kitchen Range (All greased for storing) *Sold T*
- 1 Step ladder NV

In chicken house

- 1 Old brooder complete (coal) S
- 1 Hose nozzle for a Jap tank sprayer
- 1 X-cut saw S
- 2 Spud diggers S
- 1 Crow bar S
- 3 Hoes S
- 1 Pick S
- 1 Sledge hammer S
- 1 Spade S
- 1 Peevie S
- 1 Dutch hoe S
- 1 Shovel S
- 2 Manure scrapers S
- 14 Galv. water troughs NV
- 11 Wooden wash troughs NV
- 17 Galv. feed troughs S
- 4 Crock fountains S
- 2 Galv. 1/2 Gal. fountains S
- 3 " 1 " " " S
- 1 " 2 " " " S

Incubator House

- 3 Electric brooders *Sold T*
- 2 Large rolls chicken wire netting S

Outside

- Large quan. chicken fencing NV

*NV of no value. discarded
 S. Sold by auction 11/13/42
 Surrey 10*

This represents all my chattels in the restricted area of British Columbia.

DATE January 7, 1943 SIGNED Sakae Takenaka

Please sign and return one copy to this office.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 8636

MUNICIPALITY:

Date: May 23rd, 1942.

NAME: TAKENAKA (Sakae), Mrs. Rikizo **REGISTRATION NO.**

ADDRESS: 1346 Gibson Rd., R.R. #1, New Westminster, B. C.

PROPERTY: Farm.

ACREAGE: 5.

KIND OF CROPS: Black Currant & 22 Fruit Trees.

APPROXIMATE ACREAGE OF EACH: 1/2.

HOUSE: Shingled. **VACANT:** **OCCUPIED**

DESCRIPTION 1-Storey **ROOF:** Shingle.

SIZE: 21 x 39. **NO. OF ROOMS** 4.

CONDITION: Fair.

OTHER BUILDINGS: Chick House 20x100 G. Chicken House 20x180 G. Chick House
8x20 F. 2 Colony houses 10x12 G. shed 12 x 16 P. Chick House
NAME OF LESSEE OR RENTOR: 25 x 60 G. 3 Chick Houses 16x16 F. Wood & toolshed
-----ROBERT A. SUTTON. 15 x 25 F.

TERMS: \$12. a month.

WATER: None. **ON:** **OFF:**

LIGHT: **ON:** **OFF:**

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

2 Rools chick wire - 6'.
1 wheel barrow
18 metal feeding troughs
3 beds - complete
1 bookcase
2 dressers
2 bureaus
6 kitchen chairs
2 tables
1 Range
1 Heater
1 Kitchen Cupboard
1 Coffee table
4 Incubators
4 Brooders
2 1/2 rolls chicken wire 2'.
1 Bdle. Carpenter tools
1 Bdle. Gardener's tools.

Signed: _____

This Indenture

Made in duplicate the **SIXTH** day of **MAY** in the year of Our Lord one thousand nine hundred and **42**

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

MRS. SAKAE TAKEHAKA
R.R.#1 NEW WESTMINSTER B.C.
Farmer

hereinafter called the "Lessor" of the First Part:

Insert full Names, Addresses and Occupations of parties

And **ROBERT ARCHIE SUTTON**
R.R.#3 NEW WESTMINSTER B.C.
Employed by heat plant.

hereinafter called the "Lessee" of the Second Part:

Lease taken over by S. G. Grawelmann as from Oct 1, 1942

Witnesseth, that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained the Lessor doth demise and lease unto the Lessee All and Singular

Lot 80 of lot 440 Group 2, map 1133 Municipality of Delta, District of New Westminster Excluding 3 electric boundaries

Together with all erections and buildings thereupon erected, standing and being or hereafter during the said time to be erected, and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

To have and to hold the same unto the Lessee for the term of ~~URATION~~ ^{NOTICE} ~~OR THE RETURN OF LEASOR~~ ON TWO MONTHS to be computed from the **FIFTEENTH** day of **MAY** in the year of Our Lord 1942 yielding and paying therefor ~~each month~~ ^{each month} and every **MONTH** during the said term unto the Lessor the clear **MONTHLY** rental or sum of **TWELVE DOLLARS AND NO CENTS** of lawful money of Canada payable as follows:

To be paid monthly in advance on the 15th of every month.

