

8662

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

EXHIBIT No. 1241 - 6

NAME: HORIUCHI, Yoshitaro

DATE Nov. 11 1948

HOME ADDRESS: Haney, B. C.

FILED BY K. A. Christie

REGISTRATION NUMBER 09614 SEX: Male AGE: 53

OCCUPATION: Farmer

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

EMPLOYER: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Haruno

ADDRESS OF WIFE OR HUSBAND: Haney, B. C.

NAMES OF ANY LIVING CHILDREN: Kazuko (F) Yasuko (F) Akemi (F)

ADDRESS OF CHILDREN: Haney, B. C.

AGE OF CHILDREN: 13, 9, 5

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

1. LOCATION AND DESCRIPTION: Subdivision 9, W $\frac{1}{2}$ quarter of Section 20,
District of Maple Ridge,

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling, 2 chicken houses
1 garage, woodshed

3. INSURANCE (Give particulars; state where policies are) \$1000 on dwelling and furniture
in the North West Fire Ins. Co. Policy No. 193977 in my possession

4. TAXES (Amount and where payable) \$23.14 for 1941, payable at Maple Ridge
"paid R. D. R."

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself. I might rent it before
I leave.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Strawberries, raspberries, rhubarb, peas

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: - - -

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

4. STATE WHEREABOUTS OF LEASE: - - -

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: - - -

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
2 stoves, 1 brooder stove, 5 beds, 1 sofa, farm implements, carpenter tools, kitchen utensils, chinaware, to be left in the house at 158 - 8th Ave., Haney, B. C. If I do not rent the house the key will be left in care of the Maple Ridge Co-op Union

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

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)
\$50 Victory Bond, at home ~~and~~ \$5 War Savings Certificates,
35 shares in the Maple Ridge Co-op Union, at home
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 8th day of May 1943.

(Signature) "Y. Horiuchi"

"F. T. Williams"

Witness

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

FOR DEPARTMENTAL USE

Mar. 15, 1949

L. McHugh

EXHIBIT No. 1241 - 7
DATE Nov. 11 1948
FILED BY K A. Christie

Hastings Park,
September 8, 1942.

ADDITIONAL REGISTRATION

Name HORIUCHI, Yoshitaro

Address Haney, B. C.

Reg. No. 09614

The following chattels will be taken with him
when he is evacuated.

1 Kitchen Stove

3 Mattresses

Kitchen Utensils

SIGNATURE "Y. Horuichi"

WITNESS "F. T. Williams"

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

Mar. 15, 1949

L. McChesney

INFORMATION FROM R.C.M.P.

DATE Sept. 20/43

Our File No. 8662

Full Name HORIUCHI, Yoshitaro
(Surname in Block Letters)

Registration No. 09614

^V
Male - Female
(Check)

Age Feb. 1/1889

Former Address Haney, B.C.

Date Evacuated 19/9/42

^V
Naturalized - Canadian-Born - National
(Check)

Present Address

Lemon Creek, Slocan, B.C.

^V
Married - Single
(Check)

nee
Name of Wife (MIYASAKI) Haruno #09615

Name of Husband

Name of Mother

Name of Father

Names of Children under 16 Yoshitomi(M) 27/6/25; Kazuko(F) 16/7/28;

May Yasuko(F) 25/5/32; Akemi(F) 17/9/36.

Requested by G.M.

Registered with Custodian
(Yes or No)

Additional Information Fisherman (Farmer during winter months) Owns 5 acres
& house at Haney.

I

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE

Date: Dec. 11th. 1942

NAME: HORIUCHI, Yoshitaro

REGISTRATION NO. 09614

ADDRESS: 158- 8th. Ave. HANEY, B.C.

PROPERTY:

ACREAGE: 4 Acres cleared

KIND OF CROPS: Straws

Rasps
 $\frac{3}{4}$

Bal. in meadow & Plowed under
12 Mixed Trees.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 $\frac{1}{2}$ Storey

VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 18 x 28

NO. OF ROOMS: 6 & Pantry

CONDITION: Fair

OTHER BUILDINGS: Brooder house 12 x 12, Chicken house 18 x 50,

Woodshed 8 x 10, Bath & woodshed 8 x 22, Garage 10 x 16.

NAME OF LESSEE OR RENTOR: P.F. SANBORG

TERMS: \$200. Pr. season.

WATER: Well

ON:

OFF:

LIGHT: Electric

ON:

OFF:

REMARKS: Property is in fair condition. Mr. Sanborg has a party living on the premises rent free, just to look after the house.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LIST.

Signed:

Rom. Anderson

[Signature]

EXHIBIT No. 1241 - 10
DATE Nov. 11 1948
FILED BY K. A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshitaro Horiuchi Reg. No. 09614 File No. 8662
CATALOGUE NO.: Sold by Special Arrangement, the Director, the Veterans' Land Act.
PROPERTY ADDRESS: 158 - 8th Avenue, Naney, B. C. BC/34-P First Offer.
LEGAL DESCRIPTION: Block 9 of the West half of Section 20, Township 12, Map 1161, Municipality of Maple Ridge, D. N. W.
TITLE: Registered in the name of Yoshitaro HORIUCHI.
ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25183, December 14th, 1942.
ASSESSED VALUE: Land - \$500.00
Improvements - \$800.00 - \$1300.00 Taxes - \$25.35.
CLASSIFICATION: Yoshitaro HORIUCHI declared on his JP Form, signed May 8th, 1942, 4-room dwelling, 2 chicken houses, 1 garage, woodshed. Crops - raspberries, strawberries, rhubarb, peas. Custodian's inspector reported property as having an acreage of 4 acres cleared and planted to the following crops - $\frac{1}{2}$ acre strawberries, $\frac{3}{4}$ acre raspberries, 12 mixed trees, balance in meadow and plowed under. 1 $\frac{1}{2}$ storey frame shingle dwelling consisting of 6 rooms and pantry, in fair condition. Brooder house 12 x 12, Chicken house 18 x 50, woodshed 8 x 10, bath and woodshed 8 x 22, garage 10 x 16. Property is in fair condition.
HISTORY OF ADMINISTRATION: The above property was rented on the 25th May, 1942, by Yoshitaro HORIUCHI to Patricia F. Sanborg as from the 1st of May, 1942, for a period of 9 months, with option to extend the lease for the year 1943. The rental consideration was \$200.00 for 1942 and "\$100" was paid to Yoshitaro HORIUCHI. The rental for subsequent years was to be \$100.00 per annum. This lease was extended by collateral agreement by the Custodian to the 31st August, 1943, at the rental of \$100.00, which accrued to the Veterans' Land Act. Lease and collateral agreement given to the Veterans' Land Act 7th August, 1943.
SOLD: To the Director, the Veterans' Land Act for \$862.00 as at January 1st, 1943. Approval of Advisory Committee - June 1st, 1943.
FUNDS: Released to the credit of Yoshitaro HORIUCHI, Sale Price - \$862.00, plus Rental from the Pacific Co-operative Union 1942 - \$100.00, Refund Insurance \$14.49, Total \$976.49, less Certificate of Encumbrance - \$1.00, Taxes - \$25.35, Insurance \$19.05, Registration - \$3.00, Legal Fee - \$15.00, Total \$63.40. Net amount released - \$913.09.
TITLE: Included in Certificate of Title No. 169944-E, and payment of consideration included in cheque to the Custodian dated March 13th, 1944.
OLD CERTIFICATE OF TITLE No. 59872-E. is in his possession. Yoshitaro HORIUCHI states on his JP Form, signed May 8th, 1942, that Title Certificate of Ownership on file states Registry Office delivered Title to David T. Abe, 203 Powell St., Vancouver, B. C., 25/3/25.

