

111624

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 11164

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

PERSONAL INFORMATION

NAME: TAKAHASHI Fumi, (Mrs. Gihyoe).

HOME ADDRESS: 355 Powell St., Vancouver, B.C.
Formerly at 672 at corner of Nol road and Garry St., Steveston, B.C.

REGISTRATION NUMBER 05540 SEX: (F) AGE: 48.

OCCUPATION: 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: None.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Gihyoe. 1039

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

NAMES OF ANY LIVING CHILDREN: Yoshito(M). 1012

Tatsuko(F). 11164

ADDRESS OF CHILDREN: Yoshito at Sugar Beet, Ontario. Tatsuko
Yoshito at 355 Powell St.
Vancouver, B.C.

AGE OF CHILDREN: 20. 19.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)
672. No. 1 Road.

1. LOCATION AND DESCRIPTION: 672 at corner of Nol road and Garry St. Steveston.

Declarant owns 7 1/2 acres at above address. Title deeds at the Court House
New Westminster, B.C. Tax and insurance papers in husband's (Gihyoe) possession
so details of Lot and Block Cannot be given.

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 house (6 rooms, two storey, frame building).

1 chicken house.

1 garage.

3. INSURANCE (Give particulars; state where policies are) \$2000.00 Details unknown.

(known by Mr. T. C. King).

4. TAXES (Amount and where payable) About \$80 Payable to Brighthouse, B.C.
1941 taxes paid.

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

NONE.

6. OCCUPANCY AND LEASES (If vacant so state) All above property has been leased
to Mr. William C. Elvert for the duration of the war. Mr. T. C. King (78, Georgia St.,
Steveston, B.C.) has drawn up the lease. (Details of lease unknown).

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. At Court House, New Westminster.

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

9. IF FARM LAND STATE CROPS SOWN 1 acre of Logberries.

3 " s " Pasture land.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 255 Powell St., Vancouver, B.C.

Occupies 1 room in the KENNEDY Rooming house.

2. LANDLORD'S NAME AND ADDRESS. Mrs. K. Suzuki. Address unknown.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. Declarant went to this rooming house on June 9th. and does not know yet how much the

rent will be.

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.

672 at corner of No. 1 road and Garry St., Stevenson, B.C.

1 Sewing machine (Singer), 1 chesterfield and 2 chairs, 1 round table.

1 carpet. These articles have been leased with the house to Mr. W. K.

2 beds complete with springs and mattresses, 1 chest of drawers, 6 chairs,

1 dining table, 1 trunk of clothes, 2 boxes of tools, kitchen utensils,

books, 4 single bed mattresses. These have been stored in one room at above address, and Mr. W. K. is responsible for them.

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)
1 \$50 & 1 \$100.00 Victory Bonds. In husband's possession.
8. BANK ACCOUNTS: \$1000.00 Royal Bank, Steveston, B.C.
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 6th. day of July. 1942.

(Signature) F. Takahashi

D.M. Chope
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 21/43

Our File No. 11164

Full Name TAKAHASHI, (Fumi) Mrs. Gihyoe
(Surname in Block Letters)

Registration No. 05540

Male - Female
(Check)

Age Mar. 11, 1894

Former Address P.O. Box 274, Steveston, B. C.

Date Evacuated July 7/42 Naturalized - Canadian-Born - National
(Check)

Present Address Lemon Creek, Slokan, B. C.

Married - Single
(Check)

Name of Wife _____

Name of Husband Gihyoe #05569

Name of Mother (YAMAMOTO) Kane (Japan) Name of Father Dec'd

Names of Children under 16 _____

Requested by ECT

Registered with Custodian
(Yes or No)

Additional Information _____

114 / 35

BC-472-P

BC/472-P

Page 1

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

Farm Appraisal Report

File No. J.L. 530

Land Description Lots 1 and 2 of Pt. of Sec. 2, Blk. 3 E., Rge. 7 W., Map 963, E.W.D.

Containing

7.48

1.2 Acres

Owner's Name Tami TAKAHASHI

Post Office Address

Nearest Rail Point Steveston - B.C. Electric Railway

Distance 1/2 mile.

Market Town Vancouver - 11 miles; New Westminster

Distance 11 miles.

Church (give denomination) All denominations

Distance 1-3 miles

Nearest School Steveston Public school

Distance 1/2 mile.

State how property was identified: Iron pin and corner post located and map and road check.

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

Property situated on the corner of No. 1 Road and Garry Streets paved.

Is this district a good one? Yes. Mostly small holdings with some large dairy farms in neighbour- hood.

Employment opportunity Fair at Burnie and Marpole industrial plants and peat plants in season, Also cannery.

Predominating Nationality and religion: British. Protestant.

Describe Fencing and its condition: 4 1/2 chains of 3 B.W. Fencing Value \$ Included in land value.

Water supply: City water installed at \$2.00 per month for domestic use Value \$
\$24.00 a year.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE # 672	27 x 32	Frame	1 1/2 Story	Shingle	15yr.	Cement	Fair	1000.00
Penhouse	22 x 30	"	8'	"	15 "	Cedar	"	100.00
Garage and	12 x 20	"	8'	"	15 "	Blocks	Poor	Nil
wood- shed	x					Mad		
	x					Sills		
BARN	x							
Packing shed	10 x 18	"	7'	"	15 "	Mad	Poor	Nil
						Sills		
GRANARY	x							
	x							
	x							
	x							

Electric light and city water installed.

Total present day value \$ 1100.00

Total Value Buildings add to farm House and outbuildings \$ 825.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House has full plumbing and tenants have painted and cleaned interior. No repairs necessary. Roof may have to be shingled in a year or so.

Describe the basement and chimneys: 7'6" basement about ground. 1 brick to ground. 1 cement to ground. No furnace.

No. rooms downstairs? 5 Upstairs? 2 How finished Plastered, Giprook.

Are buildings painted? Yes. Condition of paint Fair.

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNULATED, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	USE AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.48	Level	10" to 14" clay loam	Clay	Orchard, Legume and hse crops and pasture land.	280.00	1870.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATED, 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, UNULATED, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. WET, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 1870.00

Total added by buildings to value of farm \$ 825.00

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

Total value of farm \$ 2695.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Farm in occupation until this spring and land now leased to Wm. Calvert at \$85.00 a year
 and tenants in house at \$12.00 a month. Land in good state of cultivation and fairly
 clean.

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

Small fruit and poultry and property lends itself to further subdivision into smaller
 holdings.

Noxious weeds: Some Canadian thistles. Not bad.

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

The Corporation of the Township of Richmond,
 Land assessed at \$2154.00
 Improvements at 1900.00

\$4054.00 1942 taxes - \$72.76 includes
 Dyke and drainage charges.

Date: 15th July 1942.
 Place: New Westminster

I certify that the above report is based on a personal examination
 of the whole farm made on the 13 day of July 19 42

Inspector's Signature

"L. B. Plumbly"

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

Farm Appraisal Report

J.L. 530 - T. Takahashi

Remarks: This holding is situated on the corner of Garry Street and No. 1 Road -- a good location, close to tram and school. Has city water and electric light installed. The house was built in 1927, has full basement above ground with cement floor and walls. The whole of the downstairs is plastered and the upstairs has two rooms finished with giprock. A Mr. & Mrs. Mikkelsen are leasing the house on a monthly basis at \$12.00 per month plus water rates and Mr. Wm. Calvert across the road on the corner of No. 1 and Garry Street has the land leased paying \$85.00 a year. He collects the house rent and pays 90% of rental into bank at Steveston for the owner. Mr. Calvert's lease is for an indefinite period setting out in the body of the lease \$85.00 a year and on. He informed me that he has been leasing the pasture land for the last four years from the owner. At time of inspection he had 19 cows on the 5.21 acres of pasture.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
The land on this property is in good tilth and free of weeds; the grass in the
orchard should be cut. 26 mixed fruit trees need attention.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Property subject to dyking and drainage charges.

ORCHARDS, SMALL FRUITS, ETC.

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

	<u>Present Value</u>
1.15 acres loganberries.	\$
.20 acres strawberries - 2nd year plants.	\$
1.68 acres Hoe crops, spuds, corn and carrots.	\$
1.04 acres orchard lanes and buildings and ornamental trees.	\$
3.21 acres pasture.	\$
7.45 acres.	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

B2

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 18, 1944

Name: Gihyoe TAKAHASHI

Reg. No. 05569

File: 7039

Boat File No.: "Loyal Chinook" - Released Vessels

Name of Vessel: "Loyal Chinook" 42'x12.3'x5.4' (1935) Atlas Imp. Diesel 45 HP

Lic. or Reg. No.: Vancouver 158, 586

Naval No.: V.059-N

Owner's Valuation: Not given

JFVDC Valuation: No appraisal

Custodian Valuation: \$7,300.00

Date of Sale: No Sale

Purchaser: ---

Signature on Sales Papers: ---

Selling Price: ---

Paid to JFVDC or Custodian: ---

Supervision Costs: ---

Balance due Owner: ---

Paid to: ---

Location of Boat at Sale: This boat was taken into custody at New Westminster and released to Gt. West Pkg. Co. on Feb. 27, 1942.

Claims Against Canadian Govt.:

Repairs: Claim #95a - Celtic Shipyard - \$477.82 (Paid)

Inventory: " #95 - Gt. West Packing - \$178.00 (Paid)

Additional Information: This boat was registered in the name of Hideo TAMAKI who transferred it to Great West Packing Co. as security for a debt. Upon payment of the debt, the boat was to be transferred back to TAMAKI or anyone named by Gihoe TAKASHI.

Further information on Files 7039 and "Loyal Chinook"

as a Japanese national TAKAHASHI, could not be registered as owner of a vessel, which may explain why the vessel was in TAMAKI's name

FM

JOHN GOULD
Marine Surveyor and Appraiser
VANCOUVER, B. C.

CABLES:
"GOULD" VANCOUVER, B. C.

TELEPHONE:
PACIFIC 9046

No. 87.

M.V. "Loyal Chinook".

Survey Report

To whom it may concern:

Official No.	158586.	Type.	Seiner.
Owner.	Hideo Tanaki. Steveston. B. C.		
Built.	Japanese. Seymour Creek. B.C. in 1935. rebuilt by K.M. Boatworks Vancouver. B.C. in 1941.		
Age.	As an Insurable risk 6 years.		
Dimensions.	L. 42 ft. B. 12.3 ft. D. 5.4 ft.		
Tonnage.	Gross 22 Tons. Reg 15 Tons.		
Material.	Wood.		
Masts.	One and Boom rigged.		
Superstructure.	Pilothouse and Galley.		
Engines.	Diesel	Aux Gasoline engine	
Name & H.P.	Atlas Imp 45 H.P.	Lauson	1 H.P.
Built & Installed.	1935.	1935.	
Fuel. No. of Tanks.	Diesel Oil. 2.	Port & Stbd	1 Gasoline.
Location	Aft of engine space.	sides	Port Bulkhead.
Material. Capacity.	Welded Steel. 100 gals	each.	Iron Galv. 1 gal.
Filled & Vented.	From Deck.	From Deck.	
Carburettor.	None.	1 with drip pan.	
Tailshaft.	2 1/4" dia Bronze. Drawn in 1942.		
Propeller.	3 bladed Bronze. Protected by Skeg.		
Pumps.	1 hand on Deck aft. 1 hand in Engine-room and 1 on Main Engine.		
Fuel line to Eng.	Galv Iron		
Shutoff Valves.	On Tanks		
Lighting.	Electric. Generator run off flywheel of Main Engine.		

VALUATION ON PAGE 2

Batteries. Type Coyle. V.12. A.140. Cells 6.
Wiring. Common. Condition Fair.
Anchors. 1 Patent 85 lbs. 1 Stock 80 lbs.
Chain. 4 fathoms $\frac{1}{2}$ " open link. Rope $4\frac{1}{2}$ " Manila.
Compass. Dirigo. Spirit 6" Card.
Boats. None.
Tow Winch/Bitts. Wood Bitts. Chain driven Gurdy, not connected some parts missing.
Exhaust Location. Up Stack.
Clear of woodwork. Yes.
Engineroom Vent. Skylight and Companionway.
Fire Extinguishers. One $2\frac{1}{2}$ gal Phomene in Galley
One 1 qr Pyrene in Engineroom.
Fire Hose. None.
Sea Connections. Two Brass flexible.
Valuation. Seven Thousand (\$7000.00) dollars
Estimated Market Value Seven Thousand three Hundred (\$7300.00) dollars.
Remarks. This vessel has been in use for some time by the Armed Forces.
The Engine requires overhauling and the Clutch is badly worn.
Approximate cost of repairs \$3 to 400.00

Vancouver. B.C.

September 7th, 1943.

John Gould.
Marine Surveyor.