during the said term without any deduction, defalcation or abatement throughout on any account whatsoever; the first of such payments to become due and to be made on the **FIFTEENTH** day of **MAY**, 19 **42**

REGISTRY NO. 827-7
DATE 13 April 1948
FILED BY J. W. G. Hunter

The Lessee covenants with the Lessor to pay rent; ~~and to repair~~; AND to repair (reasonable wear and tear and damage by fire and tempest excepted); AND that the Lessor may enter into and view state of repair; and that the Lessee will repair according to notice, save as aforesaid; AND the Lessee will not carry on any business that shall be deemed a nuisance on the said premises; and will not assign or sub-let without leave; AND that he will leave the premises in good repair; AND will not cut down timber without leave.

And also that if the term hereby granted shall be at any time seized or taken in execution or attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current monthly rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been repaired or made fit at the option of the Lessor for the purpose of the Lessee.

Said Lessee to have full use of equipment, as per list attached; Lessee to pay for any equipment missing at expiration of lease.

*of which will be made by the Lessee
profit for me then lease in order to
to make better than before*

Proviso for re-entry by the Lessor on non-payment of rent whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The Lessor covenants with the Lessee for quiet enjoyment.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature of Witness

City or Town

Street Address

Occupation

Bellis M. Leard
Vancouver, B.C.
1155 E. 17 Ave.
Sales mgr. Buff Milling Co. Ltd.

Sakae Takenaka
R. W. Lutton

VLA NOV 28 1947

SL 710
PC 413 P 2382 A

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

867/0
Nov 29

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

- (i) NAME TAKIYAKA Sakao (RCMP) Reg. No. 09064
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. #1, New Westminster, B.C.
- (3) Present Address 704 Government Avenue, Winnipeg, Manitoba.
- (4) REAL ESTATE
- (a) Street Address (if any) 1346 Gibson Road, Kennedy, B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.) Municipality of Delta,
Lot 80 of Lot 440 Group 2 Map 1155 in the District of New Westminster.
- (c) Type of Real Property (cross out words which do not apply):
- (i) ~~Farm~~
(ii) ~~Business~~ Type of business _____
(iii) ~~Business~~
(iv) ~~Another type of property~~ (describe) _____
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- (i) Land - - - - - \$ 2,500.00
- (ii) Buildings - - - - - \$ 4,500.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 7,000.00 ~~5000.00~~
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1,025.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 5,975.00 ~~3977.00~~
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
1346 Gibson Road, Kennedy, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
- (c) How stored or packed at time of evacuation Loose

(over)

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

In care of Custodian

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

Itemized description of personal property which is the subject of the claim:	Estimated Value \$
1. Chattel as per list attached (Custodian Inventory)	Estimated Value \$ 204.50
2. of Chateaux 7110 (Case)	Estimated Value \$ 100.00
3. Sold by Custodian Re: Auction Sale	Estimated Value \$ 46.25
4. _____	Estimated Value \$ _____
5. _____	Estimated Value \$ _____
6. _____	Estimated Value \$ _____
7. _____	Estimated Value \$ _____
8. _____	Estimated Value \$ _____
9. _____	Estimated Value \$ _____
10. _____	Estimated Value \$ _____
TOTAL CLAIM FOR PROPERTY LOSS \$ _____	

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ ~~304.75~~)

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

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

DOMINION OF CANADA,
 Province of Manitoba,
 TO WIT:

I, ~~Serge Takanaka~~

of ~~Winnipeg~~

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the ~~City~~

of ~~Winnipeg~~

in the Province of ~~Manitoba~~

this ~~14th~~ day of ~~November~~

A.D. 1947.