DATED: August 14th, 1946.
IM:JS

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

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Mar. 6, 1949

BC-34-P
BC-1648-B

Farm Appraisal Report

File No. JL-150

Land Description Pol.9 of W¹ of Sec.20, Plan 1161.

Containing 4.73 Acres

Owner's Name Y. HORIUCHI

Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C.

Distance 1 mile

Market Town New Westminster, also local facilities

Distance 24 "

Church (give denomination) Haney - all denominations

Distance 1 "

Nearest School Haney

Distance 1 "

State how property was identified: Map location and corner posts.

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

EXHIBIT No. 1241-3

Property has direct access to 8th Avenue.

DATE Nov 11-1948

Is this district a good one? Yes. Co-operative marketing.

FILED BY K. A. [signature]

Employment opportunity Fair opportunities; 2 sawmills, brickyard and peat plant.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: Wire fencing - South & West - poor Value \$

Water supply: Domestic water from two shallow wells; in dry years - poor supply. Value \$

Electric power available. Lights installed in house.

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 26	Frame	1 st.	Shgl.	20	Posts on concrete	Fair	500.00
Chicken Hse.	18 x 54	"	1 "	"	20	Posts	"	125.00
"	12 x 12	"	1 "	"	20	"	"	25.00
BARN	x	"	1 "	"	20	Wood	Poor	-
Garage	9 x 15							
BARN	x							
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 650.00

\$ 500.00

Total Value Buildings add to farm

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

habitable? Poor type of structure.

\$

Describe the basement and chimneys: No basement. Chimney, brick on concrete to ground.

No. rooms downstairs? 4 Upstairs? How finished Wood finished.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Approximately 150 yards.

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

Cultivated Land

BC/34-P
BC/1848-B

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.62	Level	Clay loam 14" to 20"	Clay	Mixed, small fruits	100.	362.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.70	Level	Clay loam 14-20"	Clay	Clearing, stumping & breaking	150. to 175.00	15.00
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
.41	Swampy			nil	15.00	6.15

Total value of Land \$ 378.65

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 878.65

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

Property occupied by owner; land appears to be in fairly good state of fertility, but cultivation this spring has been limited.

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

Suitable for small fruit and poultry on a limited scope.

Noxious weeds:

No serious weed situation at present, but one will develop if land unattended.

Give approximate detail and

amount of all annual taxes and 1942 taxes - \$25.35. District of Maple Ridge.

names of Taxing Authorities:

Date: May 27th, 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 21st day of May 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

JL-150 - Y. HORIUCHI

Farm Appraisal Report

Remarks:

This property has a limited acreage and for this reason is considered too small to be regarded as a self-sustaining unit.

The soil is suitable for growing small fruits and certain types of truck, but this land is too low lying for a satisfactory poultry proposition. This opinion is born out by the fact that the occupant has considerable poultry accommodation that has not been used for several years.

The soil generally is good but the limited extent is the main drawback to the property.

The buildings generally are poor types of structures; the house is set on three foot wooden posts on concrete blocks.

(FOR ORCHARD LANDS ONLY)

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

N11

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

N11

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Strawberries	-	.83	acs.	\$
Raspberries	-	.34	"	\$
Rhubarb	-	.33	"	\$
Peas	-	.12	"	\$
Buildings, trees & fallow	-	2.00	"	\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

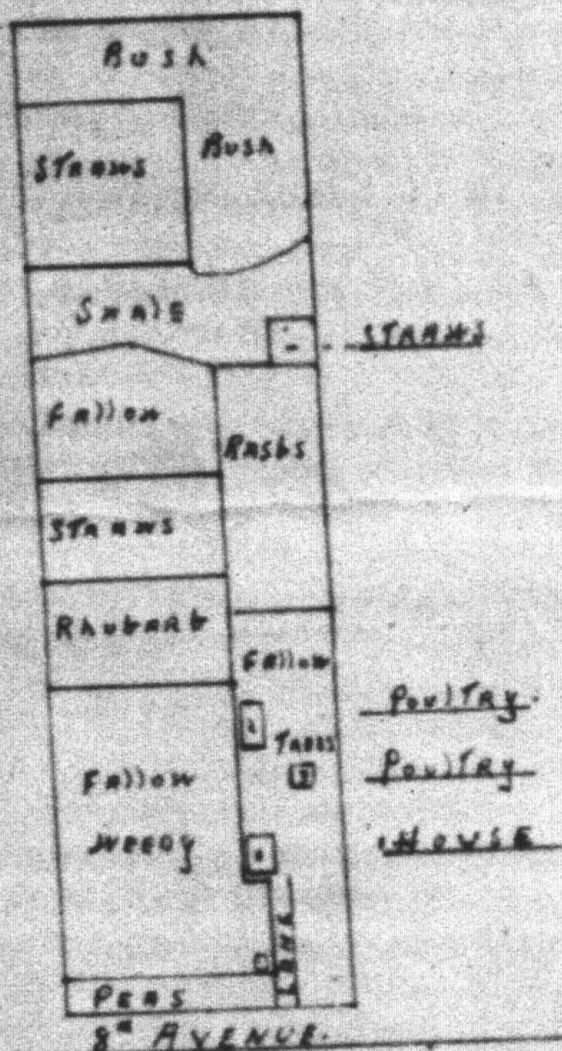
Part 9 of NW of Sect. 20. PLAN-1161

Y. Horiuchi

4.73 Acs.



Scale 200 ft. = 1 in.



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

value is \$ 800.00

Date 1st June 19 42.

"I.T. BARNET"

District Superintendent.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/34P
File No. (JL-150)

Vancouver, B.C.

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

HORIUCHI, Yoshitaro

Dear Sir:-

Re: Block 9 of the W $\frac{1}{2}$ of Section 20,
Twp. 12, Map 1161.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169944-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 18,068.69, in favour of The Secretary of State,
forwarded to you and dated March 13th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 862.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State -

862.00 ✓

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

Yours truly,

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

MAY - 4 1944

Date

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

File No. 8662
Reg. No. 09614

506 Royal Bank Building,
Vancouver, B. C.

MAY 26 1944

Mr. Yoshitaro HORIUCHI,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Municipality of Maple Ridge, Block 9 of the W. 1/2 of
Sec. 20, Township 12, Map 1161, Dis. of New Westminster,
C. of E. 50816.