JOHN GOULD
Marine Surveyor and Appraiser
VANCOUVER, B. C.

CABLES:
"GOULD" VANCOUVER, B. C.

TELEPHONE:
PACIFIC 9046

Survey Report

To whom it may concern:

At the request of the Custodian of Japanese Fishing Vessels, Vancouver, B.C. I the undersigned Surveyor, proceeded on February 10th, 1944, to the R.C.A.S.C. Water Transport Branch Shipyard Vancouver, to examine the underwater body of the M.V. "Loyal Chinook". Said vessel having come off Charter to be returned to the Owners in the same condition that she was in when she went on Charter, less wear and tare.

Found as follows:-

Vessel hauled out on the Marine Ways.

Name. Official No. "Loyal Chinook". 158586

Owners. Great West Packing Co. Ltd.
Steveston, B.C.

Dimensions.

L. 42 ft. B. 12.3 ft. D. 5.4 ft.

Tonnage.

Gross 22 Tons. Reg 15 Tons.

Material.

Wood.

Stem Iron.

Bent and forced in to split stem. To be taken off, faired & refitted & fastened in place after stem repairs are completed.

Stem.

Split at forefoot. To be cut out up to scarp, new oak stem piece fitted & fastened in place.

Keel.

Split for 3 to 4 ft back from stem. To be cut out 8 ft back from stem and new firwood piece fitted with long scarp & fastened in place.

False Keel.

Split & chafed from stem for 3 ft back. To be cut off 6 ft back from stem and new hardwood piece fitted & fastened in place with tarred felt sheeting placed between keel and false keel.

Planking.
Port side.

Nos 3 & 4 planks badly scored & forced in between frames. To be cut out from stem to first butts, as marked off and renewed. Approximately 10 to 12 ft.

MA 9221

Bladder - Major

B

757

258

"Loyal Chinook" cont

Planking.
Port side.

No. 5 plank badly scored.
To be cut out between butts as marked
off & renewed. Approximately 7 ft.

No. 6 plank. badly scored in two places.
Plank to be cut out from stem to first
butt approximately 10 ft, also to be
cut out from second butt to third butt
approximately 13 ft, both planks renewed.

No. 9 plank badly scored.
To be cut out between butts as marked
off and renewed, approximately 18 ft.

Starboard side

No. 9 plank deeply gouged in several
places.
To be cut out 11 ft from stem to next
butt as marked off, approximately 12 ft.

All new planking to be of sound firwood the same
thickness as originally.

All rough spots on hull planking to
be dressed off.

Caulking.

All seams, butts & hoodends from keel
to fender guard to be hawsed, caulked
and payed, 1.2 or 3 threads as required.

Copper painting.

Hull to be washed down and given one
coat of approved copper paint from
keel to light loadline.

Forecastle Rail.

Port side tubular railing to be
replaced same as Starboard side.

Decklight.

Forecastle Port side broken.
To be taken out & new one fitted
in place.

Fire
Extinguishers.

Two 1 Qr Pyrene to be replaced, 1 in
Engineroom and 1 in galley.

Remarks.

When planking is removed on Port side
the frames are to be examined for
possible fracture, where fractured, if
at all, they are to be repaired to
Surveyors specification after he has
made an examination.

Vancouver. B.C.

February 12th, 1944.

John G. Gaud.
Marine Surveyor.

NAME TAKAHASHI, Fumi (Mrs. Gihyoo)

REGISTRATION NO. 05540

FILE NO. 11164

The following chattels were sold by public
 auction at Steveston, B. C. on February 2, 1943.

Carving set		\$ 3.75-
-Dropside couch		\$ 3.50-
Dinner set		\$ 7.25-
China-ware hand painted		4.50-
Plated ware		0.83-
2 lunch buckets		1.50
Lacquar and glassware		1.00-
-Cutlery etc.		2.50-
-China-ware		1.50-
China-ware		1.40-
Trays		5.00-
-Electric iron		3.50
Lamp stand		0.50-
-Electric hot plate		1.00
-Kitchen ware		3.50-
-Curtain rods		0.35
-Miscellaneous articles		1.00
-Columan lamp		1.00
-Columan gas stove		5.00
-Wattle clock		2.25 -
-Wattle clock		2.50-
-Coffee table		8.50-
-Bureau		3.50 -
-Gold Ring		5.50
-Lamp stand		27.00 -
-Lamp stand		1.00 -
-Heater		2.00 -
-Part of office chair		1.50+
-Trunk		0.25
-Sewing machine		3.00
Total		49.00-
Less Expenses:	(Auctioneer's Fee: \$ 15.36	\$ 155.55
	(Advertising: 5.01	
	(Movings: 12.60	\$ 32.97
Net Proceeds Credited:		120.58

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks.

Mr. Harris

Steveston 25.

NAME YAMAHASHI, Fumi (Mrs. Ohguro)REGISTRATION NO. 05540FILE NO. 13162

The following chattels were sold by public

auction at Stevenson, E. C. on February 16, 1945.

Bundle of belting	\$ 4.75
Box of tools	5.00
Mattock	0.50
2 Shovels	1.50
Garden tools	2.25
2 Spades and fork	1.50
Can, 2 funnels and 2 pumps	2.00
Floor washer	2.75
Carpet sweeper	4.00
Foot hole sugar	1.00
Foot table	0.25
2 Iron wheels	1.00
2 Switch blocks	2.50
3 Blocks	2.00
2 Blocks	2.75
6 Lanterns	1.50
Heavy hose	4.50
Ass and lanterns (4)	1.00
Wrenches	1.00
Small tool box	0.75
Miscellaneous tools	1.75
2 Saws	1.05
2 Wrenches	1.25
3 No. 111ers	2.00
Large wrench	1.75
Flash bar	0.75
2 Screw drivers	1.00
Stank and dies	13.00
Total	69.10
Carried Forward	

~~None reported~~~~None reported~~~~None reported~~~~None reported~~~~None reported~~

NAME TAKAHASHI, Fumi (Mrs. Sanyo)

REGISTRATION NO. 05540

FILE NO. 13364

The following chattels were sold by public

auction at Shawston, B. C. on February 16, 1945.

	Brought Forward	
Pipe vice		\$ 67.10
Pruner		3.00
Clamp		2.25
3 5 Gallon cans		0.75
Calumet Camp stove		1.25
Box of pitch		2.00
Oil drum		0.25
Oil drum		1.25
2 Part cans of nails		1.25
Box		1.50
Can of sundries		1.25
Roll of tar paper		1.25
Can of oil		1.25
Sprayer		1.25
2 Boxes of sundries		1.25
2 Boxes of sundries		0.25
Baggage		1.25
Water pump		0.25
Box of sundries		1.00
2 Batteries		0.25
Box of sundries		1.00
Box of shanking		1.25
Box of sundries		1.00
Wire stretcher		0.25
Nettens		1.75
Gal. sulphur spray		3.00
2 Iron Pots		0.75
Total	Carried Forward	107.00
Less expenses:		\$
Net proceeds credited:		\$

Number of Auctioneer Staff Present:

Extracted from Auctioneering List No.

Page No.

NAME YAKIMAWIT, Paul (Mrs. Glynis)

REGISTRATION NO. 05540

FILE NO. 13364

The following chattels were sold by public
 auction at Shawmut, D. C. on February 16, 1945.

	Brought Forward	
✓ Pictures, drafting board and sundries	\$103.85	
✓ Wicker baskets	1.00	
✓ 2 Balls of chicken wire	2.10	
✓ Large metal can	4.50	
✓ Large metal can	2.00	
✓ Tub of kitchenware	1.75	
✓ Books of knowledge	4.25	
✓ Volume Encyclopedia	4.00	
✓ Books	5.00	
✓ Books	1.00	
✓ Books	0.70	
✓ Books	0.40	
✓ Books	0.75	
✓ Books	0.35	
✓ Books	0.30	
✓ Books	13.00	
✓ One heater	4.50	
✓ 6 Dining chairs	26.00	
✓ 2 Pines Chesterfield Suite	1.25	
✓ Screen	0.80	
✓ Rocking chair (damaged)	2.00	
✓ Bed truck	3.00	
✓ Wheelbarrow	13.50	
✓ Platform scale	10.00	
✓ Ice box	1.00	
✓ Magazine table	12.00	
✓ Bed and spring	2.50	
✓ Bed rock		
Total		\$ 221.70
Less Expenses:	(Auctioneer's Fee: \$22.17 Advertising: 9.99 Moving: 22.84)	\$ 55.00
Net Proceeds Credited:		\$ 166.70

Members of Custodian Staff Present.
 Extracted from Auctioneering List No.
 Remarks.

NAME SAKABUTI, Paul

REGISTRATION NO. 08540

FILE NO. 11164

The following chattels were sold by public

auction at Stevenson, B. C. on March 2, 1945.

Arm chair
Arm chair

\$ 6.50
11.00

Total

Less Expenses: (Auctioneer's Fees \$ 1.75
(Advertising 0.62
(Moving 1.46

Net Proceeds Credited:

17.50

3.83

13.67

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 30.

Remarks.

NAME WELSHAMPT, Paul, (Mrs. Gibson)

REGISTRATION NO. 05540

FILE NO. 11164

The following chattels were sold by public
auction at Steveston, B. C. on November 2, 1945.

Table cloths etc.

\$3.00

Total	(Auctioneer's Fee	\$.30	\$3.00
Less Expenses:	(Advertising	.22	\$.52
	(Moving	.36	
Net Proceeds Credited:			\$2.12

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 39

Remarks.

Warehouse.....

Date.....

FILE NO.

NAME.....

ADDRESS.....

I have examined the undermentioned articles and
consider that they have no value.

5 mattresses - torn & in very bad shape
odd ends of no value

1 old professor { shed
1 odd line
3 odd letters

No Value

C. S. H.

Auctioneer.....

The above mentioned articles have been abandoned

[Signature]

THOMPSON & COMPANY
AUCTIONEERS AND APPRAISERS

ESTABLISHED 20 YEARS

ROYAL TRUST BUILDING,
625 PENDER STREET WEST,
VANCOUVER, B. C.

February 19th. 1945.

Department of the Secretary of State.
Office of the Custodian.
Royal Bank Bldg.
City.

File 1116 4

Dear Sirs:

RE ^(Mr) TAKAHASHI.
GARRY & #1 ROAD. STEVESTON. B.C.

As per request of your Mr. Harris we inspected :
1- 4 Hole Wood & Coal Range, and in our opinion the sum of
\$40. is a fair & just valuation for same.

Yours truly,

THOMPSON & CO.

Sold To Mrs. Frank Spargo. \$40.00

Less Appraisal Fee. 1.00

\$39.00

FB/WT

Receipt 12000 on file in the office

Approved by Rural Advisory Committee.

June 15, 1945

File No's: 7039 & 11164

July 15, 1943.

MEMORANDUM

To: The Files
From: Protection Department

Re: Chattels
Mr. & Mrs. G. Takahashi

The position of the chattels is quite clear.

The above lived at 672, corner of #1 Road and Garry Street, Steveston. Prior to evacuation Mr. Takahashi rented his house to a Mr. Nikkelsen, including the use of one sewing machine, one round table, one chesterfield, two chairs and one carpet.

The rest of the chattels are in a room completely sealed and locked, as mentioned in Mr. J. D. Mather's report on file of July 22/42. The tenant, Mr. Nikkelsen, confirms this on March 9/43. as file #11164.

RBM/ms

R.B. Mather dic.

Some of Sanyake Okuma's things (file 1287) also claimed to be in this room.

File No. 7039
11164

August 2, 1945

MEMORANDUM

To: The Files

From: Mr. R. B. Mackenzie

Re: Mr. & Mrs. Gihyo Takahashi

The position of chattels is as follows:

Prior to evacuation, the above lived at 672 Gary Street, corner of No. 1 Road, Steveston. The Property (7½ acres) is leased to Mr. William Calvert, who sublet the dwelling house to a Mr. Mikkelson, including the use of one sewing machine, one chesterfield, two chairs and one carpet. The rest of the chattels are in a room completely sealed and locked. Mr. Mikkelson confirms his responsibility for these goods by signing form 14 on File No. 11164. Chattels declared by both of the above are in this room.

Mr. Takahashi declares three one-half-ton scales and three five-hundred pound scales in care of the National Fisheries Ltd. at Steveston, and one J & J. Taylor Safe in the custody of Mr. William Calvert. As both these people declare they know nothing of these articles (Memo to C.O.R. of the 27-7-45, File 7039), we assume that Mr. Takahashi has otherwise disposed of them.

Mr. Sensusuke Okuma also claims that some of his goods are in this room.

R.B. Mackenzie

REM/JV

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 11164

NAME: Mrs. Fumi TAKAHASHI.

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Thompson & Co.