A Notary Public at Law entitled to practice as a Commissioner etc.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

LIST OF QUANTITIES

In House

1 Coffee table	\$ 5.00	
3 Kitchen chairs	\$ 5.00	
1 Kitchen sink	\$ 5.00	
1 Table	\$ 1.00	
Linoleum on 2 floors	\$ 1.00	\$ 21.00
	\$21.00	

Finished

Small quantity of lumber in outside shed just back of house \$ 50.00

For house

4 Insulators	\$80.00	
1 Step ladder	\$ 1.00	
	\$81.00	\$ 81.00

In Chicken house

1 Old brooder complete (coal)	\$ 5.00	
1 X cut saw	\$ 2.00	
2 Spad diggers	\$ 1.00	
1 Crow bar	\$ 1.00	
3 Hoes	\$ 2.00	
1 Pick	\$ 1.00	
1 Sledge Hammer	\$ 1.00	
1 Spade	\$ 1.00	
1 Pickaxe	\$ 1.00	
1 Dutch hoe	\$ 1.00	
1 Shovel	\$ 1.00	
2 Square scrapers	\$15.40	
14 Galv. water troughs	\$35.00	
11 Wooden wash troughs	\$ 8.50	
17 Galv. feed troughs	\$ 4.00	
4 Creek fountains	\$ 2.00	
2 Galv. 1/2 Gal. fountains	\$ 4.50	
3 " 1 " "	\$ 4.50	
1 " 2 " "	\$89.40	\$ 89.40

Insulator House

2 large rolls chicken wire netting \$ 56.00

Outside

Large quantity chicken fencing \$ 38.00

\$355.40

CASE NO. 227.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

18

Winnipeg, Manitoba,

April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
SAKAE TAKAWAKA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.V.G. HENNER, Esq.,

appearing for the
Dominion Government.

S.H. CHENNIACK, Esq.,

appearing for the
Claimant.

A

A. WATSON, Esq.,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

T.P. HENROBIN, Esq.,

Official Reporter.

20

2
S. Takemura,
In Chief,
Discussion.

MR. CHERNIACK: The next claim is No. 39 on the list, my lord, Sakae Takemura. I have taken it out because the claimant's son has come in specially from Ontario for this hearing.

May I first ask leave to amend this claim, my lord? I would like to amend the value of the real estate.

THE COMMISSIONER: Yes, Mr. Cherniack.

MR. CHERNIACK: The amendment, my lord, is for the value of the real property at \$5000.00. The sale is shown correctly as \$1023.00, and the loss is therefore \$3977.00. The chattel claim, my lord, the value is \$244.50, sold for \$46.25, the net is \$198.25.

(MRS.) SAKAE TAKEMURA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

- Q Mrs. Takemura, I show you a written statement.
Was this prepared in accordance with your instructions and with the assistance of your son?
A Yes, with my son. My son supplied most of the information.
Q Is this your signature, Mr. Takemura?
A Yes.
Q Do you swear the contents to be true to the best of your information and belief? At Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: My lord, I am not proceeding with the filing of the chattel claim. I intend to call the son to support these rather than the mother,

S. Takenaka,
In Chief.

because he is better able.

THE COMMISSIONER: Very well.

MR. CHERNIACK: Q: Mrs. Takenaka, I show you another written statement. Was this prepared on your instructions with the assistance of your son?

A Yes, with the assistance of my son.

Q Is this your signature? A: Yes.

Q And do you swear the contents to be true to the best of your information and belief?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

THE COMMISSIONER: Where is this land situated, Mr. Cherniack?

MR. CHERNIACK: I haven't come to that, my lord.

MR. HUNTER: It is near Kennedy, my lord.

MR. CHERNIACK: Three-quarters of a mile from Kennedy, my lord, 5 miles from New Westminster. That is all for this witness, my lord.

THE COMMISSIONER: Any cross-examination, Mr. Hunter?

MR. HUNTER: Did I understand from my learned friend that the second witness will be able to answer any questions pertaining to the chattels?

MR. CHERNIACK: That is correct.

MR. HUNTER: There are no questions, my lord.

MR. CHERNIACK: That is all.

THE COMMISSIONER: That is all, thank you, Mrs. Takenaka.

(Witness aside)

R. Takemura,
In Chief.

KINIO TAKEMURA, a witness called on behalf of
the claimant herein, being first duly
sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Takemura, I show you Exhibits 1 and 2. Do you
identify these as the statements which I prepared at
your instructions? A: Yes, I do.

Q And are the contents the truth, to the best of your
knowledge and recollection?

A Yes, they are.