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	862.00
Add:	
Unexpired insurance premium as at January 1st, 1943	14.49
	<u>876.49</u>
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	
Encumbrance—Principal	
—Interest	<u>3.00</u>
Net proceeds of sale	<u><u>\$ 873.49</u></u>

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

Yours truly,

F. G. SHEARS,
Director.

1963		Debit	Credit	Balance
Jan. 1	Balance brought forward		\$ 65.00	\$ 65.00 CR
	Credit re Sale of Property		873.49	
	Land Registry Office C/E	\$ 1.00		
Nov. 12	Cheque to you	55.00		
July 7	Fire Insurance premium	19.05		
Nov. 6	B. C. Electric Hwy. refund Sec. Deposit	2.90		
		\$75.05	\$941.39	CR\$866.34

Extract from Lease.

File #8662.

Lessor: Yoshitaro HORIUCHI.

Lessee: Patricia F. SANBORG.

Date: 21st May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with Maple Ridge Co-op. Produce Exchange.

Consideration: \$200.00, paid. Rental for 1943 and subsequent years to be \$100.00.

Property:

Land: Lot 9 of W. $\frac{1}{2}$ of Section 20 Township 12, Municipality of Maple Ridge, N.W.D.

House: Included, also buildings.

Chattels: Live stock and farm implements. *Also include chattels in lease. See herein.*

*Lease extended by Ball Agrow
to Aug 31 or 1943
100.00 July 15/43.*

*Lease & Ball Agrow given to
S.S.C. Aug 7/43.*

EXHIBIT No. 1241 - 3
DATE Nov. 11 1948
FILED BY R. A. Best

FARM LEASE

THIS INDENTURE made in duplicate the 21st day of May A. D., 1942.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

SHITARO HORIUCHI of Haney
in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

PATRICIA F. SANBORG (wife of Henry Sanborg) of Haney
in the said Province
Farmer
(hereinafter called the Lessee)

Of the Second Part

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

Lot nine (9) of the West half of Section twenty (20)
Township twelve (12)

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

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

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during their term of nine (9) months to be computed from the first day of May A. D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Two hundred (\$200.00)

Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged.)

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

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

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

One and one half ($1\frac{1}{2}$) acre strawberries

Three quarter ($\frac{3}{4}$) acre raspberries

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

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

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

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Maple Ridge Co-operative Produce Exchange (an association incorporated under the Co-operative Association Act of the Province of British Columbia, having its registered office at Haney aforesaid) and for this purpose Maple Ridge Co-operative Produce Exchange is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

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

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

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

IT IS understood and agreed that the annual rental for the year 1943 and subsequent years until the return of the Lessor, shall be the sum of \$100.00 per annum.

IT IS expressly understood and agreed by and between the parties hereto that the Lessee may assign this lease to any person capable of carrying out the provisions thereof, provided the approval and permission of the Lessor or his Agent is first had and obtained, and for the purpose of this clause Maple Ridge Co-operative Produce Exchange is the Agent of the Lessor.

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

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

Signed, Sealed and Delivered by)		
YOSHITARO HORIUCHI and PATRICIA F. SANBORG)	"Y. Horiuchi"	SEAL
in the presence of)		
"M. M. Fletcher")	"Patricia F. Sanborg"	SEAL

AFFIDAVIT OF EXECUTION

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

1. That I was personally present and did see YOSHITARO HORIUCHI and PATRICIA F. SANBORG the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in)	
the Province of British Columbia)	
this twenty-first day of May)	
A. D. 1942)	"M. M. Fletcher"

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

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

Mar. 15, 1949



[illegible]

FIRE INSURANCE SUMMARY

File No. 8662.

Yoshitaro HORTUCHI - Reg. No. 09614.

Property was insured by the owner in the North West Fire Insurance Co., Policy No. 193977, in the amount of \$700.00 on dwelling and \$300.00 on contents. Policy expiring 5th June, 1943. This Policy was renewed by the Custodian by Policy No. 210097, expiring on the 5th June, 1946, and the Premium of \$19.05 was paid by the Custodian on the 30th June, 1943, and charged to the account of the owner.

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

August 14th, 1946.

IM:JS

[Signature]

LIABILITY SUMMARY

File No. 8662.

Yoshitaro HORIUCHI - Reg. No. 09614.

The above named Japanese declared on his JP Form, signed May 8th, 1942, that he had no Personal or Trade Debts.

However, the Maple Ridge Co-operative Produce Exchange filed a claim on October 20th, 1942, for Rhubarb Boxes - \$4.50. This claim was acknowledged by HORIUCHI, who stated that these boxes were left on his premises and were unused. Maple Ridge Co-operative Produce Exchange were advised and they found a new purchaser for same, therefore, they considered his account closed as at 16th April, 1943.

B.C. Electric Railway Co. also filed a claim November 30th, 1942, for \$2.10. Yoshitaro HORIUCHI replied on April 2nd, 1943, as follows:
"The claim made by the B.C. Electric Railway Co. is unjustifiable. In reason, the deposit of \$5.00 is still held in possession by the Company."
Security Deposit Receipt was forwarded to the B.C. Electric Railway Co. and in return they remitted to us on November 3rd, 1943, their cheque for \$2.90, representing refund of balance of Security Deposit No. 59328 held in the name of HORIUCHI. This was credited to HORIUCHI'S account.

copy
Dr L. M. also filed a claim for 75. This was referred to Dr. Horinaka who denied owing same. Dr. L. M. was then notified.

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

August 14th, 1946.

Paul Macpherson

IM:JS

INVENTORY OF CHATTELS BELONGING

TO

HORIUCHI, Yoshitaro # 09614

Which have been left in the care of : Mr. P.F.SANBORG.
162 11th. Ave. HANEY, B.C.

IN HOUSE

- 1 Davenport
- 1 H.M.Clothes dryer
- 1 8 gal crock
- Linoleum on 2 floors
- 1 Heater
- 1 Telephone

UPSTA IRS

- 1 Box of sake bottles
- 4 Old straw hats
- Sml. quan. of books & magazines Loose
- 1 H.M.Table
- 2 Old blinds
- 2 Window screens H.M.
- 1 Bed complete & mattress
- 2 Pictures & frames
- 1 Chair.

BASEMENT

- 1 H.M.Round table
- 2 Chairs & 1 High chair
- Sml. sq. table & 1 stool
- 1 Lantern
- 1 Old cook stove
- 1 Spud digger
- 2 Cemnt blocks

BROODER HOUSE

- 1 Writting deak with drawer
- 1 H.M. Stand
- 1 Iron pot & Granit pan
- 2 Baskets
- 2 Alarm clacks
- 1 Oil lamp
- 2 Pictures in frames
- 1 Sml. shrine H.M.
- 1 Food cabinet cont. 6 dishes, few medicines, 3 qt. sealers & 1 al.pan.
- 1 Ping pong set
- 3 Beds complete
- 9 Chairs
- 1 8 gal, crock
- 1 Ironing board
- 2 Crtn. cont. bag of tob. & few pers. papers & magazines.
- 1 Box cont. Car jack, Dusting machine & single hole gas stove
- 1 Brooder complete
- 1 Rubber door mat
- 3 Biscuit tins
- App. 60 lbs. berry wire
- 1 Stirrup pump
- 1 Bed pan
- 1 Hand wringer
- 1 Spade shovel (broken handle)

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

WITNESS

SIGNED

H. Sanborg

Office of Custodian. *Ron. Johnson*

CONTINUED BROODER HOUSE

- 1 Buck saw
- 2 Spud diggers (1 Broken handle)
- 1 Grub hoe
- 1 Peevee
- 2 Shovels
- 4 Hoes
- Linoleum on floor
- 1 Stone rice pot

RHUBARB & CHICKEN HOUSE COMB.