VALUATION: \$40.00

PURCHASE PRICE: \$40.00

COMMITTEE'S APPROVAL: June 15, 1945.

PURCHASER'S FULL NAME: Mrs. Frank Spargo

ADDRESS: Steveston, B.C.

OCCUPATION: Housewife

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY: Nil.

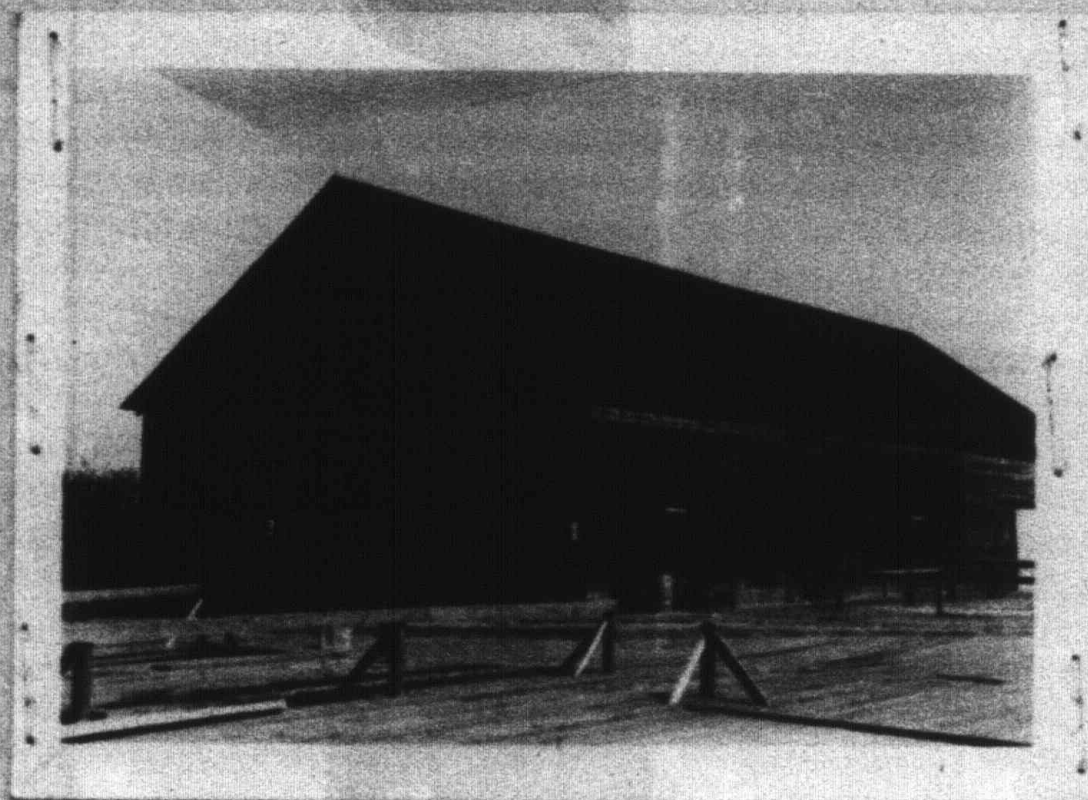
LIST OF CHATTELS SOLD: 1 4 Hole Wood & Coal Range \$40.00

*File 11164
as claimed under
7039*

United Marine Products file 13269

22

TAKAHASHI, Gihyoe
KIKIDA, Yosaemon
KOSHIBA, Tamigoro
YOSHIDA, Shinya
CUSTODIAN NET HOUSE, STEVESTON, B. C.
Evac Files 7039
3308
11275
10529



Picture Taken April 13, 1943

EXHIBIT No. 79-5
DATE 13 Feb 1948
FILED BY
R.J. McMaster

Statement.

1. United Marine Products Ltd. own,-
 - a. Whole ground of 3 acres more or less section 12 & 13. Blk 3. North Range 7 West, as shown Letter "L" on sketch No 5021. District of New Westminster.
 - b. Old Brick Plant. ("F" in attached sketch)
 - c. Dwelling house. ("D" " " ")
 - d. Brick House ("C" " " ")
 - e. 2 Garage ("I" " " ")
2. Gihyoe Takahashi Reg No 05569, own,-
 - a. Unpainted 5 room bungalow ("A" in attached sketch)
 - b. Net House 40x80 ("G" " " ")
 - c.
 - d. Deck & Net Rach 60 x 80 ("G 2" " " ")

note. United Marine Products charge \$50.00 per year for the ground rental on Net House & Bungalow, for the year of 1942, 1943 and 1944. Total - \$150.00
3. Toshio Yamasaki Register no own,-
 - 1- 6 room white painted House.

note- United Marine Products charge ground rental for this house \$35.00 per year, for year of 1939, 1940, 1941, 1942, 1943 and 1944. Total- \$210.00

Rental of every houses, if any, to be added to the owners.

Witnessed and approved by

this day of February, 1946.
at Picture Butte, Albera.

Signed

Y. HIKIDA) United
K. SHIRAKAWA) Marine
G. TAKAHASHI) Products

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

Date. March 8/48

...E. M. Yang... Signature

KNOW ALL MEN BY THESE PRESENTS that I, FUMI
TAKAHASHI, (Registration No. 05540), wife of Gihyoe
Takahashi, of the City of Verdun, in the Province of
Quebec, HEREBY ACKNOWLEDGE AND DECLARE that my said
husband, Gihyoe Takahashi purchased the lands and
premises situate in the Town of Steveston, in the Prov-
ince of British Columbia, and more particularly known
and described as:

Lots land 2 of Section 2, Block 3 North,
Range 7 West, Map 963, District of New
Westminster,

with his own monies; and that the said property was
transferred into my name as a matter of convenience
and that as long as the said property was held in my
name it was held by me in trust for my said husband;
and that he was at all times the beneficial owner of
said property; and that he is the person who is entitled
to make a claim to the Commission appointed by the Gov-
ernor-General-in-Council by P.C. 3737 (1947) with res-
pect to the lands and premises.

IN WITNESS WHEREOF, I have hereunto set my
hand and seal this 10th day of January A.D. 1948.

SIGNED, SEALED and DELIVERED)
In the presence of:)

ALICE MACKAY

Fumi TAKAHASHI

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

Date March 8/48

E. M. Young
Signature

AFFIDAVIT OF WITNESS

PROVINCE OF Quebec }
TO WIT: }

I, Alice MacKay of the City
of Verdun, in the Province of Quebec

MAKE OATH AND SAY:-

1. I was personally present and did
see the within instrument duly signed and executed by
FUMI TAKAHASHI, the party thereto, for the purposes
named therein.

2. The said instrument was executed
at Verdun in the Province of Quebec

3. I know the said party, and that she
is of the full age of twenty-one years.

4. I am the subscribing witness to the
said instrument and am of the full age of sixteen years.

SWORN BEFORE ME at Verdun)
in the Province of Quebec)
this 10th day of January 1948)

Alice MacKay

Rudolphe E. MacKay,
N.P.
A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF Quebec

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

Date...March 8/48...

.....E. M. Young.....
Signature

File No. 11164

Name: TAKAHASHI, Fumi (Mrs. Gihyoe)

Date: 1st day of April, 1942.

Lessor: TAKAHASHI, Fumi (Mrs. Gihyoe)

Lessee: William Calvert

Property Land: Lot 2 of Section 2, Block 3 North, Range
7 West, Map 963.

Consideration: Eighty-five Dollars (\$85.00) per annum,
plus water, for the land, and the sum of
One Dollar (\$1.00) per month for the house
while in possession, and in the event of
renting same to any person, the Lessee
agrees to pay 90% of the rent to the Lessor,
the Lessee retaining the remaining 10%.
Note: House rented on a monthly basis to
a tenant, H. Mikkelsen.

Term: From the 1st day of April for the duration of the
war with Japan.

Buildings: Yes

Chattels: None mentioned

GP:EB

34

85.00
1.00
2.00
110.00
129.60
239.60

23
Registration Number 05569

TAKAHASHI, Gihyoe

Box 274, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

← CLAIM
Parcel #1 - Lots 1 to 10, part of Sections
3 and 4, Block 3 North, Range 7 West,
Map 4774.

Parcel #2 - Lots 4 ~~and 5~~, Section 31, Block
3 North, Range 6 West, Map 4775.

Parcel #3 - 1 acre more or less of Sections
12 and 13, Block 3 North, Range 7 West,
marked "M", Map 5022.

OWNERSHIP

The Titles have been taken by Y. Hikida, who has been
evacuated.

I am informed that the ownership is as follows:

Parcels 1 and 2 are both owned jointly by
Y. Hikida, S. Yoshida, G. Takahashi and
T. Koshiba, all of Steveston. 7-39

Parcel 3 is jointly owned by Y. Hikida,
G. Takahashi, K. Shirakawa and U. Yasui.

LAND AND BUILDINGS 7-39

Parcel 1 consists of 20 acres, of which approximately
3 acres are in Loganberries and 2 acres in Strawberries.
The crops are in very poor condition and the balance of the
land has been uncultivated this year. In fact, it is run to
weeds and is almost unfit for cultivation. There is on this
property, a 4 room frame, shingle roof house, built by Mr.
Kajiro, also a 2 room shack built by one Koshiba, which are
treated as the properties of the builders. CLAIM

Parcel 2 consists of 10 acres more or less. It has been
allowed to run to weeds and is in very bad condition. There
are no buildings on this property.

Parcel 3 consists of 1 acre, more or less. There is a
small Packing Shed on this property. This land is uncultivated.

INSURANCE

There is no insurance on the property.

TAXES

Taxes have been paid on all the above properties to
1942.

(Over)

23

- 2 -

Registration Number 05569

TAKAWASHI, Gihyoe

FINANCIAL POSITION

This man claims to have no liabilities. Personal effects declared in Form "JP".

REMARKS

This man has been living at 672, No. 1 Road, Steveston, the property being in the name of his wife and he states that it will be declared by her, together with her personal effects, before her evacuation.

This man claims to have considerable money owing to him from other Japanese, but it is unlikely that he will be able to collect, as he holds no security.

It is now too late to do anything with this property this year. It is possible that under management, it might be rented in the Fall or early in the Spring for next year's crop.

RECOMMENDATION

I would recommend that this property be handed to Mr. T. G. King for management on behalf of the Custodian.

June 14, 1942.

L. Marker

24 T

7039

July 6th, 1942

The National Fisheries,
Foot of Campbell,
Vancouver, B. C.

Dear Sirs:-

Re: TAKAHASHI, Gihyoe

The above has declared to the Custodian that he has at Steveston, located on the property of the United Marine Products Ltd., a frame building 40 x 80 valued at \$2000.00 and used as a net house. He further says that it is leased to you for \$45.00 per month.

We should be glad to hear from you, details of this arrangement and whether you are using the whole of this building. The Custodian might be interested in leasing a part or whole of it if not required by you, for the storage of Japanese-owned fishing nets.

Yours truly,



H. F. Green
Manager Protection Dept.

HFO:IF

SALMON CANNERS
FRESH FISH
FROZEN FISH

NATIONAL FISHERIES LTD.

V. H. C. FISH DOCK
FOOT OF CAMPBELL AVENUE
VANCOUVER. B. C.
CANADA

July 7th. 1942

Mr. H.F. Green,
Manager Protection Dept.,
Office of the Custodian,
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 10 1942

Dear Sir:

In answer to your letter of July 6th, relative to the property of Takahashi and the United Marine Products Ltd. your file number 7039.

We have the above property under lease for 1 year with option for renewal until such a time as war is over and the Japanese are allowed to return and if they are allowed to take up in the fishing business again. The lease covers the main warehouse building and dock which we will be using ourselves also the net loft house which is approximately 40 x 80 this house at the present time has one end which the Japanese have retained and have nets stored in, the balance of it is in good conditions and we are willing to lease this to you for storage of goods at what we are paying for same. \$45.00 per month. // NETS

Kindly advise us at your earliest convenience if you wish this building and we will turn same over to you immediately.

Very truly yours

National Fisheries Ltd.