10 MR. CHERNIACK: On behalf of my learned friend, my lord,
I might file the appraisal as Exhibit 3.

(APPRAISAL MARKED EXHIBIT NO. 3)

MR. CHERNIACK: My lord, Exhibit 1 contains the infor-
mation that the property was purchased for
\$1800.00 from a Mr. Nagasaki in 1927, at which
time 3½ acres of land were already cleared and
there was a small house, 28 x 12. The claimant,
or rather the claimant's husband, erected a picket
fence, constructed some 200 feet of cedar covered
20 ditching, and dug two wells, and in addition the
deceased, that is the claimant's husband, together
with the witness here, built the buildings which
are listed on Exhibit 1, and there showing the
estimated value of these buildings. Exhibit 3,
the appraisal report, my lord, lists a large
number of these buildings and states that they are
poor, and only two chicken houses are listed as
good and the remaining are either poor or fair.
The comment on Exhibit 1 states that, "Although
30 the house was old, it was always kept clean and

5
R. Takemura,
In Chief.

is good condition and was very habitable. The land was very good for smallfruits and the location excellent for marketing of produce." The total estimated value of the buildings, my lord, is in the neighborhood of \$3500.00 in Exhibit 1. Exhibit 3 shows the value as \$1700.00 and only adds \$300.00 to the value of the land, showing a total valuation on page 2, which is \$300.00 plus the land, making \$10,2.50 which the District Superintendent, Mr. Barnett, raised to \$1200.00.

Q Mr. Takemura, at the time that you were evacuated, what was the condition of these buildings?

A They were in good condition.

MR. CHENIACK: Now, coming to Exhibit 2, my lord, the personal chattels, this list contains all the chattels claimed.

THE COMMISSIONER: Yes.

MR. CHENIACK: I have shown the estimated value at the date of evacuation and I have shown, or attempted as much as possible to copy the Custodian's remark in the final margin showing the amount for which it was sold, and in respect of certain items, there are question marks there because the analysis doesn't give that information. The statement on this personal chattel list says, "These goods were left on our property. The tenant was to live in the house, but was not to use the above articles."

Q Was this tenant, witness, farming on the land?

30 A No, he was working out.

Q Was he making use of the chicken house?

A Well, it was understood he was going to use only a couple of rooms to keep two or three hundred chickens for his own use, but not for a living.

MR. CHERNIACK: The statement goes on to say, my lord, "In the case of used articles I have depreciated the values in accordance with their age and use." Have you the lease, Mr. Hunter?

MR. HUNTER: I have two leases.

10 MR. CHERNIACK: I mean the lease they entered into.

Q Of these items for which you are claiming -- if I could have the exhibit, my lord, or I could show him this copy -- could you tell us which items the tenant was allowed to use, and which he was not to use?
A: Yes, I know.

Q Could you just indicate those which he was permitted to use, to the best of your recollection?

A Do you want me to point them out to you?

Q Yes, please.

20 A Well, about two or three of these water troughs.

Q Yes, two or three water troughs.

A And two scrapers.

Q Manure scrapers.

MR. HUNTER: What was the first item?

MR. CHERNIACK: Two or three of the water troughs.

There is an item there, H, galvanized water troughs.

THE WITNESS: And a saw and step ladder and hoes.

Q That is the one Dutch hoe?

A That is right, and the other garden hoe--the
30 three hoes. That is about all.

R. Takemura,
In Chief.

Q That is about all to the best of your recollection.
Do you have a copy of the list of items which he
was allowed to use? A: I did have, but it
was lost.

MR. CHERNIACK: My lord, I could for your convenience
make a note opposite the items.

THE COMMISSIONER: If you would just mark them with a
cross. Water troughs, saw, stepladder, and
sawyers.

10 MR. CHERNIACK: My lord, I would ask the Custodian to
produce a copy of the letter from him to the claimant
dated May 30th, 1944.

THE COMMISSIONER: This is the claimant's letter, is it?

MR. CHERNIACK: No, my lord, this is a letter from the
Custodian to him. I would like to file this as an
exhibit, my lord, and if I might read into the
record the final paragraph of this letter which is
dated May 30th, 1944.

20 "Regarding your inquiry about disposal of your
equipment, all chattels are still on the property
but will be liquidated by sale through public
auction in due course."

(LETTER MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Is there any reference in the letter
as to what "all chattels" means? Does that refer
to any previous reference to chattels?

MR. CHERNIACK: I couldn't find any in the file which
was loaned to me. There may have been.

30 THE COMMISSIONER: I suppose you seek to have it read
against the author?

R. Takemura,
In Chief.

MR. CHERNIACK: I will check it to make sure. No, my lord. May I ask my learned friend, my lord, if a subsequent lease entered into between the Custodian and some tenant in November, 1942, included certain of this equipment?