- 1 Wheelbarrow
- Sml. quan. of beam poles
- 1 Drum heater
- 1 Box of bottles
- 3 X cut saws
- 2 Jap tubs
- Sml. quan. of blue stone
- 1 Old manure fork
- 3 Hoes
- 2 Mattocks (1 no handle)
- 1 Pick head
- 1 Broken rake
- 1 Auger
- 2 Prm. bicycle forks
- Part bag of Lime
- 1 Box of sake bottles
- 4 Lengths of brooder pipe

TH HOUSE & WOODSHED

- 1 Shovel
- 2 Tea pots (broken handles)

OUTSIDE

- 7 Jap tubs
- Sml. wash tub
- 2 Pails
- 1 Pulley
- 1 Old heater
- 1 Trunk
- Part box of glass
- 2 Ladders
- 1 R.R. Mail box.

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

WITNESS

[Signature] SIGNED H. Sanborn

Office of Custodian. R.M. Anderson

ALL COMMUNICATIONS TO BE ADDRESSED TO THE AGENTS
H. BELL-IRVING & CO., LTD.

HEAD OFFICE IN ENGLAND:
2-4 IDOL LANE, EASTCHEAP, LONDON, E. C. 3.

THE ANGLO-BRITISH COLUMBIA PACKING COMPANY
(LIMITED)

CABLE ADDRESS: "BELLIRVING"

989 HASTINGS STREET WEST
VANCOUVER, B. C.

July 2nd, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 3 1942

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

8662 09614

Dear Sirs

As per your request by phone to-day we enclose
cheque amounting to \$25.35 which is balance due from Cohoe
net purchased from Y. Horiuchi of our North Pacific Cannery,
Skeena River, B. C. for the sum of \$40.00.

As per your instructions we have paid Y. Horiuchi
the sum of \$14.65.

Yours truly,

H. BELL-IRVING & CO. LIMITED,

Agents

Per

Harry S. Lord

HDL/R.
Encl.

8662.

TOSHITARO HORIUCHI of Haney

I _____

Owner of property _____
Lot 9 of the West half of Section 20, Tp. 12

_____ in the municipality

of _____ Maple Ridge _____ hereby agree to let the above

described lands to _____ PATRICIA F. SANBORG wife of Henry Sanborg for the sum of \$200.00
for 1942 and \$100.00 for 1943 and subsequent years until my
return.

giving him the right to carry on work immediately on my farm described
above.

This agreement is to protect both parties against the legal rights of
myself as owner of the said lands and the new occupant carrying on to
conserve the crop thereon and not to be construed as interfering with
the legal rights of the Custodian of Japanese property if and when such
property becomes his legal guardianship.

Y. Horiechi

Witness :

Chas. A. Bell

- C O P Y -

PACIFIC CO-OPERATIVE UNION

Mission City, B.C.

August 28th, 1942.

Mr. R. D. Richardson, Manager,
Farm Department,
Office of the Custodian,
Vancouver, B C.

Dear Mr. Richardson: re: 10578 & 8662.

We have received your letter of August 27th requesting us to release stop payment of our cheque No. 1046 to the amount of \$100.00 in favour of Y. Horiuchi.

We have contacted Mr. Briggs of the Maple Ridge Co-op. Exchange who informs us that Mr. Sandborg, the present tenant on the Horiuchi farm does not owe anything to the Co-op. and is reasonably satisfied with his deal. We are, therefore, pleased to instruct the bank to cancel the stop payment on this cheque.

In connection with your request of the same date to release stop payment on the cheque No. 1076 to the amount of \$152.40 in favour of H. Uyeno. We would appreciate very much if you would reconsider this request.

Mr. R. Arkell who has leased Mr. Takeuchi and Mr. Uyeno's farm is one of the hardest working growers we have but he is very much on the wrong side of the ledger at present to the extent of \$850.52. Before releasing this cheque we would like to contact Mr. Arkell since we know that he fully expects to receive the benefit of the full amount of this stop payment.

As you are aware Mr. Uyeno endorsed Mr. Arkell's note for the purchase of his crop and Mr. Arkell feels that under existing conditions of all there is against the grower we should hold Mr. Uyeno to that endorsement. However, we shall be guided by your counsel which we have always found fair in the past and which we feel satisfied will be so in the future and thanking you, we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per "J. B. Shimek" Per E.S.

J.B. Shimek Mgr.

JBS/ES

(Files #10578 & 8662 - original in 10578)

*file this phase
#8662*

8662

10578

12

MEMORANDUM

File No: 8662

December 7, 1942

To: Mr. Richardson

From: Mr. Alexander

Re: Yoshitaro HORIUCHI

Attached is the file.

You will note that the Maple Ridge Co-operative Produce Exchange have filed with us a claim of \$4.50. The correctness of this claim has been confirmed by Mr. Horiuchi who states further that the rhubarb boxes are still unused.

Depending upon your judgment as to which course is in the best interests of Mr. Horiuchi, would you please either requisition a cheque for \$2.50 or arrange for return of the rhubarb boxes and thereafter advise Mr. Horiuchi as to action taken.

A third possibility exists: that these boxes may be required by Patricia Sanberg, and you may, therefore, wish to consider selling them to her at a price which you deem advisable, but in any case at not less than \$2.50.

RPA:MAD

See letter 10/1/42
[Signature]

Haney,
January 4th, 1943.

Farm Dept. of the Custodian Office.

Dear Sir:

Re: Kankichi ONAGI, File No. 2835

4 hoes, 1 hand saw and 1 hammer are there

Re: Yoshitaro HORIUCHI, File No. 8662 ✓

I would like to have the mentioned boxes returned to the Co-op. as I got about 30 boxes left over, and the market for rhubarb is very poor.

Re: Ruiichi HASHIMOTO, File No. 2853

Thanks very much for your efforts. I am ready to take that horse any time as I have quite a lot of field work to do right now. I would like it very soon.

Yours truly,

"H. J. Sanborg"

8662

January 8th, 1943.

Maple Ridge Co-operative Union,
Haney, B. C.

Attention: Mr. W. Briggs

Dear Sirs:

Re: Yoshitaro HORIUCHI
11th Ave., Haney, B. C.

On communicating with the subject Japanese we have been informed that a small quantity of rhubarb boxes belonging to your Association has been left by the above on his property at Haney, which amounts to \$4.50 in value.

We have written a letter to the present tenant, Mr. Sanborg, submitting this information to him with a view that he might take delivery for same but unfortunately he is not interested.

We are bringing this matter to your attention presuming that you might be interested in taking delivery of these boxes. If so, this letter shall act as your release.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

April 2nd 1943.

61 Fir Ave.
Limon Creek

Office of Custodian
506 Royal Bank Bldg.
Hastings & Granville

EVACUATION SECTION	
Rec'd.	APR 7 1943
File No.	8662
Ans.	<i>[Signature]</i>
Referred	<i>Nelson</i>

Dear Sir:

Received your dated letter of March 13, 1943, and a cheque \$5.00.