M.G. Shain

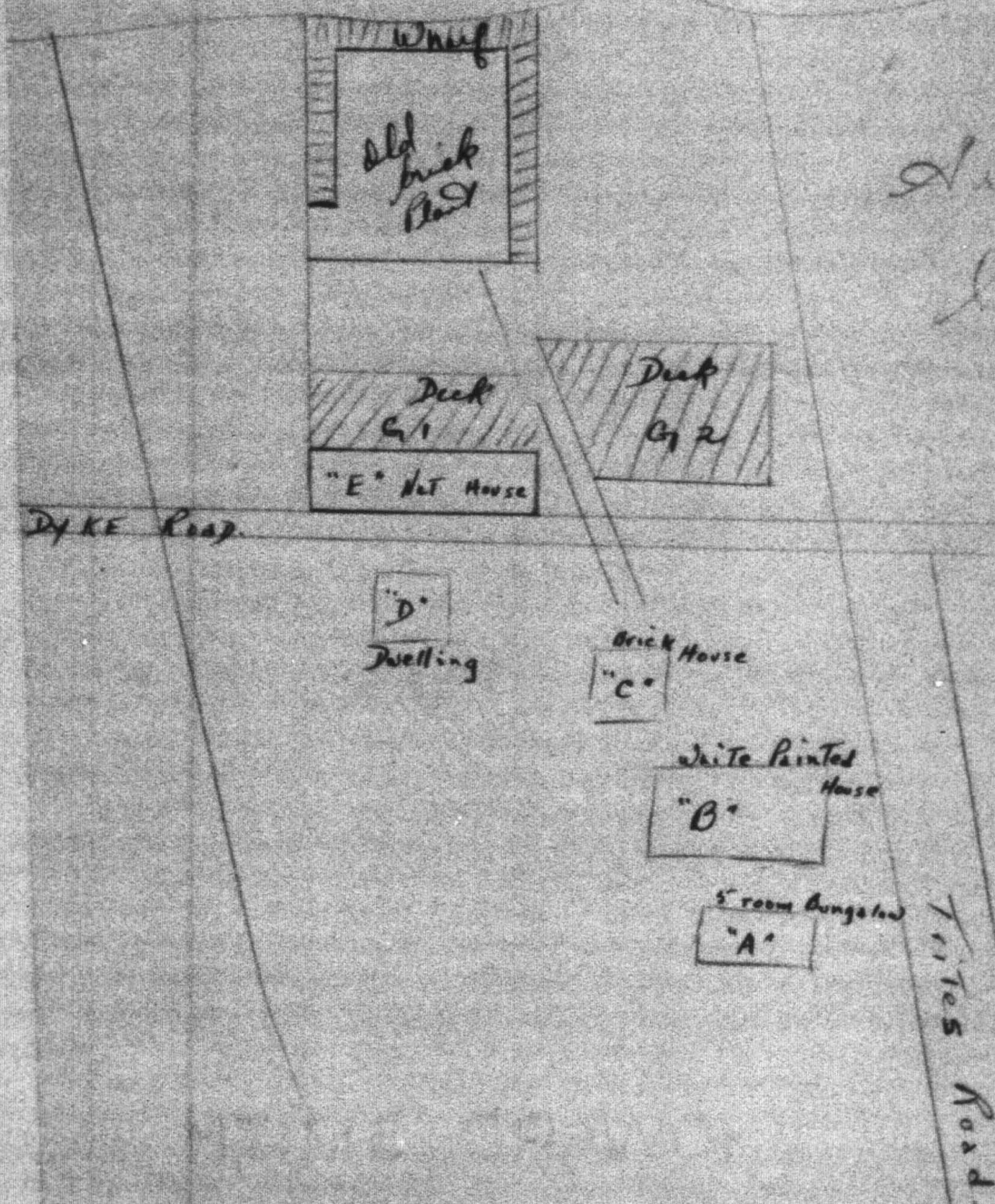
HA 3064

Green
24
PHONE
HIGHLAND 3064
CABLE ADDRESS
"MARGOSFISH"

7039

Copy.

Fraser River



Registration Number 05540

24A
Your File No. 11164

TAKAHASHI, Fumi (Mrs. Gihyoe)

355 Powell St., Vancouver, B. C. Formerly at 672 at corner
of No. 1 Rd and Garry St. Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Lots 1 and 2 of Section 2, Block 3 North,
Range 7 West, Map 963, Dist. of New Westminster.

OWNERSHIP

The property is owned by the above Mrs. Takahashi.

LAND AND BUILDINGS

The property consists of $7\frac{1}{2}$ acres. The building
is a 6 room frame, shingle roof house with basement. There is
also a chicken house and garage, the latter two buildings are
not in very good shape. The dwelling is in fair condition
on the inside, but needs painting badly on the exterior.

INSURANCE

Policy #3400589, London & Lancashire Insurance
Company, \$2000 on dwelling, expiring March 25, 1945.

TAXES

The taxes are paid for the year 1942.

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

Calvert (see letter)
Prior to evacuation, Takahashi rented the house to
H. Meckleson for the sum of \$12 per month, which includes water
rates. The land has been leased to W. Calvert, copy of lease
is herewith enclosed. When Calvert took over the land, there
were $\frac{1}{2}$ acres of Loganberries planted, which were in bad condition,
3 acres of pasture land and balance as stated in Form "JP".
Calvert is paying \$85 per year for the land. He has paid \$25
already and the remaining \$60 is to be paid at the end of the year,
after that the sum of \$85 payable at the end of each year

The personal effects of Takahashi are in a room
in the house which is completely sealed and locked, no inventory
having been taken. The following goods, the property of
Takahashi, are being used by Meckleson under his agreement with
Takahashi:

- 1-3 Pce. Chesterfield Suite
- 1 Carpet
- 1 Sewing Machine
- 1 Round Coffee Table

RECOMMENDATION

I would recommend that the property be handed to
Mr. T. C. King for management on behalf of the Custodian.

July 22, 1942.

[Signature]

24A

11164

Aug. 5th, 1942.

J. D. Mather, Esq.,
315 Metropolitan Bldg.,
Vancouver, B. C.

Dear Sir:

Re: (Mrs. Gihyeo) Fumi TAKAHASHI

We beg to acknowledge, with thanks, your report on the above dated July 22nd last.

According to the lease the whole property, including the house, is rented to William Calvert for the sum of \$85.00 yearly plus rental for the house of \$1.00 monthly or 90% of the rental of the house if sublet by Mr. Calvery. As the house is at present sublet to H. Meckleson at \$12.00 monthly, it would seem that in addition to the yearly rent the amount of \$10.80 monthly should be collected from Mr. Calvert. Please let us know if the above is correct or not so that we may place the property in Mr. King's hands for management with the correct instructions.

We note that certain personal property has been left for the use of the tenant and that other personal property is stored on the premises. We would be pleased to have the tenant, Mr. Calvert, acknowledge in writing the personal property left for his use and the storage arrangements as noted in your report.

Thanking you for your prompt attention to these matters, we remain,

Yours truly,

F. G. Shears
Assistant Manager

[Handwritten signature]
G.F.S.

Mr. S. Calvert,
212 & 1 Road,
Stevenson, B.C.

P.O. Box 635,
Stevenson, B.C.,
1st March 1943.

Dear Sir:

Re: TAKAHASHI, Shigen Wp. (Paul)

The above has declared to the Custodian that the
indicated articles have been left in your care:

See reverse

Please acknowledge holding these articles by sign-
ing and returning to this office the Declaration on the enclosed
copy of this letter in the enclosed envelope.

Yours truly,

W. H. Griffiths
612 1st Road
STEVENSON, B.C.

DECLARATION SIGNATURE

I acknowledge holding the articles above described
for safe custody and undertake to account for same to the
Custodian on behalf of the above-named Japanese. I have
checked each article (if any) above named, and its value and
condition.

GREAT WEST PACKING CO., LTD.

VANCOUVER, B.C.

Rec'd	MAR 30 1943
File No.	7039
Ans.	
Referred	<input checked="" type="checkbox"/>

907 The Royal Bank Building

March 29, 1943.

24

CANNERY AT
STEVESTON, B.C.

Mr. F. Matheson,
Specified Articles Department,
Office of The Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

In reply to your letter dated March 25, 1943 regarding seine net owned by Mr. Takahashi, we understand that at the time of Mr. Whiteside's death Mr. Takahashi was negotiating with three parties for the sale of the above net -- Canadian Fish Company; Mr. Gilmore of Queen Charlotte Fisheries; and the Great West Packing.

Owing to Mr. Whiteside's death, and the fact that we decided not to seine last year, all of the negotiations with Mr. Takahashi for the above net were cancelled.

To the best of our knowledge this net was not stored on our property, neither were we in charge of same as Mr. Takahashi was, as far as we know, conducting his own negotiations for the sale of the net.

Yours truly,

GREAT WEST PACKING CO. LTD.

W. Alger

W. Alger.

WA:ED

7039
11164

October 6th, 1943

Mr. Gihyoe TAKAHASHI,
Registration No. 05569,
Lemon Creek, Slocan, B. C.

Dear Sir:-

Thank you for your letter of September 4th from which we see that the scales have been satisfactorily disposed of.

Turning to the Taylor safe, we got in touch with Mr. Gilmore who confirms that he had arranged with you to buy the safe for \$25.00 if you provided the key and combination. These were not forthcoming and the deal fell through. Enquiries from Mr. William Calvert, being the lessee of the property at 672 Garry Street, reveal that he knows nothing of this article and unless, therefore, you can give us some further information, we are afraid there is nothing more we shall be able to do for you.

Yours truly,

H. F. Green
Protection Department

*Further action
w/agent of a person*

HFG:IF

BRITISH COLUMBIA SECURITY COMMISSION

24
Lemon Creek, B. C.
October 27, 1943

Mr. M. L. Brown,
Vancouver, B. C.

Re: TAKAHASHI Gihos Reg. # 05562

We are in receipt of your letter of October 15th, enclosing copy of letter from the Custodian to the above named, requesting information in connection with his boat M.V. "Loyal Chinook".

We have interviewed this man to some length and have secured from him particulars covering his contract with the Great West Packing Company Ltd., and have viewed statement of account in connection with the operation of his vessel.

Mr. Takahashi states that he made a payment of \$500.00 cash, and no credit for this amount is shown on the statement as submitted to him. He also points out that the statement shows interest on December 1, 1940, whereas, letter in his possession of March 20, 1942, shows that all arrears of interest have been paid to that date and that interest at 6% would be charged from that date. According to Mr. Takahashi's figures this would mean that he is being charged interest in the sum of \$716.53, dating from December 1, 1940, until September 15, 1943, whereas the accumulated interest dating from March 20, 1942 would amount to \$443.93. This would mean that he was being overcharged in this connection to the extent of \$262.63, also that no credit of charter fees is shown from July 14, 1943 to the end of the charter season.

Mr. Takahashi states that no credit is shown for seine net turned over to Mr. Whiteside of the Great West Packing Co., the approximate price of the net being \$700.00. This was a verbal agreement between Mr. Whiteside and Mr. Takahashi. The net was left at the net house of the United Marine Products and the key was left with the Great West Packing Company. Mr. Takahashi states that this net was taken by the Great West Packing Company, and that credit should be shown for the amount of the purchase price. NET

Mr. Takahashi advises that when adjustments are made in connection with the various items mentioned, that he is willing to accept the sale price of the boat which is shown at the valuation of \$7000.00 in the letter from the Counsel to the Custodian, Mr. E. W. Wright, under date of October 15, 1943. He however asks that the Great West Packing Company be given first chance to purchase.

Hoping that the information as submitted is what is required by the Office of the Custodian.

(Sgd) J. S. Burns
Supervisor

LAWRENCE & SHAW

Barristers & Solicitors

IAN A. SHAW, B.A.
J. L. LAWRENCE, B.A.

24
TELEPHONE PACIFIC 7264
CABLE ADDRESS LASH

HALL BUILDING

789 PENDER STREET WEST

VANCOUVER, B.C.

November 15th, 1943.

Attention Mr. Wright.

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

ENEMY SECTION

Rec'd NOV 16 1943

File No.

Ans'd

Refer'd

Sirs:-

RE: TAKAHASHI, REG.05569 and
M. V. "LOYAL CHINOOK", and
RE: GREAT-WEST PACKING CO.LTD.

Our clients have referred to us your letter of November 8th, 1943, with the enclosures referred to therein.

Upon checking the original contract between Takahashi and Great-West Packing Company Limited, dated March 20th, 1942, it appears to be perfectly clear that the amount owing on that date was \$5,010.32. This amount was arrived at by taking the balance owing as on December 1st, 1940, of \$5,111.23, charging interest thereon at 6% from December 1st, 1940, and crediting the sum of \$500.00 paid on account on March 20th, 1942. We have advised our clients to prepare and submit to you an amended account to date.

With regard to the claim of Takahashi for credit for a seine net, valued at \$700.00, our clients have no records indicating that they ever acquired this net or that they ever took any responsibility for same. There were a great many Japanese nets in and about the Cannery and the net house, in which the Cannery Company had no interest and so far as we know, in all cases, the Japanese were warned that the Cannery took no responsibility.

We are instructed further that as soon as your Office took charge of the Japanese property, you were notified of the existence and location of these nets and requested to take charge of them, and were at the same time notified that the Cannery Company took no responsibility.

24

Dept. of the Secretary of State.

Nov. 15/43.