MR. HUNTER: What was that again?

MR. CHERNIACK: There is a lease entered into by the Custodian in November of 1942. Was there equipment included in the lease of chattels?

10 MR. HUNTER: Yes, there is some here.

MR. CHERNIACK: May I ask whether there was an apportionment of the rent for the use of those chattels?

MR. HUNTER: I don't think so. You can examine it, if you wish.

MR. CHERNIACK: My lord, I don't know if you wish to have this lease filed. I can read in just the important portions -- just a few items.

THE COMMISSIONER: If you read it, I think it might be as well to file it. Some question may arise about it.

20

MR. CHERNIACK: Yes, my lord. I would like to file a lease dated the 10th day of December, 1942, produced from the Custodian's files and entered into between the Custodian and Simon Grauwelman. The lease lists several chattels which are included in the rental, and these chattels are 3 electric brooders and 1 old coal brooder complete, 14 galvanized feed troughs, 4 creek chick fountains, six galvanized water fountains, and 2 incubators, my lord. I believe that all these items are in

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R. Takemata,
in Chief.
Discussion.

the list in the claim.

THE COMMISSIONER: Yes.

MR. CHENNIACK: I think my learned friend has said there was no apportionment of rent for the use of them.

MR. HUNTER: Well the lease speaks for itself.

MR. CHENNIACK: I don't know the bookkeeping system of the Custodian, that is why I asked.

THE COMMISSIONER: I will have to read the lease, Mr. Chenniack, anyway.

10 (LEASE MARKED EXHIBIT NO. 5).

THE COMMISSIONER: Yes, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the chattels sold were sold for their fair market value. It is submitted that a number of the chattels were left under the custody, control or management of some person other than the Custodian, appointed by the owner, and accordingly only those chattels which came under the custody, control or management of the Custodian are within the terms of reference. It is submitted that the prices asked for goods not sold by the Custodian are exorbitant.

20 THE COMMISSIONER: Now referring to your indicated defence of agency, do you rely on the lease created by the tenant to support that defence?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: All right.

MR. HUNTER: And also, my lord, insofar as use may
30 affect value.

R. Takahara,
Discussion,
Cross-Exam.

THE COMMISSIONER: Yes.

MR. HUNTER: That is the subsequent tenant.

THE COMMISSIONER: There might be depreciation. How long was the first tenant in possession of the premises?

MR. HUNTER: From the 6th of May until March, I believe, 1942. I would file the analysis of the personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

10 MR. HUNTER: I see there is a notation on the first lease that this was taken over by S. Grauwelman as from October 1st, 1942, -- that is that the first lease was taken over. So apparently he merely took this over for the balance of it and had a new lease after. I am afraid my conclusion is wrong. He must have arranged for a new lease because this lease was for the duration.

THE COMMISSIONER: Therefore invalid.

CROSS-EXAMINATION BY MR. HUNTER:

20 Q Is that signature there the signature of your father?

A That is my mother.

Q Your mother; I see. And do you know whether we could get a copy of the schedule which would be attached to the lease showing the inventory of goods?

A No. We were looking for it ourselves, but evidently it was lost.

Q Where is the other copy of the lease, do you know?

A He can't find any other.

Q I suppose the tenant had it, did he?

30 A He most probably did have, yes.

R. Takemura,
Cross-Exam.

Q But this is the lease that was made by your mother,
a copy of it or an original copy?

A Yes.

Q Were you aware of this lease at the time it was made?

A Yes, I was aware of it.

10 MR. HUNTER: This is a lease dated the 6th day of May,
1942, between the claimant and Robert Archie
Butter. It is for the duration, or termination on
two months' notice from the 15th of May, 1942,
at a rental of \$12.00 per month and has a provision
being, "Said lessee to have full use of equipment,
as per list attached. Lessee to pay for any
equipment missing at expiration of lease." But
there is no list attached, my lord.

(LEASE MARKED EXHIBIT NO. 7).

20 MR. HUNTER: Reference is made to Exhibit 6, my lord,
the analysis. It will be seen there that the
four incubators under the remarks were taken to
auction but the auctioneer was unable to sell them.
There were no bids, my lord. Your Lordship will
recall at that time there was a bit of a glut
in incubators.