The claim made by the B.C. Electric Railway Co. company is unjustifiable. In reason, the deposit of \$5.00 is still held in possession by the Company itself. The amount of \$2.10 should be taken from the Company.

The Maple Ridge Co-operative Produce Exchange claim should be referred to them that the boxes of the claim amounting to \$450 is still used and is still at our former residing place. Please may this be note to the Co-operative.

Yours truly,
J. Harachi

Closed

8662

April 20th, 1943.

Mr. Yoshitaro MORIUCHI,
Registration No. 09614,
61 Fir Avenue,
Lemon Creek,
Slocan, B.C.

Dear Sir:

re: Maple Ridge Co-operative Produce Exchange
Claim - \$4.50

This is to advise you of information regarding the above claim received from the above Exchange, wherein they state as follows:

"We beg to advise that we have found a purchaser of the rhubarb boxes originally sold to him, and have credited his account. Our claim against Y. Horiuchi having been satisfactorily liquidated, the account is closed."

Assuming that this is satisfactory, we are closing our file in this regard.

Yours truly,

A. McAlister,
Claims Department.

✓
EDD:DE

8662

4th June, 1943.

Mr. Yoshitaro HORTUCHI,
Registration No. 09614,
61 Fir Avenue,
Lemon Creek,
SLOCAN, B.C.

Dear Sir:-

Re: Fire Insurance

I am attaching hereto a copy of our letter of today's date concerning renewal of the above policy.

You will see that I have had the household contents divided, part to cover on those stored in the dwelling and part to cover those in the brooder house, which I understand is being used for storage.

I notice that there are other buildings on your property including the brooder house mentioned above, also a chicken house 18 x 50, a woodshed 8 x 10, a bath and woodshed combined - 8 x 22, and a garage 10 x 16. None of these other buildings are covered under the present policy.

I would like to be advised by return mail as to whether or not you think it advisable to extend this policy to cover any other building or buildings on your property.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

Confidential

Custodian of Alien Property,
506 Royal Bank Bldg,
Vancouver, B.C.

158-8th ave.

Vancouver, B.C.	
Rec'd OCT 4 1943	
File No. 8662	File No. 8662
Referred Anderson	

Dear Sir:

Last spring I wrote that I would like to lease the above place (Horiuchi's) if Mr. Sanberg did not renew his lease, as his other leased farm would keep him busy. Some time later your reply stated his lease on this property had just been renewed.

We have continued to live in the house here and look after it for him. We handled all the berries, pruning, picking, shipping etc. while all he did was collect the cheques at the Co-op. He talked in the spring about a horse for cultivation and fertilizer for the berries. I know they were used on his other farm but not here. His sole activity here has consisted of collecting the cash from fruit produced by fertilizer in the ground from previous years without the slightest preparation for future crops. The straw-berries are finished and the rasp-berries will require better treatment for a crop next summer.

There is no necessity for Mr. Sanberg to hold this lease when he is too busy elsewhere, as I wish to renew my application. I understand he claims he only took the lease because no one else wanted it and would like to give it up. Yours truly,
F. W. Hargitt

8662

October 7, 1943.

Mr. F. W. Hargitt,
158 - 8th Avenue,
Haney, B. C.

Dear Sir:

Re: HORIUCHI, Yoshitaro

In reply to your letter of September 30th, we wish to advise you that subject Japanese property was included in the sale of lands to the Director of the Veterans' Land Act, and we therefore suggest that you contact their office located at 609 Westminster Trust Building, New Westminster.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/MFP

8662

October 12th, 1943.

B.C. Electric Rly. Co. Ltd.,
425 Carrall Street,
Vancouver, B.C.

Dear Sirs:

re: Yoshitaro HORIUCHI - \$2.10
Your No. 5320/6800

We submitted the above claim to HORIUCHI for payment and he has replied forwarding Security Deposit Receipt No. 59328 A for \$5.00. As your statement of account does not show any deposit perhaps this party is correct.

We quote from his letter as follows:

"In reply to that of \$2.10 of the B.C. Electric Rly. Co. Ltd., I am forwarding you the Electric Security Deposit Receipt, for which will you pay the sum of \$2.10 to the Co. and return the remaining sum of \$2.90 to us."

If after looking into this matter you find that the \$2.90 is coming to him, you might forward same to this office for his account.

We enclose his Security Deposit Receipt herewith for your inspection and information.

Awaiting an early reply, we remain,

Yours truly,

A. McAlister,
Claims Department.

MRD:DE

Encl.

See Dept 4/43

File #8662

HORIUCHI Yoshitaro
Lemon Creek, B. C.
April 2, 1945

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

EVACUATION SECTION	
Rec'd	APP 4 1945
File No.	8662
Ass.	BDP/R
Referred	Jam

Dear Sirs:

Attention Mr. F. G. Shears.

Will you kindly let me have a statement regarding sale of my property, charges against it and my present assets.

On re-reading statement received from your office last year with regard to sale of my property, I note that you have credited me with unexpired insurance premium as at January 1, 1943, (\$14.49). On the reverse side of statement showing debits and credits, I see you have charged me with fire insurance premium of \$19.05. This is dated July 7, 1943. This charge is incorrect as I paid for a term of thirty-six months from the 5th day of June, 1940 at noon, to the 5th day of June 1943, therefore fire insurance was fully paid up until June, 1943, and no premiums should have been paid thereon. There is a discrepancy, will you please correct it.

I have the policy showing this payment was made, and apparently I should be credited with a further sum of money.

Kindly let me know as soon as possible as I am leaving for Eastern Canada shortly.

Yours truly,

Yoshitaro, Horiuichi

HORIUCHI Yoshitaro

HRG*FD

8662

April 7th, 1945.

Mr. Yoshitaro HORTUCHI,
Registration No. 09614,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Replying to your enquiry of the 2nd instant, we have to advise that the insurance premium charged to your account (\$19.05) is made up of \$6.45 coverage on household effects, and \$12.60 on buildings.

The credit of \$14.49 covers a refund of \$1.89 on policy No. 193977 which policy was held by you and for which you paid the premium as mentioned in your letter, and the \$12.60 refund in full of premium mentioned in the preceeding paragraph.

We enclose herewith statement of your account as requested.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc.

File No: 8662.

% Mr. W. M. Fletcher
Clarkson, Ont.
Sept 16, 1946.

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

EVACUATION SECTION	
Rec'd	SEP 18 1946
File No.	8662
Referred	Anderson

sent to you

Dear Sir:-

In reply to your letter of September 7, 1946, I would like to state that the claim of \$8.50 filed against me by Dr. D. More of Honey is incorrect.

All bills of Dr. More, were paid by me just before leaving Honey in 1942. Four years has elapsed since then, and if by any chance, there had been such a bill, Dr. More would have got in touch with me or your office at a much earlier date.

In Sept 7, I requested the balance of my account to be sent to me. If it has not yet been sent, please mail it to me at the earliest of your convenience.