- 2 -

While these are our instructions, we always wish to be fair and if these statements are disputed, will you be good enough to have Takahashi state precisely all the circumstances, giving us particularly the date on which he alleges he left the net with Mr. Whiteside, the time and place of any alleged conversation with Mr. Whiteside and the circumstances about handing over the key. We also wish to know whether Takahashi's net was simply left in the nethouse with the other Japanese nets or whether he claims any special deal was made.. We are also informed by our clients that Takahashi was dealing with two or three parties, other than the cannery company, for the purchase of the net.

You may expect to receive an amended account from our clients within the next few days.

Yours truly,

LAWRENCE G. SHAW,

PER: *[Signature]*

IAS:HOH.

IN ACCOUNT WITH

GREAT WEST PACKING CO., LTD.

ROYAL BANK BUILDING
VANCOUVER, B.C.

November 30, 1943.

CANNERY AT
STEVESTON, B.C.
BOX 444

STATEMENT OF ACCOUNT - G. TAKAHASHI

<u>1942</u>	<u>Dr.</u>	<u>Cr.</u>	<u>Balance</u>
Mar. 20			\$5,010.32
Mar. 20	Insce Premium to July 14/42		5,129.50
Apr. 28	Interest to date		5,162.39
Apr. 28	to Andrews & George of Van. Ltd.		5,167.30
May 30	Interest to date		5,194.57
May 30	to Edward Lipsett		5,202.67
July 14	Interest to date		5,241.14
July 14	Insce. Premium to Nov. 23/42		5,359.04
July 28	Interest to date		5,371.38
July 28	Legal Fees (Lawrence & Shaw)		5,421.38
Aug. 1	Interest to date		5,424.04
Sept. 10	Interest to date		5,459.71
Sept. 10	to Andrews & George of Van. Ltd.		6,114.61
Nov. 30	Interest to date		6,196.03
<u>1943</u>			
Jan. 6	Interest to date		6,233.71
Jan. 6	Charter Fees (July 13-Nov.13/42)		5,501.71
Mar. 6	Interest to date	732.00	5,555.06
Mar. 6	Charter Fees (Nov.13/42-Jan.13/43)	366.00	5,189.06
Apr. 14	Interest to date		5,222.33
Apr. 14	Charter Fees (Jan.13/43-Mar.13/43)	366.00	4,856.33
Apr. 14	Mr. Takahashi's outstanding acct. at cannery		4,992.32
July 21	Interest to date		5,072.74
July 21	Charter Fees (Mar.13-June 13/43)	549.00	4,523.74
Aug. 21	Interest to date		4,546.79
Aug. 21	Charter Fees (June 13/July13/43)	183.00	4,363.79
Oct. 6	Interest to date		4,396.79
Oct. 6	Charter Fees (July 13-Sept.13/43)	366.00	4,030.79
Nov. 30	Interest to date		4,067.23
Nov. 30	Legal Fees Apr.3/43 to Nov.30/43 (Lawrence & Shaw)	50.00	\$4,117.23

166891

501032

166891

667923

2562

411723

BRITISH COLUMBIA SECURITY COMMISSION

Lemon Creek, B. C.
December 9, 1943

EVACUATION SECTION
DEC 21 1943

Rec'd

File No. C.

Ans.

Deferred

24

Mr M.L. Brown, Secretary,
Vancouver, B. C.

Re Takahashi G. Reg #05569 and
M.V. "Loyal Chinook" and
Re Great West Packing Co. Ltd.,

We have your letter of November 25th together with copy of a letter from Messrs Lawrence and Shaw, Barristers, dated November 15th showing adjustment of account in connection with the above described vessel.

In the letter, Messrs Lawrence and Shaw take up the matter of a claim by Mr Takahashi for a credit of a seine net valued at \$700.00 which he claims was sold to the Great West Packing Company through Mr Whiteside.

Mr Takahashi states that after he had completed agreement in connection with the Loyal Chinook on March 20, 1942, he took up with Mr Whiteside on April 10th the matter of the company purchasing his seine net which evidently Mr Whiteside wished to use in connection with seine fishing with the Loyal Chinook. Mr Takahashi in company with Mr Whiteside went to Mr Takahashi's net house to examine the net. Upon examination of the net, Mr Whiteside stated that he did not know much about seine nets but he would get some person to examine the net for him before he would agree to pay the amount asked for the net. There were two seine nets complete in the net house, one of which Mr Takahashi had already sold to the Queen Charlotte Fisheries with his seine boat Lion's Gate, at a price of \$750.00. Not hearing from Mr Whiteside, Mr Takahashi again visited him on June 1st 1942 and Mr Whiteside advised Mr Takahashi that he had to have an operation so Mr Takahashi told him that he would leave the key of his net house in the office of the Great West Cannery Company and leave the price of the net to his judgment. When Mr Takahashi was evacuated from Steveson on the 12th June, Mr Whiteside was still in the hospital and no further contact was made between the two men. However, Mr Takahashi was of the opinion that Mr Whiteside must have completed arrangements for the purchase of his seine net by the Great West Packing Company, otherwise no doubt they would have advised him to the contrary. On August 30th 1942 a fisherman by the name of R. Hamada, formerly in the employ of Mr. Takahashi advised him that he had been informed by Ken Elson, a brother of Mrs Whiteside that the seine net had been sold. Mr Hamada was also formerly employed as a fisherman for the Great West Cannery.

The net house where the net was stored was the property of Mr Takahashi and the key was kept at the Great West Cannery. Owing to this, it is doubtful if the Great West Cannery would give the key to any stranger. As to some extent, they are responsible for the net.

During the time that Mr Whiteside was in the hospital, Mr Takahashi endeavoured to see him but was refused admission, evidently owing to Mr Whiteside's condition.

(over)

LAWRENCE & SHAW

Barristers & Solicitors

IAN A. SHAW, B.A.
J. L. LAWRENCE, B.A.

TELEPHONE PACIFIC 7254
CABLE ADDRESS LASH

HALL BUILDING
750 PENDER STREET WEST
VANCOUVER, B.C.

January 5th, 1944.

24

ENEMY SECTION	
Rec'd	JAN 6 1944
File No.	
Ans'd	
Refer'd	Mr. P. L. L.

K. W. Wright, Esq.,
Counsel to the Custodian,
912 Royal Bank Bldg.,
C i t y.

Sir:-

RE: your file 7039 & "Loyal Chinook"
Evacuee Section.

We thank you for your letter of January 4th with enclosures as stated. We will have further enquiries made at once in an endeavour to check the statements made by Mr. Takahashi with reference to the net. You will realize our difficulties as Mr. Whiteside was apparently the only person who was in touch with Takahashi and, of course, as you know, he is dead.

In the meantime, however, it is very doubtful whether our clients will be able to use the "Loyal Chinook" next Season and one never knows whether she can be effectively chartered. We think it would be well to dispose of the vessel if a satisfactory price can be obtained and suggest that, if possible, you obtain from Takahashi written authority to sell or concur in the selling of the vessel. Without expressing any opinion on the validity of the Orders-in-Council, under which you are acting, we think you will agree that it will be desirable to have the concurrence of Takahashi as we certainly do not wish to face any action by him later claiming improper sale or sale at an under-value. All these arrangements could be made without prejudice so far as the claim for the net is concerned and we can continue our investigations.

Yours truly,

LAWRENCE & SHAW

PER: *[Signature]*

IAS:HOH.

LAWRENCE & SHAW

Barristers & Solicitors

IAN A. SHAW, B.A.
J.L. LAWRENCE, B.A.

TELEPHONE PACIFIC 7264
CABLE ADDRESS 'LASH'

HALL BUILDING
789 PENDER STREET WEST
VANCOUVER, B.C.

January 12th, 1944.

Attention Mr. Wright.

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

ENEMY SECTION	
Rec'd	JAN 14 1944
File No.	7039
Ans'd	
Refer'd	Mr. Pare

Sirs:-

RE: GIHYOE TAKAHASHI, REG. NO. 05569,
and M. V. "LOYAL CHINOOK".

Referring to your letters of January 7th and 11th and to the various telephone conversations between the writer and Mr. Wright, we have pleasure in enclosing in duplicate an amended statement of account made up to November 30th, 1943, and showing a balance of \$4,117.23. When the final adjustment is made, of course, there will be additional interest and reasonable legal fees and costs of sale etc., which we can doubtless adjust with you amicably. We believe that this account corrects the errors complained of by Mr. Takahashi and referred to in the letter from Mr. J. S. Burns to M.E. Brown dated October 27th, 1943, which you sent our clients with your letter of November 8th.

With reference to the net referred to in Mr. Burn's letter of December 9th, we have been making careful enquiries but so far have been unable to find that the net ever came into our clients' possession or that they took any responsibility for same. The death of Mr. Whiteside makes the enquiry difficult. Apparently he was the only person who had direct dealings with Takahashi. We are, however, continuing our enquiries and will in due course let you have the facts as we have been able to ascertain them.

In the meantime, we agree with you that there is no reason to delay sale of the vessel and all adjustments

(24)

Office of the Custodian.

Jan. 12/44.

- 2 -

of accounts in respect to the net can be made without prejudice to Takahashi's claim. We are not, of course, admitting any liability.

We enclose for your information a copy of a letter received by our clients from the Department of National Defence from which you will note that the Department does not intend to pay rental on the vessel after September 13th, 1943. Our clients do not wish to take any action against the National Defence Department but will be pleased to assign to you ~~or~~ Takahashi any claim they may have against the Department of National Defence for rental or for damage to the vessel so that after sale of the vessel you or Takahashi may take such action as you think fit for the recovery of rental or damages.

We suggest that for the protection of both you and our clients, you obtain in duplicate a letter of authorization from Takahashi approving of a sale of the vessel at a price of \$7,000.00 net cash, and also authorizing you to adjust and settle all accounts between our clients and Takahashi.

We would like to discuss with you further the question of sale procedure. Mr. Alger is of the opinion that it may be difficult to get \$7,000.00 or more for the vessel without some effort and he would be willing to act as agent for same for the usual commission of 5%. Our clients will not wish to surrender the vessel or permit indiscriminate examination. They will also wish to be paid the full agreed amount due to them at the time of giving any conveyance but doubtless we can arrange this in satisfactory manner after you have heard from Takahashi. The only objection that we can see to a sale by tender is that the tenderers will ~~only~~ wish to examine the vessel carefully and that will necessitate some person, such as Mr. Alger, being present at the examination.

After you have heard from Takahashi, possibly the best course would be for us to have a conference and decide the matter of procedure.

Yours truly,

LAWRENCE & SHAW,

PER: *[Signature]*

*Am Peers
Pb Appl. to us
re this
K.W.V.*

IAS:HOH

USS & Loyal Chinook
Evacuation Section

509 Royal Bank Building,
Vancouver, B. C.
February 18th, 1944

Major C. G. Matthews,
C. G. Water Transport,
USACG, Pacific Command,
Vancouver, B. C.

Re: U. S. Loyal Chinook

Dear Sir:

Further to our letter of the fourteenth instant, in which we enclosed a copy of Mr. John Gould's report on the condition of the U. S. Loyal Chinook, and in confirmation of the telephone message sent to you this morning through your secretary, we beg to advise you that we are informed that repairs to this vessel, now in the process of being made, are not in accordance with the requirements as set out in Mr. Gould's Survey Report or that of the Board of Underwriters of San Francisco.

As we informed your secretary today, we are of the opinion that before repairs to this vessel are advanced any further, our Surveyor and the Surveyor representing your Command, should inspect the vessel and decide upon the necessary repairs, the materials to be used, and the manner of repair.

Will you kindly advise us by return of your decision in this matter.

Yours truly,

K. D. BRIGHT
COUNSEL TO THE COMMANDEER

ONE/TJ

B
18

IN ACCOUNT WITH
GREAT WEST PACKING CO., LTD.

ROYAL BANK BUILDING
VANCOUVER, B.C.

March 2, 1944.

CANNERY AT
STEVESTON, B.C.
BOX 444

STATEMENT OF ACCOUNT - G. TAKAHASHI

<u>1943</u>		<u>Dr.</u>	<u>Cr.</u>	<u>Dr. Balance</u>
November 30	Account Rendered			\$4,117.23
<u>1944</u>				
January 24	Interest @ 6% to date	37.22		4,154.45
January 24	Premium on National Liberty Policy 87978 \$4000.00	\$120.00		
	Premium on Connecticut Policy BCH383 \$3000.00	90.00		4,364.45
February 29	Interest @ 6% to date	25.84		4,390.29
February 29	Vancouver Shipyards Ltd.	18.00		4,408.29
March 2	Interest @ 6% to date	1.45		4,409.74

/ED
E. & O.E.

716.00
719.45

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

APR 19 1944

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 11164

Reg. No. 05540

APR 19 1944

Mrs. Fumi (Gibson) YAKABASHI,
Lemon Creek, Bloccan, B. C.