THE COMMISSIONER: Yes.

MR. HUNTER: Q: These incubators, I suppose, were oil
or coal? A: They were oil.

Q That is heated by coal oil, is that it?

A That is right.

30 Q I see they were bought respectively in 1937 and
1938. I suppose they were used each year after
that, were they? A: Yes, that is

B. Takemoto,
Cross-Exam.

right.

Q How often did you use them? A: Just once a year.

Q They were respectively four and five years old then when you left? A: Roughly that, yes.

Q Well, I notice in the things that we were permitted to check with your Exhibit 1, that you did not include those as things which were included in your original list. Are you sure those weren't on that list?

A Which list is that?

Q That is the list which the lease states is attached, but it isn't there. A: I am positive of that. He had no use for them.

Q What do you mean, he had no use for them? He didn't like them or he couldn't use them?

A He didn't have use for them. He had a job at the post place a few miles away and was going to use the premises to live in and was not going to make a living out of farming or anything like that.

MR. HUNTER: The auction at which they could not be sold, my lord, was in 1945. I think in fairness to the claimant, we should indicate that in 1943 we did receive an offer of \$10.00 for the incubators.

THE COMMISSIONER: For each of them, is that it?

MR. HUNTER: No, my lord.

THE COMMISSIONER: For the lot?

MR. HUNTER: He was only talking about -- wait a minute, now, my lord, maybe I have confused this with the breeders--no, I am sorry, my lord, that was an offer for the three electric breeders, and I don't

think he is claiming for these.

THE WITNESS: No, it isn't in.

MR. HUNTER: The assessed value of the land, my lord,
was \$250.00 for the land, and \$1500.00 for the
improvements, a total of \$1750.00. The taxes were
\$16.25 a year.

THE COMMISSIONER: What year was that, 1942?

10 MR. HUNTER: It doesn't indicate it in the memo. I will
see if I can find the assessment notice. I should
think it would be 1942 or 1943, my lord, because
it was a V.L.A. sale and we wouldn't be having
assessment notices after that time.

THE COMMISSIONER: What did you say the taxes were?

MR. HUNTER: They were \$16.25, my lord.

THE COMMISSIONER: I observe in Exhibit 3 the taxes are
shown as \$16.25, and that report was made the 1st
of August, 1942, so I would say it was the 1942
assessment.

20 MR. HUNTER: I think that is a fairly safe assumption, my
lord. The sale price, as my learned friend has
shown, was \$1025.00. It will be noticed in Exhibit
6, the analysis, that there were a number of items
abandoned and it is impossible to definitely say
what happened to these feed troughs and water
troughs, because they are not listed individually
and there were a large number of them abandoned
as worn out and useless and which ones are which,
can't be said, my lord. The tenant had the use of
some of them.

30 THE COMMISSIONER: The substantial item is the 4

R. Takasaki,
Osaka-Kwan.

incubators in the abandoned column.

MR. HUNTER: Yes, my lord. I merely mention it to show we haven't claimed they were abandoned because we can't definitely allocate them but there were a large number that were abandoned, the galvanized and wooden ones.

19 THE COMMISSIONER: Well, I gathered from your earlier remark in regard to these incubators that you said there is a possibility they were abandoned by reason of the glut of incubators on the market at that time. An attempt was made to sell them, is that the situation? That could be an explanation.

MR. HUNTER: That might be, my lord, but on the other hand I think they would have been sold if there had been a bid. As far as I know, there was no reserve bid on them.

20 THE COMMISSIONER: But I fancy just at that time, between 1943 and 1945, there were a great many Japanese chicken properties that were put on the market with similar chattels?

MR. HUNTER: Yes, my lord, and there was very little market for these coal or oil incubators at that time. Everybody was going in for electricity which I am told, and I am no expert on it, were much more consistent with heat and much less trouble and as a result were more popular.

THE COMMISSIONER: Have you any idea what the comparative price of a new oil burner incubator and a new electric one would be?

30 MR. HUNTER: No, no, I haven't.

E. Takemura,
Cross-Exam.

THE COMMISSIONER: Q: Have you any information on that subject?

A: No, I wouldn't know.

MR. HUNTER: Of course there were areas where you couldn't use electric ones because there was no electricity.