Write Dr. More
Remit be sent
statement of acc
memo to Shadwin -

Yours truly,
Y. Horiechi

8662

4th October, 1946.

REGISTERED.

Mr. Yoshitaro HORUICHI,
Registration No. 09614,
c/o Mr. W.M. Fletcher,
Clarkson, Ontario.

Dear Sir:

In accordance with your request of the 16th September, we are attaching hereto Custodian cheque in the amount of \$656.34, which sum represents your credit balance at this office in accordance with the attached statement showing details since the date the last statement was sent to you.

It would appear that this cheque represents the balance of proceeds from the sale of your assets in the Protected Area with the exception of your chattels, liquidation of which will be dealt with in the very near future, and at that time the proceeds will be remitted to you.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA
Encl. (cheque)

PHONE PACIFIC 5131
PLEASE REFER TO
FILE NO. 8662

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

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

4th October, 1946.

Dr. G. Morse,
Haney, B.C.

Dear Sir:

Re: Yoshitaro HORUICHI - Reg. No. 09614

The matter of your claim of \$8.50 against the above Japanese has been referred to him but we must advise that he disputes owing the amount to you, stating he paid same before his evacuation in 1942. The Custodian is therefore not in a position to pursue this matter further and his file is accordingly being closed at this office.

If you wish to contact him direct, his address is care of Mr. W.M. Fletcher, Clarkson, Ontario.

Yours truly,

W.E. Anderson

W.E. Anderson,
Administration Dept.

*This is correct
G.Morse*

DR. G. MORSE
HANEY, B.C.

RECEIVED
OCT 15 1946
FILED
8662
W.E. Anderson

8662

March 30, 1948.

Mr. Yoshitaro HORIUCHI,
Reg. No. 09614,
20 Eden Place,
Toronto, Ontario.

Dear Sir:

We beg to acknowledge receipt of your letter of the 22nd instant, enclosing certificates covering 34 shares of the Maple Ridge Co-operative Produce Exchange.

We attach hereto Custodian cheque for \$43.43, which is the proceeds from the redemption of the above shares, at the rate of \$1.27755 per share.

Yours truly,

CHR/fm
enc. (1)

C. H. Reed,
Office of the Custodian.

- 1 Davenport
- 1 HM Clothes dryer
- 1 Gal creek
- Linoleum on 2 floors
- 1 heater
- 1 box Sake bottles
- 4 straw hats (old)
- Small quantity books & magazines
- 1 HM Table
- 2 Blinds (old)
- 2 Window screens HM
- 1 Bed (complete)
- 2 Pictures & frames
- 1 chair
- 1 HM round Table
- 2 Chairs
- 1 High chair
- 1 Stool
- 1 Small sq. Table
- 1 Lantern
- 1 Cook stove (old)
- 1 Spud digger
- 2 Cement blocks
- 1 Writing desk with drawer
- 1 HM Stand
- 1 Iron pot & granite stand
- 2 Baskets
- 2 Alarm clocks
- 1 Oil Lamp
- 2 Pictures in frames
- 1 Shrine (HM, small)
- 1 Food cabinet
- 6 Dishes
- 3 qt Sealers
- 1 Aluminum pan
- 1 Ping Pong set
- 3 Beds complete
- 9 Chairs
- 1 Spud digger
- 1 Ironing board
- 1 sta personal papers
- 1 Car Jack
- 1 Dusting machine
- 1 Single hole gas range
- 1 Brooder complete
- 1 Rubber door mat
- 60# Berry wire
- 1 Stirrup pump
- 1 Bed pan
- 1 Hand wringer
- 1 spade (broken handle)
- 1 Bucksaw
- 2 Spud diggers (1 broken handle)
- 1 Grub hoe
- 1 Peavy
- 2 Shovels
- 4 Hoes
- Linoleum in brooder house
- 1 stone Rice Pot
- 1 Wheelbarrow
- sm. quan. Bean Poles
- 1 drum heater
- 1 box of Bottles
- 3 Cross-cut saws

- 2 Japanese tubs
- sm. quan. Bluestone
- 1 Manure Fork (old)
- 3 Hoes
- 2 Mattocks (1 no handle)
- 1 Pick head
- 1 Rake (broken)
- 1 Auger
- 2 prs Bicycle forks
- part bag of Lime
- 1 box Sake bottles
- 4 lgths Brooder Pipe
- 1 Shovel
- 2 Teapots
- 7 Japanese Tubs
- 1 sm. Washtub
- 2 Pails
- 1 Bulley
- 1 Heater (old)
- 1 Trunk
- pt box Glass
- 2 Ladders
- 1 Mailbox

EVACUATION SECTION	
Rec'd	AUG 19 1948
File No.	
Ans.	
Reterrad	

Dear Sir,

This is all the articles that I have marked - that were here & are still here when I took over this place.

as to where the other items are I haven't any idea.

The Custodian of the District may be able to help you more than I.

Regarding articles that are here I would like to know if you want same.

Yours Truly
F D Davies.

8662
↑

27th August, 1948.

F.D. Davies Esq.,
158 - 8th Ave.,
Hansy, B.C.

Dear Sir,

RE: Chattels of Yoshitaro
HORUICHI Regn No 09614

We beg to acknowledge receipt of your communication of August, 1948 in which you acknowledge having in your possession the following items, the property of the above-mentioned Japanese.

1	Davenport
1	8-gal Crook
1	Table (HM)
1	Table, round (HM)
5	Chairs
1	High Chair
1	Lantern
1	Food cabinet
6	Dishes
2	Beds (complete)
1	Ironing board
1	Bucksaw

A copy of this letter is being forwarded to Mr. Horuichi at 20 Eden Place, Toronto, Ont., and it is requested please that you hold the above articles in safekeeping until such time as Mr. Horuichi makes direct arrangements with you in regard to shipping same or otherwise.

Upon receipt of a communication from Mr. Horuichi, would you please advise this office as to the ultimate disposition of the articles enumerated above.

Yours truly,


J. Cuming
OFFICE OF THE CUSTODIAN

JG/..

c.c. to Horuichi

File No. 8662
Reg. No. 09614

Yoshihiro HORIOCHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
July 3	Sale of cohoe net		\$ 25.35	
September 3	Pacific Co-Op Union - sale of berry crop	25.35	100.00	
September 3	Taxes	35.00		
November 24	Cheque to you			
1943				
January 1	Credit re Sale of Property		873.49	
March 12	Land Registry Office - Certificate of Encumbrance	1.00		
July 7	Cheque to you	55.00		
November 6	Fire Insurance premium	19.05		
	B. C. Electric Railway - refund security deposit		2.90	
1944				
July 18	Cheques to you - \$50.00 & \$100.00	150.00		
1945				
February 12	Cheque to you	50.00		
April 23	Legal fees re sale of property	15.00		
August 6	B. C. Electric Railway - refund security deposit		5.00	
1946				
October 8	Cheque to you	656.34		
1948				
March 1	Maple Ridge Co-Op shares redeemed	43.43		
March 31	Cheque to you			
		<u>\$1,050.17</u>	<u>\$1,050.17</u>	

Accounting Department
August 3rd, 1948

WTL

STATEMENT OF ACCOUNT
Yoshihito HOJUCHI - Ref. No. 09614

File 8662

4th October, 1946.