Dear Sir:

X Re: 672 No. 1 Road & Garry Street, Steveston, B. C.
Lots 1 and 2 of Section 2, Block 3 North, Range 7 West,
Map 963, District of New Westminster. C. of E. 50147.

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	\$ 2646.00
Add:	
Unexpired insurance premium as at January 1st, 1943	26.82
	\$ 2672.82
Less:	
Tax arrears to December 31st, 1942	\$ 1.21
Registration fee	3.00
Encumbrance—Principal	
—Interest	4.21
Net proceeds of sale	\$ 2668.61

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.

1961
Jan. 1
June 25

Legal fees

Credit re Sale of Property
Land Registry Office Co. of E.
Rents
W. Calvert Cash
Journal
Commission
Water

25.00
90.00
6.00
12.00
127.00
75.00
149.00

114.50

114.50

32668.61

Debits

Balance

CR 33649.11

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

24th June, 1944.

Messrs. J.C. Ross & Sons,
675 West Hastings Street,
Vancouver, B.C.

Your file No. 295-178
Custodian file No. 13262

Dear Sirs:

re United Marine Products, Limited
Part 3.7 acres more or less of Sections
12 and 13 Block 3 North Range 7 West
Map 773

In accordance with your instructions I have inspected this property for the purpose of appraising the fair market value.

I made two trips to Steveston because I could not obtain access to some of the buildings on the first occasion. Mr. Peters of the Custodian's Office accompanied me on the second visit and has given me particulars of the rentals and of the terms under which three of the houses were built on the land by other owners.

I understand that no written leases were given to the men who built these three houses. The certainty of their tenure and its duration is a matter for legal advice, but I am informed that an adjustment is proposed.

At the rents paid by the tenants of these three houses there is practically no surplus after paying the taxes on the buildings only, water rates, insurance and maintenance of a minor character. One tenant pays only taxes and water rates and claims a lease for the duration of the War with Japan.

The property is only saleable to a purchaser requiring the land and waterfrontage for industrial use. From the view point of such a purchaser the houses are more likely to be a liability than an asset except to the extent that they might, if required, be used for employees' dwellings or office space.

One of the houses is so old and dilapidated that it should be destroyed. The brick house is in very bad condition.

More than half the area of the land consists of tide flat or foreshore. A purchaser would probably use the upland for permanent buildings or reserve it for future use. He could not sell the houses without subdividing the property and alienating the upland would make the foreshore less useful and less accessible. If the structures were sold for removal, the cost of placing them on other sites would probably be as much as their present value.

Under present housing conditions and the regulations of the War Time Prices and Trade Board it may be difficult for a purchaser to obtain possession of the dwellings.

For the foregoing reasons the values shown in the appraisal for the dwellings are only structural values for the information of the Custodian in arranging adjustments or apportionment of the purchase price between the present owner of the land and the lessees.

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

24th June, 1944.

Messrs. P.S. Ross & Sons,
Vancouver, B.C.

DESCRIPTIONS AND APPRAISALS

LAND As indicated in the legal description, the area is 3.7 acres. I have plotted the land from the dimensions given on a small blue print of a survey made in 1909. It is situated at the South end of Trites Road.

The dimensions are as follows, the east and west boundaries running due north and south. The north and south boundaries are not at right angles to the others, the right angle width or frontage being approximately 350 feet.

North Boundary	383 feet
East "	572 "
West "	441 "
Length of Dyke (South)	362 "

A copy of the plan is attached.

The land is assessed by the Municipality at \$3,330, \$9.50 per front foot, \$900. per acre. This assessment is lower than that of a similar site to the West with a frontage of 248 feet and an average depth of only 176 feet, all tide flat and comprising one acre. This is assessed at \$3,150., which indicates rates of \$12.70 per front foot and \$3,150 per acre. This is the site of the Canadian Pacific Railway Ferry to Sidney and probably has deeper water, being at the mouth of the River.

The depth of the water at the property in question is about 8 feet at low tide and 20 feet at high tide. Seine boats have a draft of from 10 to 15 feet and can only dock at high tide.

The frontage is on what is known to the Department of Public Works as the Cannery Channel of the Fraser River.

Appraisal

Frontage 350 feet at \$20. = \$ 7,000

BUILDINGS

Wharf and Warehouse The wharf proper is approximately 134 feet long, 109 feet wide at the South end and 116 feet wide, North half. North of this is a platform and driveway of triangular shape. The main warehouse is 42' x 114' with a lean-to addition of the same size. There is a small building at the North East corner 10' x 22'.

The walls are of boards and shiplap and the roofs of corrugated iron.

The wharf and building are about 35 years old and very badly depreciated. Before long it will become necessary to rebuild entirely and in the meantime the usefulness of the wharf and building is limited.

Appraisal In view of the condition of the wharf and building, I am of the opinion that they have no market value and that they should be included in the land value.

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 3 -

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

Messrs. F.S. Reeve & Sons,
Vancouver, B.C.

24th June, 1944.

Net Warehouse This is a wood frame building built on wood posts or piles, about 94' x 40', with siding walls and shingled roof. It is of cheap construction and the exterior has never been painted. I am informed that it was built in 1933.

The foundations at the East end are in bad condition and about one third of the building is twisted by the subsidence which has occurred.

The building is not conveniently placed and if a new wharf with buildings were erected it might prove to be superfluous. This would operate to discount the structural value.

Appraisal (Structural) \$ 1,500

Brick House This is a one storey wood frame building 42' x 26' built over 20 years ago. The exterior walls are finished in brick and the foundations are wood posts on concrete footings. It contains 5 rooms and a bathroom.

The foundations have subsided and the brick work is cracked all round; at the back it is falling away. The roof needs re-shingling.

Poorly constructed in the first place, it is badly depreciated and defective.

It is still useable however and has just been rented to a new tenant for \$10. per month.

Appraisal (Structural) \$ 300.

House near Net Warehouse This is a very old dilapidated house of very poor wood frame construction. The foundations are rotten. The only plumbing is a rough metal sink. This building should be destroyed and it has no market value.

It is occupied at a rent of \$5. per month.

Appraisal (for adjustment) \$ 200.

White House (Yamasaki). This is a 1½ storey wood frame house on concrete wall foundation with siding walls and shingle roof. The tenant states that it was built about 9 or 10 years ago. There is no plaster, the ceilings and walls being lined with wood 1" x 6" T. and G. and v-joint partitions. The basement is level with the ground and has a rough patchy plank floor. The only plumbing consists of a wood sink. The tenant claims that he installed the hot water tank and connections. There are 2 chimneys but no heating plant. There are 3 rooms on the first floor and 2 small rooms in the attic. The size is 28' x 40'.

The tenant pays no rent but pays water rates and taxes. He claims to have a lease for the duration of the War with Japan, so that there may be difficulty and expense in obtaining possession.

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBER VANCOUVER REAL ESTATE EXCHANGE

- Page 4 -

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

Messrs. F.S. Ross & Sons,
Vancouver, B.C.

24th June, 1944.

The market value in this case is less than the structural value,

Appraisal (Structural) \$ 1,500

Shingled House This is a one storey wood frame building adjoining the white house, size 20' x 47'. Wood shed adjoining with w.o. 20' x 12', shingled walls and roof never stained, trim not painted, wood foundation, no plaster, plumbing w.o. and sink, 2 bedrooms, living room and kitchen and a store room.

The house is rented for \$71 per month, so that after paying taxes on the building alone, say \$15, water rates \$30, insurance \$3, maintenance \$25, there is only a yearly surplus of \$11.

The Municipal Clerk informed me that the standard charge for water rates is \$30, per year per family regardless of the amount of plumbing.

The market value is less than the structural value.

Appraisal (Structural) \$ 600.

Assessment of Buildings \$12,320.

The amount of this is high, probably because the assessment of the Wharf and the wharf buildings has not been revised. An Assessor is justified in assessing a building as long as it is left standing and some use is made of it, even if it is in bad condition.

The taxes for the current year are \$264.49. The rate is 22 mills and buildings are exempted to the extent of 30% of their assessed value.

SUMMARY OF APPRAISAL

L&P including residual or salvage value of Wharf and warehouse

\$ 7,000

BUILDINGS Structural value not market value.

Net Warehouse

\$ 1,500

Dwellings

Office House

500

Old House near Net Warehouse

250

White House

1,500

Shingled House

600

Total Structural Value

\$ 4,300

FORWARD

\$ 7,000

DOUGLAS W. REEVE, F.S.I.
REGISTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHNSON" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 5 -

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

Messrs. F.S. Ross & Sons,
Vancouver, B.C.

24th June, 1944.

BROUGHT FORWARD \$ 7,000

MARKET VALUE OF BUILDINGS

Net Warehouse	\$ 1,000	
Brick House	500	
Old house near Net Warehouse	nil	
White House	750	
Shingled House	250	
		<u>2,500</u>

TOTAL MARKET VALUE

\$ 9,500

I am of the opinion that the fair market value of the property as it stands, subject to existing tenancies and the circumstances mentioned above is Nine thousand five hundred dollars (\$9,500).

Yours faithfully,

Douglas W. Reeve

DWR

GREAT WEST PACKING CO., LTD.

ROYAL BANK BUILDING
VANCOUVER, B.C.

March 19, 1945.

CANNERY AT
STEVESTON, B.C.
BOX 444

Mr. K.W. Wright,
Counsel to the Custodian,
509 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

Re: Your file No. 7039 / 05369
M.V. "Loyal Chinook"

We are enclosing The Bank of Nova Scotia
cheque No. 1095, dated March 19, 1945 for \$107.23.

This is in full payment of the above account,
as per your statement of March 10, 1945, as per copy attached.

We would appreciate your sending us a receipt
showing that this account is now paid in full.

Thanking you.

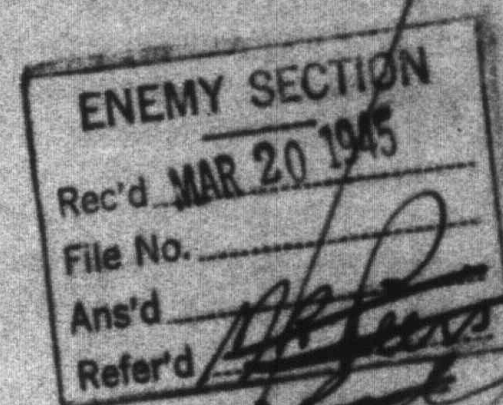
Yours sincerely,

GREAT WEST PACKING CO. LTD.

Per: *E. Dixon*

/ED

encl.



DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd JUN 13 1945

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,

VANCOUVER, B. C.

12th June 1945.

Attention Mr. K. W. Wright.

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

ENEMY SECTION

Rec'd JUN 13 1945

File No. 7039

Ans'd

Refer'd Mrs. TAKAHASHI

Re: Mrs. Fumi TAKAHASHI 11279
Reg. No: 05540
Your File No. 7039

Dear Sir,

The above-named woman has asked that all monies held by you on her behalf be transferred to the account of her husband, Gihyoe TAKAHASHI, #05569.

We enclose Mrs. TAKAHASHI'S authorization in this regard and we shall feel obliged if you will comply with her request.

Yours truly,

M. L. Brown,
Office Manager.

MES/GM
Enc.

303706
266



BRITISH COLUMBIA SECURITY COMMISSION

I, Fumi Takahashi, #05540, hereby authorize the Custodian to transfer all monies held by them in my name being the proceeds of sale of House No. 671, No. 1 Road and Garry St. Lot 1 and 2 of section 2, Block 3 North, Range 7 west, Map 963, District of New Westminster, C of E 50147 to my husband, Gihyoe Takahashi, #05569.

Dated June 5th, 1945 at Lemon Creek, B.C.

WITNESS:

J. S. Bennett *Fumi Takahashi*

22262

July 7, 1945.

Mrs. Fumi TAKAHASHI,
Registration No. 05540,
Lemon Creek, Slemon, D. C.

Dear Madam:

In compliance with your request through the D. C. Security Commission we are today transferring the proceeds of the sale of your house at 671 No. 1 Road & Garry Street, Stevenson, being lots 1 & 2/2/B33/B77/663, to the account of your husband, Gidyeo Takahashi. The amount being \$2,652.41 made up as follows:

Proceeds of Sale	1029 32,646.00	
Plus insurance	26.82	32,672.82
Less tax arrears to 11/12/42	1.21	
• registration fee	3.00	
• Certificate of Encumbrance	1.00	
• Legal fees	14.00	22.21
		32,650.61

After this transfer the amount of \$384.45 remains in your account made up as follows:

Revenue from rents	\$ 114.50
Sale of twine	28.00
Lumber	5.00
Trailing gear	10.50
Stove	39.00
Quilted auction proceeds	120.98
	166.70
	13.67
	527.45
	133.00
	384.45

Charges against this area	
Commission on rents	6.00
Enter charges	12.00
Cash paid to you by Calvert on signing of lease	25.00
Deposited in your bank by Calvert	90.00
	133.00

Yours truly,

George Peters,
Administration Department.

cc B. C. Security Commission

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

I, Fumi TAKAHASHI #05540, hereby request that the sum of
\$384.45 standing to my credit with the Custodian be transferred
to the account of my husband, Gihyoo TAKAHASHI #05569.