THE COMMISSIONER: Yes. We will have some expert evidence on it later, I suppose.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. Cherniack?

10 MR. CHERNIACK: No, my lord, except to comment that we will argue that any depreciation was due to the rental by the Custodian to a party whom the claimants didn't know, and that no apportionment was made for rent, and when these chattels were sold they had been used by the Custodian's tenants.

THE COMMISSIONER: I will worry about it when I come to it. It does not appear we will get there for some little time.

20 MR. CHERNIACK: Yes, but I thought I might mention it for my friend.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin

"J. P. HORROBIN"
Official Reporter.

BRIEF

V.L.A.
WINNIPEG
April 13/48

Notes in Defence

Sakae TAKENAKA

File No. 8636

Case No. 827

- Ex. 1 - Statement of Real Estate
- Ex. 2 - Statement of Personal Chattels
- Ex. 3 - Farm Appraisal Report (R. W. Brown)
- Ex. 4 - Letter W.E. Anderson, Farm Dept. to Claimant, 30/5/44
- Ex. 5 - Lease - Custodian to Simon Grauwelman
- Ex. 6 - Analysis of Personal Property Claim.

- Claims:
1. Real Property - Lot 80 D.L. 440 Gp. 2 Map 1133 - 4.55 Ac.
 2. Personal Property.

Claim 1:-

	Land	Bldgs	Total
Claimed		5000.	5000.
Assessed	250.	1500.	1750.
Appraised	242.50	800.	1042.50
Sold	238.	785.	1023.
Barnet		1200.	1200.

Land was appraised by R. W. Brown. This is a question of value only. Buildings were also appraised by F.H. Coulthard of Coulthard, Sutherland & Co. Ltd., N.W.

Claim 2:-

Claim \$244.50 \$105. sold for \$46.25
 81. missing
 58.50 No record at any time.

R.M. Anderson advised abandonment of goods listed on Memo March 21/45. (on claim file)

- Submission: (1) Chattels sold brought fair market value.
 (2) A number of chattels were left under the custody, control or management of some person other than the Custodian, appointed by the owner, and accordingly only those chattels which come under the custody, control, or management of the Custodian are within the terms of reference.
 (3) Prices asked for goods not sold by the Custodian are exorbitant.

In furthering submission (2), R.A. Sutton may have to be called. See Real Property Summary (green edged paper) in brown envelope. This tenancy will also be shown to have affected value by increasing depreciation.

With regard to the claim for coal or oil incubator, Mr. Hunter points out that since most farmers were adopting the electric type, there was a glut on the market for the type of incubator which is subject of this claim. Expert evidence will be required with respect to these incubators. (See Trans.P.15 line 6)

Name of Claimant

TAKENAKA, Selma

Case

227

Custodian File

2635

<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		Sale Price	Total Award 125% of all Sale Prices	
						% of Total	Amount		% of Total	Amount
					1023.					1727.00
<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 & 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 CHATELS</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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
90.00	46.25	13.87	51.72%	76.50	40.34				54.21	
TOTAL RECOMMENDATION									1781.21	

October 16th, 1950.

Mrs. Sakae TAKENAKA,
631 Alexander Ave.,
Winnipeg, Man.

Dear ~~MISS~~ Madam:

Re: Japanese Property Claims Commission

Case No. 827

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 ... \$1,781.21.

Cheque in your favour is enclosed for \$1,705.18
and we have paid the Co-Operative Committee .. \$ 76.03
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

CLAIM NO. 827 - Mrs. Sakae TAKENAKA

This claim is made in respect of a 5 acre parcel of land near Kennedy, B. C., on which were erected 6 chicken houses and other buildings for chicken production. The majority of the buildings are said to be approximately 10 years old.

The property was appraised by S.S.B. Appraisers at \$1042.50, and was sold to the D.V.L.A. for \$1023.00.

This property was also appraised by Fred M. Clement, formerly Dean of the Department of Agriculture, University of British Columbia, who estimates the value at 1943 as \$3650.00.

Relating the appraisal by Dean Clement to that of the S.S.B. Appraisal, I consider that the fair market value as at the date of sale was not less than \$2750.00.

I THEREFORE RECOMMEND payment to the claimant in the sum of \$1727.00 in order to realize fair market value.

H. I. BIRD

Commissioner.

February 1st 1950.