Date	Particulars	Debit	Credit	Balance
1945	Balance as per statement sent 7th Oct. 1945		\$666.34	
Apr. 23	Legal fees in connection with conveyance of your property	\$15.00		
			5.00	
July	B.O. Electric, refund of security deposit	\$15.00	671.34	<u>\$656.34</u>

YOSHITARO HONJUCHI

File No. 8662
Reg. No. 09614

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 10	Balance as per statement sent	\$	\$ 866.34	
June 23	Cheque to you	50.00		
July 16	Cheque to you	100.00		
1945 February 12	Cheque to you	50.00		

CR \$ 666.34

IN THE MATTER OF THE SINGING ACT

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 93.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 11, 1943.

IN THE MATTER OF THE CLAIM OF

YOSHITAKA HOSIYAMAPROCEEDINGS AT HEARING.

APPEARANCES:

H. A. CHRISTIE, ESQ., K.C.

appearing for the
Dominion Government.

R. A. HEST, ESQ.,

appearing for the
Claimant.

A. SMITH, ESQ.,

Secretary.

G. E. B. UPTON, ESQ.,

Official Interpreter.

J. B. McNEIL, ESQ.,

Official Reporter.

Y. Horiuchi,
In chf.

YOSHITARO HORIUCHI, the claimant herein, having
been first duly sworn, testified
through the interpreter as
follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. And you swear the contents of it are true?

A. Yes.

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

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

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. BEST: I understand that you lived near
Honey, B.C. before the evacuation?

A. Yes.

Q. And you had a small holding there of slightly
less than five acres? A. Yes.

Q. This man Niara that you bought this
property from for \$900. in 1923, was he another
Japanese Canadian? A. Yes.

Q. And at the time you bought it it was just
brushland, was it? A. Yes.

Q. Now, of the 4½ acres do I understand it is
all pretty well cleared now?

A. No, not all clear.

Q. How much is left uncleared?

A. About 1 acre.

Q. Did you clear it yourself or pay somebody to
do it? A. I did it by myself.

Y. Horinuchi,
In chf.

3.

Q. Then the cost of clearing here represents your own material plus powder and so on for stumping, I take it?

A. Yes, and I had to hire a horse too.

Q. Now, this tile ditch -- do you mean by the 3 that you actually lined 1500 feet of ditching with tile or was it wooden ditching?

A. It was half cedar and half tile.

Q. Apparently you dug two wells on this property -- were they both in use at the time of evacuation?

A. Yes, they were both in use at the time of evacuation.

Q. And there is a remark on the appraisal report that they are shallow wells and in dry years the supply is poor; do you agree with that?

A. They were shallow, about 14 feet. There was plenty of water in the winter, but some times during the summer there was a scarcity and for that reason I dug two wells.

Q. Was there any other water supply available other than these two wells?

A. You could have got it from the city but as there was not enough pressure to take it up to my house I cut it off and used the wells.

Q. The city water supply went by your property?

A. Yes.

Q. About this house -- there is a remark on your claim that the claimant feels the interior of the house was much better than the exterior appearance.

4.
Y. Morinchi,
In chf.

1
2 Apart from the remark that it is a wood finish there
3 is nothing in the appraisal about the interior of
4 the house; can you tell us just what you mean by that,
5 whether it was decorated, or how was it finished?

6 A. The outside wasn't painted and the floors
7 were varnished inside, but beyond that there is no
8 particular reason.

9 Q. Was this wood shed standing when you left
10 the property?

11 A. Yes.

12 Q. Now the appraisal says there were four
13 rooms downstairs in this house, and your claim
14 states there was one room upstairs not reported in
15 the appraisal. Was there an upstairs to this house?

16 A. Yes, I made a room upstairs to the south,
17 I put a sort of dormer in.

18 Q. Was that used as a bed room?

19 A. Yes.

20 Q. When was the concrete foundation put in
21 this house; when it was first built?

22 A. In 1939, I think it was about.

23 Q. Were you occupied full time on this property
24 or did you have another job?

25 A. Yes, I was working outside.

26 Q. What at? A. Fishing.

27 Q. What proportion of your income would you
28 say you received from this farm?

29 A. Fishing was only two months and so I earned
30 more than half of my income from farming.

Q. Can you give us an estimate of what your

Y. Horimichi,
in shf.

1 income from the farm would be?

2 A. It varies according to different years --
3 \$1000.
4

5 Q. Is that net? A. No, that is gross.

6 Q. Now, is that your signature?

7 A. Yes.

8 Q. Do you remember signing that lease with
9 a Mr. Seshberg on May 11st, 1942?

10 A. Yes.

11 Q. This was a lease for 9 months, from the
12 time of the evacuation?

13 A. Mr. Seshberg's been to think it was 9 months,
14 it was until the war ended.

15 MR. CHRISTIE: What is the date?

16 MR. WERT: May 11st, 1942.

17 Mr. Seshberg paid you \$200. rent?

18 A. At first; after that he was supposed to pay
19 \$100.

20 Q. You understood, did you, that you were
21 leasing this place for the duration, not just for nine
22 months? A. That was my idea.

23 Q. Now, the lease shows 1 1/2 acres of straw-
24 berries, and your claim form shows 1 1/2 acres of
25 strawberries. The appraisal shows only .85 acres.
26 Are you sure there was 1 1/2 acres of strawberries there?

27 A. I am certain there was 1 1/2 acres.

28 (ERASE ABOVE REFERRED TO MARKED EXHIBIT NO. 3)

29 Q. Are you equally certain there was three-
30 quarters of an acre of raspberries? A. Yes.

Y. Horiechi,
In chf.

Q. Is that your signature? A. Yes.

Q. Was that form prepared on your instructions? A. Yes.

Q. And you swear the contents of it are true?

A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED
EXHIBIT NO. 4)

MR. CHRISTIE: I tender as Exhibit 5, the
Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
EXHIBIT NO. 5)

MR. BEST: Now, apparently you left certain
chattels on your farm when you were evacuated?

A. Yes.

Q. I notice that in your original claim and
in the claim that you are making to the Commission
today you are just asking for \$125. for certain items.
Apparently there were a great many items of furniture
you are not claiming for at all, is that right?

A. That is correct.

Q. The lease pertains to the land alone so
obviously you did not intend Mr. Sanborg to use any of
these items of implements of furniture; is that correct?

A. Yes; there was no talk of lending any chattels
or furniture.

Q. Now these stoves -- apparently one was a
regular heater and the other was a wood-burning stove?

A. That is right.

Q. You have just lumped them together and are
claiming \$307

A. Yes.

7.
B. Harimshi,
In chf.

1 Q. You had two heater stoves?

2 A. There was one brooder stove and one heater
3 stove.

4 Q. Now, you took one stove away with you;
5 that was the kitchen stove, the cook stove?

6 A. Yes.

7 Q. So you left behind one heater stove and
8 one brooder stove? A. Yes.

9 Q. Can you tell us how this \$30. is broken
10 up between these two stoves. What value did you put
11 on the brooder stove?