Fumi, Takahashi

23-8-P

Transcript to

23

1944, 1945, 1946
1947, 1948

July 18, 1944

Mr. Frederick W. H. H. H.
Registration No. 12345
12345 Street
Calgary, Alberta

Dear Sir:

Re: Lots 1 to 10, inclusive, Section 3
and 4, Block 3 North, Range 7 West, Map
1774, District of New Westminster, B. C.

Lot 1 of South half of Section 31,
Block 4 North, Range 6 West, Map 1773,
District of New Westminster, B. C.

This lot was part of
the original survey of
the land on which the
building was erected.

We have been previously notified of the sale of the above described
property. As you are aware, Lots 1 to 10, inclusive, sold for
\$1,000.00 and Lot 1 was sold for \$2,500.00. On the property, Lots
1 to 10, inclusive, are built buildings which belonged to your former
tenant. This property was appraised by an independent appraiser and
the following are the allocations given to the land and buildings:

Land		\$7,000.00
Ownership of buildings claimed by the following		
Estate of Frederick W. H. H.	For building on Lot 4	\$192.00
Estate of Frederick W. H. H.	For building on Lot 5	12.90
Edna H. H.	For building on Lot 1	70.40
Edna H. H.	For building on Lot 1	400.00
Edna H. H.	For building on Lot 7	192.00
Edna H. H.	For building on Lot 9	25.50
Edna H. H.	For building on Lot 10	52.00

Total for buildings \$ 960.00

Total for land and buildings \$1,000.00

1222, 1223, 1224
Lot 1, 1225

July 10, 1945

- Page 2 -

We might call your attention to the claim of Haruo KAKI. His claim was not found until a short time ago and this was not mentioned by you to the Custodian in your letter received by this office on September 15, 1943.

It is necessary for you and the co-owners, who are residents in Canada, the Estate of Isigoro KIMURA, Gihyo TAKAHASHI and Isamu KIMURA to let this office know what interest each have in this property. Also, what interest Gihyo KIMURA, who is in Japan, has in this property.

As it has been impossible for the Japanese tenants on Lots 1 to 10, inclusive, who had verbal rental leases before evacuation, to carry out their agreements, such as the payment of ground rent and taxes, it is the intention of the Custodian to credit all the rentals to the credit of the property and therefore charge all the taxes and overhead.

It is our understanding from evidence on file that this property was an unregistered association, otherwise called Hoken Kiishi, which has a number of Japanese shareholders. This has been revealed by different Japanese stating that they had shares of different values in this association. If this is so, will you supply the names of all the shareholders, the set-up of the association, the articles of agreement and if the shareholders are entitled to any distribution from the funds of these two sales.

We will not be able to disburse funds until the whole situation is clarified. Kindly let us have a statement as early as possible covering the situation in full.

At the same time, kindly let us have the information if the property sold as Part 1, 122 acres were or less of Lot "C" of Section 12, Block 3 North, Range 7 West, Map 2171, as shown and lettered "W" on sketch deposited No. 2942, District of New Westminster, Municipality of Richmond, B. C., was in the ownership of yourself and Kikichiro SHIMAMURA. Gihyo KAKI and Gihyo TAKAHASHI have any connection in any way with this association, another known as the "Eleventh Farmer's Association", or connection with "Hoken Kiishi".

Yours truly,

George Peters,
Administration Department

GP:hc

11164

JANUARY 4, 1944

Mr. Gihyo TAKAHASHI,
Pritchard, B.C.

Dear Sir:

Re: United Marine Products Limited

We are enclosing an affidavit indicating the beneficial interests in the above company. Similar affidavits are being sent to each of the persons named therein.

If you are in agreement with the proportions set out in this affidavit, will you please sign the document before a Notary Public and return to us as soon as possible.

Upon completion and return of these affidavits, we will then be in a position to distribute the funds on hand in the proportions indicated.

Our records indicate that you have already received \$2,000.00 on account, so that the balance due to you will be \$2,767.65.

Yours very truly,

F.G. Shears,
Director.

FCS/GH
Encl.

A copy of this letter is being sent to the following at the addresses mentioned:-

Yasemon HIKIDA - c/o Martin Jensen,
Picture Butte, Alta.

Kiichiro SHIRAKAWA - East Selkirk, Man.

Ukiyoshi YASUI - Box 226,
Raymond, Alta.

If you are aware of any incorrect address, will you kindly advise us immediately.

IN THE MATTER OF UNITED MARINE PRODUCTS LIMITED
IN VOLUNTARY LIQUIDATION

I, Gihyoo Takahashi of Pritchard, in the
Province of British Columbia, make oath and say as follows:

1. That I am a former shareholder of the above
company.

2. That the shares in the said company were
held for beneficial interests in the following proportions
for the following persons:

Gihyoo Takahashi	50%	-	\$4,767.63
Yasemon Hikiida	35%	-	3,337.35
Kiichiro Shirakawa	10%	-	953.53
Ukiyoshi Yasui	5%	-	<u>476.77</u>
			\$9,535.30

3. I authorize and request the Custodian in
Vancouver, British Columbia, to distribute the net proceeds
of the liquidation of United Marine Products Limited amounting
to \$9,535.30, among the persons and in the proportions set
forth above.

SWORN before me at
in the Province of
the day of January,
A. D. 1949.

A Notary Public in and for the
Province of

7039
11164

May 4th, 1949.

Mr. Gihyo TAKAHASHI,
Registration No. 05569,
Fritchard, B. C.

Dear Sir:

Attached hereto is cheque in the amount of
\$608.97, being the balance of your account as held at
this office.

This sum is made up of the \$220.40 balance of
your account plus \$386.57 transferred from and under
authority of your wife, Fumi.

Yours truly,


J. Cuming,
Office of the Custodian.

JC/BN
Enc. 1

7039

October 13th, 1950

Manager,
Bank of Nova Scotia,
Kamloops, B. C.


Dear Sir:

At the request of Mr. Gihyee Takahashi we enclose herewith Custodian cheque in the sum of \$1,835.31, which amount please place to the credit of Mr. Takahashi under advice to him.

We shall be very much obliged if you will have the cheque endorsed "Deposited to the credit of Gihyee Takahashi in the Bank of Nova Scotia, Kamloops, B. C."

Kindly acknowledge receipt.

Yours very truly,



C. H. Reed
Office of the Custodian

CHH:DK
Encl.

X

The Bank of Nova Scotia

ESTABLISHED 1852

Kamloops, B. C.
October 16, 1959.

EVACUATION SECTION	
Rec'd.	OCT 17 1959
File No.	7039
Ans.	
Referred	

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

Dear Sir:

Re: Gihyoe Takahashi -- your case No. 79
Registration No. 05569

Mr. J.D.C. Kirby wrote to you on October 11th requesting payment of \$1,835.31 to be made to this office for credit of Mr. Takahashi's account, as we intend to assist Mr. Takahashi in getting reestablished. Kindly advise us by return mail that we may expect this remittance, giving us an approximate date.

Yours very truly,

W.H. Payzant
W.H. Payzant,
Manager

WHP:MMS

7039

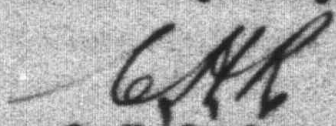
October 17th, 1950

Manager,
Bank of Nova Scotia,
Kamloops, B. C.

Dear Sir:

Replying to your letter of the 16th instant
a cheque in the amount of \$1,635.31 for Mr. Gihyoe TAKAHASHI's
account was sent to you by mail yesterday.

Yours very truly,


C. H. Reed
Office of the Custodian

CHR:EK

C
O
P
Y

The Custodian
Vancouver B.C.

We, undersigned Yazaemon Hikida Reg No 03409,
Kiichiro, Shirakawa Reg No 03401, Ukiyoshi Yasui Reg No
03448, and Gihyoe Takahashi Reg No 05569, hereby, authorize
and request the custodian in Vancouver, B.C. that the net
proceed of the property part 1.02 acres more or less of lot
"c" of Section L2, Block 3, M R 7 West, Map 2171 as shown and
Lettered "m" on Sketch deposited No 5022, District of
New Westminster.

amount of \$346.00 be divided as follows,

Gihyoe Takahashi Reg No 05569,	50%	\$173.00
Yazaemon Hikida Reg No 03409,	30%	\$103.00
Kiichiro Shirakawa Reg No 03401,	10%	\$ 34.60
Ukiyoshi Yasui Reg No 03448,	10%	\$ 34.60
		<hr/> \$346.00

"This 16th of February, 1946.
at Lethbridge, Alta."

"Witness

A. Wright

Com. for Oaths in Alta."

Witness

"A.W. Colbert"
Manager Searle Farms
East Selkirk,
Man.

"W.L. Jones,"
Commissioner for Oaths for Alberta"

"Yazaemon Hikida"
Reg No 03409

"Gihyoe Takashi"
Reg No 05569

"K. Shirakawa"
Reg No 03401

"Ukiyoshi Yasui"
Reg No 03448

C
O
P
Y

A1

Office of Custodian
Japanese Section
Vancouver B.C.

We, Undersigned, Yasaemon Hikida Reg No 03409 and Kiichiro, Shirakawa Reg No 03401, hereby, authorize and request the Custodian in Vancouver B.C. that the netproceed of the properties owned by the United Marine Products on Section 12, 13, Block 3, north Range 7 West, as shown letter "L" on sketch No 5021. District of New Westminster. be divided as follows, and the cheques be forwarded to each person separately,

Gihyoe Takahashi Reg No 05569, Leman Creek B.C.	50%
Yasaemon Hikida Reg No 03409. c/o Martin Jensen Picture Butte, Alta.	35%
Kiichiro Shirakawa Reg No 03401 c/o Searle Farm East Selkirk, Man.	10%
Ukiyoshi Yasui Reg No 03448. Reynold, Alta.	5%

"Witness
A. Wright
Commissioner
for Oaths in
Alberta."

"Feb. 21st 1946
at Lethbridge Alta."

"Gihyoe Takahashi"
Reg No 05569"

Witness

"A.W. Colbert"
Manager Searle Farms,
East Selkirk, Man.

"W.L. Jones
Commissioner for oaths for
Alberta."

UNITED MARINE PRODUCTS, LTD.

per "Yasaemon Hikida".....

Reg No 03409.

UNITED MARINE PRODUCTS, LTD.

per "K. Shirakawa".....

"Ukiyoshi Yasui"
Reg No 03448.

Statement.

I. United Marine Products Ltd own,-

- a. Whole ground of 3 acres more or less section 12 & 13, Blk. 3.
North Range 7 West, as shown Letter "L" on sketch No 5021.
District of New Westminster.

- b. Old Brick Plant. ("F" in attached sketch)
c. Dwelling house. ("D" " " ")
d. Brick House ("C" " " ")
e. 2 Garage ("I" " " ")

2. Gihyoo Takahashi Reg No 05569, own,-

- a. Unpainted 5 room bungalow("A" in attached sketch)
b. Net House 40x80 ("B" " " ")
c. Deck & Net rack 42 x 90 ("G I" " " ")
d. Deck & Net Rack 60 x 80 ("G 2" " " ")
e. "9 Bluestone Tank."

note. United Marine Products charge \$50.00 per year for the
ground rental on Net House & Bungalow, for the year of
1942, 1943 and 1944. Total - \$150.00

3. Toshio Yamasaki Register No own,-

I- 6 room white painted House.

note- United Marine Products charge ground rental for this
house \$35.00 per year, for the year of 1939, 1940, 1941, 1942,
1943 and 1944. Total - \$210.00

Rental of every houses, if any, to be added
to the owners.

witnessed and approved by

"Witness

A. Wright

Com. for Oaths at Picture Butte, Alberta.
in Alberta"

"Gihyoo Takahashi"
Reg No 05569"

"A. W. Colbert"
Manager Searle Farms,
East Selkirk, Man."

"W.L. Jones,
Commissioner for Oaths,
for Alberta."

UNITED MARINE PRODUCTS, LTD.

per..."Yasuo Hiyada".....

UNITED MARINE PRODUCTS, LTD.

per "K. Shirakawa".....

"Ukiyoshi Yasui"

UNITED MARINE PRODUCTS LIMITED

CLAIM on 2 Parcels - (1) 1 sold by P.S. Ross & Sons

(2) 1 sold to Veterans' Land Act.