12 A. When I bought the brooder stove it cost
13 me \$35.

14 Q. I take it the other stove cost you \$25. when
15 you bought it, is that correct?

16 A. Yes.

17 Q. Are you valuing the brooder stove at \$15.
18 and the heater stove at \$15. for the purposes of this
19 claim?

20 A. The brooder stove at \$20., and the other
21 stove at \$10.

22 Q. Now, these five beds that were purchased
23 over a period of 12 years for \$130.; were they all
24 double beds?

25 A. Three double beds, one single bed, and one
26 three-quarter bed.

27 Q. Can you tell us just what is included in
28 this \$10. claim for farm implements?

29 A. Mattocks, a shovel, a hoe, a digger and
30

Y. Horiuchi,
In chf.

1 various hand tools.

2 Q. How many shovels?

A. Three.

3 Q. Was it just one mattock, or two mattocks?

4 A. Two mattocks.

5 Q. Now, you have mentioned three shovels and
6 a mattock and a post hole digger?

7 A. He had three or four scythes.

8 Q. Are you just being extremely modest in
9 claiming \$10. for all these implements or were they
10 all very old?

11 A. I had bought them from time to time since
12 I had been there, and there were some old ones and some
13 fairly new. I also had a spraying pump and some other
14 things but I didn't mention them.

15 Q. Does he intend to include the spray pump
16 in the \$10. for farm implements too?

17 A. No.

18 THE SUB-COMMISSIONER: Did you forget about it?

19 MR. BEST: Apparently, if I may say so, this
20 man seems to have not made anything like a complete
21 claim. There is a letter from the Custodian regarding
22 a transport, and this he has not claimed for.

23 MR. CHRISTIE: He took some chattels away?

24 MR. BEST: He does seem to be rather remiss in
25 his own interests.

26
27 CROSS EXAMINATION BY MR. CHRISTIE:

28 Q. I am showing you a J.P. Form, dated the
29 5th of May, 1943; whose signature is that?

30 A. That is mine.

Y. Horiuchi,
ex. ex.

(J. P. FORM MARKED EXHIBIT NO. 6)

Q. Did you clear these four acres yourself
or employ outside labour?

A. With the exception of a teamster for
four or five days I did all the work myself. That is
in one year.

Q. And this was done over the period of 12
years, and the same thing would apply to each year,
would it?

A. Until 1936 I employed the teamster.

Q. Did you ever have any poultry there?

A. Not at the time of evacuation.

Q. Did you have any poultry prior to the
time of evacuation?

A. Yes, I have had poultry.

Q. Why did you give up poultry raising?

A. The price of eggs dropped to such a
degree.

Q. It is suggested here the land was too low
to have poultry; what does the claimant say in regard
to that?

A. There was no reason to say that the place
was not suitable for chickens.

Q. Were these fruit trees bearing fruit
at the time of evacuation?

A. Yes.

Q. You told my friend your gross income was
\$1000. from the farm. What expenses would you have

1 out of that \$1000?

2 THE SUB-COMMISSIONER: Did you buy the
3 fertilizer? A. Yes.

4 MR. CHRISTIE: Did you have to buy any other
5 things to carry on?

6 A. About \$600. or \$700.

7 Q. That only gave you a net income of \$300?

8 A. No, \$400. or \$700. net.

9 Q. I am showing you another form; is that
10 your signature? A. Yes.

11 Q. It is dated September 8th, 1942, and is
12 signed by the claimant and he states the following
13 chattels will be taken with him when evacuated,
14 one kitchen stove, three mattresses and kitchen utensils.

15 (FORM ABOVE REFERRED TO MARKED EXHIBIT V)

16 Q. Did you leave these chattels in the care of
17 Mr. Sanburg, was he to look after them?

18 A. No, and for that reason I put them in the
19 brooder house and locked them up.

20 Q. You gave the keys to a representative of
21 the Custodian? A. Yes. I gave it to Mr. Williams
22 at Hastings Park.

23 Q. I think it is a matter of appraisal.

24
25 RE EXAMINATION BY MR. BEST:

26 Q. I am not sure the witness understood the
27 business about net and gross income. After you paid
28 your expenses for fertilizer and such things, how much
29 would have have left from this farm?

30

Y. Horinshi,
re-exam.

11.

A. As I said before, \$600. or \$700.

MR. CHRISTIE: I submit as Exhibit 8 the
tax statement for the year 1942, and on this statement
the assessment is noted as, assessed value of land
\$500., improvements \$800., making a total of \$1300.

(TAX STATEMENT MARKED EXHIBIT NO. 8)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 9)

(REAL PROPERTY SUMMARY MARKED EXHIBIT 10)

MR. CHRISTIE: It is submitted that the real
property was sold at its fair market value.

With regard to personal property, the
various articles that are listed under the heading,
"Not accounted for, theft", I do not think I can make
a submission in this case that the chattels are
over-valued. Certainly in the case of farm implements
if he had a number of implements and they were usable
at all I certainly would think \$10. is a low
valuation.

(PROCEEDINGS ADJOURNED SINCE DEE)

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

J. B. McGregor
J. B. McGregor,
Official Reporter.

I, M. A. Miller, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property
loss, do certify the foregoing is a true
and accurate copy of the evidence heard on
the within claim.

M. A. Miller
M. A. Miller,
Deputy Commissioner.

DEFENCE BRIEF

Yoshitaro HORIUCHI

Toronto, Ontario.
November 11, 1948.

File No. 8662

Case No. 1241

V.L.A. A 12

1. Real Property Claim

\$2400.00

Appraised at

\$878.65

Sold for

\$862.00

(a) Witness: H.L. Sinclair - Appraiser ✓

A 4.73 acre plot of which 3.62 are cleared and planted with small fruits. .70 acres can be cultivated when cleared, the balance .40 acres is unsuitable for cultivation. The buildings are 1 frame house 20' x 26' in fair repair, 2 chicken houses, 18' x 54' and 12' x 12' in fair condition, a 9' x 15' garage in poor repair.

Appraiser states, "Soil suitable for small fruits and truck, but land too low lying for poultry. The limited extent of holding is the main drawback to this property."

Submission:

"That the real property was sold at its fair market value." Trans. P. 11-L. 10.

2. Chattel Claim

\$125.00

(a) Goods valued at \$75.00 ^{→ RNM} no account, theft, etc. ✓

(b) " " " \$50.00 in storage ✓

Witness: F.D. Davies, 158-8th Ave.
Haney, B.C. ✓

Submission:

"That articles "not accounted for" are not overvalued.

Witnesses:

H.L. Sinclair ✓
F.D. Davies ✓

Where Required:

1(a) Appraiser

2(b) See letters to and from Davies (Aug 27/48)
re chattels held by Davies and available to claimant.

MLB:HA

Name of Claimant **HORIUCHI, Yoshitaro**Case **1241**Custodian File **8852**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					362.	720.12				720.12
<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 CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	125.00						
					57.50					57.50
TOTAL RECOMMENDATION										785.62

8662

October 6th, 1950

Mr. Yoshitaro HORIUCHI,
20 Eden Place,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 1241

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$785.62.

Cheque for \$757.15 is enclosed herein, and the sum of \$28.47 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.