- (1) Mr. Field was appointed Controller, with powers of Liquidator, February 16, 1944. The shares were held by -

Yozaemon HIKIDA	34 shares
Kiichiro SHIRAKAWA	34 shares

These shareholders however, advised that distribution should be made in the following manner -

Gihyoe TAKAHASHI	50%
Yazayemon HIKIDA	35%
Kiichiro SHIRAKAWA	10%
Ukiyoshi YASUE	<u>5%</u>
	100%

as indicated in copy of document on file. (A-1)

(Mr. Sheppard is to advise in regard to the validity of this document).

Certificate of Encumbrance (B-1)

Mr. Reeve of Johnson, Reeve & Watson valued this property at \$9,500.00

The report gives considerable detail, and copy is on file - (C-1)

Advertisements for Sale by Tender appeared in the following papers -

Vancouver News Herald	- June 29, 1944
Vancouver Daily Province	- June 29, 1944
Vancouver Sun	- June 30, 1944

The only tender received was from Nelson Bros. Fisheries Ltd. in the amount of \$9,750.00 and this offer was accepted.

Included in this property was one Net House and two houses which did not belong to the United Marine Products Ltd. Mr. Reeve's appraisal was used for crediting the individual owners of these buildings as follows -

Gehyoi TAKAHASHI	\$250.00	
Gehyoe TAKAHASHI	<u>1000.00</u>	1250.00
B. YAMASAKI		<u>750.00</u>
		\$2000.00

Property Summary (D-1)

Statement of Account is on file (E-1)

THE CLAIM ON THIS PROPERTY IS FOR	\$21,000.00
Less the Sale Price	<u>9,750.00</u>
CLAIM	<u>\$11,250.00</u>

- (2) The second claim is on a parcel sold to the Director, Veterans' Land Act,

The property was registered in the name of four Japanese, as joint tenants. (The same owners as property (1))

A copy of Certificate of Encumbrance is on file (A-2)

Soldier Settlement Appraisal Report on file (B-2)

The property was sold for \$346.00 (B-3)

CLAIM is for \$254.00, as they consider the value to be \$600.00.

Name of Claimant
Custodian File

TAKAFANI, Pupi (Mrs)
United Marine Products
TAKAFANI, Gihyee
11164, 11263, 7033

Case 73

REAL PROPERTY									
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	
					2646	1329.30			1329.30
PERSONAL PROPERTY									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
						350 350		450.00	78.50
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
332	141	36.30	36.44	140	160.33	88	10.96	207.19	
TOTAL RECOMMENDATION									1347.30

7099

October 13th, 1930

Mr. Gihyo TAKAHASHI,
c/o Mr. J. O. G. Kirby,
345 Victoria St.,
Kamloops, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 79

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 ... \$1,947.99.

Cheque has been sent to the Bank of Nova Scotia, Kamloops for the credit of your account for \$1,835.31 and we have paid the Co-Operative Committee .. \$ 112.68 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director.

FOS:HK
Encl.

DEFENCE BRIEF

Gihyoe TAKAHASHI

File No. 11164

Case No. 79

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Land & Buildings No. 1 Road Garry Avenue, Steveston, B.C.
(Lots 1 & 2, Section 2, Block 3 N, Range 7)

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$6800.00	\$2695.00	\$2646.00

Witness: Appraiser - L.B. Plumbly

This property was registered in name of Fumi Takahashi who instructed Custodian to hand over proceeds of sale to her husband, Gihyoe Takahashi, as Beneficial Owner under Declaration of Trust. (Trans. Page 7)

Appraiser (Plumbly) reports -
House
15 years old, land in good state of cultivation and fairly clean. No repairs necessary to house.

Appraiser (~~Summet~~) reports -
Land
and property in good tilth and free of weeds. Fruit trees need attention.

Claimant stated that he had no knowledge of value of lands and premises but placed his value on cost and improvements made by him and taking into consideration the growth of the population in Steveston.

It is submitted that this real estate was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

5 Room Shingle House	\$1000.
Net House	2000.
Equipment	1625.
	<u>\$4625.</u>

5 Room Shingle House Sec. 12 & 13 Block 3 N Range 7 on Lot L.
Building on land belonging to United Marine Products.

Claim

\$1000.

Appraised at

\$600.00

Sale Price

\$250.00

Witness - Appraisers, Johnson Reeve.

This house was the property of
Claimant but he did not declare
it on his J.P. Form.

Appraisers (Johnson Reeve) report -

One storey wood frame building, wood
foundations. The market value is
less than the structural value.

Net House
Claim

\$2000.

Appraised at

\$1500.

Sale Price

\$1000.

Witness: Appraisers - Johnson Reeve.

This Net House is on land belonging to
United Marine Products.

Appraisers (Johnson Reeve) report -

Wood frame building built on wood
posts of cheap construction, exterior
has never been painted, foundations in
bad condition.

Equipment
Amended Claim

\$1625.

Blue stone tanks value	\$225.
Fish Elevators & Motor Pumps	600.
Net Rack & Deck	800.
	<u>\$1625.</u>

This equipment was sold with the
property of the United Marine
Products.

There may be a matter of adjustment between claimant & United Marine Products by the Custodian in what was actually recovered as this equipment was the property of claimant.

It is submitted that the 5 room unpained house and the net house were sold for their fair market value & proceeds credited to claimant.

Claim 3
Nets & Attachments
Amended claim

\$700.
(Trans. Page 24)

Sold for
\$78.50

Claimant stated that he left his nets in the net house which he locked and left the key with the Great West Cannery. He did not declare any fishing equipment on his J.P. Form and did not advise Custodian as to these until one year later.

There was only one net found which was sold for \$78.50. This net was found in the net house in 1943 not in very good shape. Claimant stated that he had been offered \$700. for this net by a Mr. Whiteside but before the transaction could be completed Mr. Whiteside had died.

It is submitted that as this net had not been declared & Custodian had no knowledge of it until he took possession of it, the Custodian was not responsible for the condition in which it was found and when he sold it he obtained the fair market value therefore.

Claim 4

Claim

\$21,000.00

Claim abandoned. (Trans Page 27)

This refers to his claim with respect to United Marine Products and is abandoned subject to it being presented by United Marine Products as a corporation claim.

It will be submitted at the subsequent hearing of the United Marine Products that the real property was sold for its fair market value & anything belonging to claimant went with that property & was included in the sale & it will be a matter of accounting between claimant and company.

Claimant holds 50% of the shares in the United Marine Products. Claimant received 50% (\$174.50) of the property sold for \$349. held jointly with other tenants.

Claim 5

Furniture & Tools
Claim reduced to

\$947.25 (Trans. Page 10)

Sold for

\$207.75

Claimant agreed to amend this claim to save the Commission a lot of discussion & evidence relating to tenants being in possession, etc. and he is co-operating in the matter.

Claimant stated that some articles were leased with the house to Mr. W. Calvert and some were stored in a room and that Mr. Calvert would be responsible for them.

Goods value	\$601.25	Sold for	\$207.75
"	"	250.00	Left with Agent.
"	"	96.00	Recorded now missing.
		<u>\$947.25</u>	

It is submitted that the household furnishing & tools were sold for their fair market value and that in the case of any missing articles the values claimed are exorbitant.

Claim 6

Motor Vessel, 'Loyal Chinook'

Leave was granted to amend this claim so as to include the Motor Vessel, the claimant to file particulars of the amended claim 2 weeks before the date fixed for the hearing of corporate claims at Vancouver. (Trans. Page 6)

Claimant agreed to the sale of the Boat (24/1/44) for \$7,000.00.

This vessel was transferred by claimant to the Great West Packing Co. as security for a debt of \$5,111.23.

Summary of Defence Witnesses

Where required

L. B. Plumbly

Claim 1

Appraiser

Johnson Reeve

2

Appraisers

BMP/mw

IN THE MATTER OF THE "INQUIRY ACT"
PART I. REVISED STATUTES OF CANADA, 1927, CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.L. HILD, COMMISSIONER).

10

Hankow, P.O.,
February 15th, 1948.

IN THE MATTER OF THE CLAIM OF
GIROU TAKAHASHI.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

J.W.G. BENTON, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
<hr/>	
A. WATSON, Esq.,	Secretary.
G.W.R. UPTON, Esq.,	Official Interpreter.
G. HAMILTON, Esq.,	Official Reporter.

30

2
S. Takahashi,
Ex Chief.
Discretion.

MR. McMASTER: I will call Mr. Takahashi on his personal claim.

SERGE TAKAHASHI, the claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: My lord, I regret that this is a rather complicated matter. I might just explain. The complication arises out of this, that this claimant is making three distinct claims; one with respect to property which is his own property or of which he is the beneficial owner -- that is the one I intend to deal with now -- he is making another claim as a trustee of this unincorporated Association which is on the list to follow this case, and he is making a third claim on behalf of United Marine Products.

Now certain of his personal property -- let me put it this way -- certain of the buildings which were on the real property of United Marine Products Limited were the personal property of this claimant. They were acknowledged by the company to be his property and accepted by the Custodian as his property. But I am afraid that it has caused some confusion for the Custodian and a little bit for myself at times in getting the material sorted out. I hope that we have got it sorted out now, but that needs to be appreciated and will have to be taken into consideration when we get around to the United Marine Products case.

THE COMMISSIONER: Very well.

5
G. Takahashi,
In Chief.
Discussed on.

MR. McMASTER: Now I think it was at least a month ago, my lord, that I served notice on my learned friend and if I recall I may also have sent a copy to the Secretary of the Commission, that I intended to apply for leave to amend this man's claim with regard to his boat. What is the name of it, Mr. --

MR. SMITH: The "Loyal Chinese".

MR. McMASTER: The "Loyal Chinese". I asked my friend at that time to produce to me the file and all documents and material relating to the "Loyal Chinese". I presume that by reason of the intervention of Christmas and not a few sessions of the Commission, my lord, that my friend had some difficulty in meeting my request. However, I did not have an opportunity to examine that file until just before coming up to Kenilworth and it was really only after I got here that I went through the large quantity of correspondence that is contained in it.

From the correspondence and from my instructions, my lord, it appears that the situation is something like this, at least: He had this boat which he claimed -- and I think it is established from the material on file -- was built fairly shortly before evacuation. It was a large schooner.

THE COMMISSIONER: Now where is the claim for the boat?

MR. McMASTER: It is not in the claim form, my lord.

I am applying for leave to amend.

THE COMMISSIONER: I see, to add that to the claim.

MR. McMASTER: Yes. I just want to explain the circumstances, my lord, because this is one of

G. Takahashi,
In Chief,
Discussion.

these cases where a consent to sell at the figure for which it was sold was obtained from the claimant, but in circumstances and in the surrounding circumstances of which, I feel, after considering the matter, it is possible it ought to be brought to your Lordship's attention despite the factor of consent.

THE COMMISSIONER: Yes.

10 MR. McMASTER: Perhaps I don't need to outline the background of that; on the other hand there are certain references in the correspondence to letters which were written by the Custodian's counsel -- not my friend, Mr. Hunter--by the Custodian's counsel at the time to the claimant and to other persons which are not now produced in the file. I would feel that I ought to have the whole picture before making any representations.

20 Now my suggestion, my lord, is that leave be granted to amend the claim to include the boat, and that the claim be heard, or perhaps if your Lordship please, that the application to amend might be heard first at the time that United Marine Products Limited is heard in Vancouver. The claimant will, of necessity, be down to give evidence in that case at that time and it will give me an opportunity to thoroughly examine the file and perhaps have some discussion with the Custodian as to exactly what took place with regard to this man's boat.

30 THE COMMISSIONER: Well are you applying now for an

5
G. Takahashi,
In Chief.
Discussion.

Order giving leave to amend, or do you want to hold that over?

MR. McMASTER: Well I would prefer to have the order subject to what my friend will have to say concerning it, my lord.

THE COMMISSIONER: I will hear Mr. Hunter on the application to amend.

MR. McMASTER: I am sorry. Mr. Shears has just drawn to my attention that the counsel at the time who wrote those letters to which I refer was J.V. Wright.

MR. HUNTER: We have no objection to the claim being amended, my lord.

MR. McMASTER: My lord, I will give an undertaking that at least ten days before the claim is heard we will give my learned friend full notice of the nature and extent of the claim.

THE COMMISSIONER: What is the name of the vessel?

MR. SHEARS: The "Loyal Chinoek".

20 THE COMMISSIONER: A motor vessel?

MR. SHEARS: Yes.

THE COMMISSIONER: Now I will grant the order giving leave to amend by adding a claim in respect of the motor vessel "Loyal Chinoek", Mr. McMaster to file particulars of the proposed amendment, perhaps I had better say two weeks prior to the hearing of corporate claims in Vancouver. Is two weeks sufficient, Mr. Hunter?

MR. HUNTER: Yes, my lord.

30 MR. McMASTER: My lord, I think in fairness to my

G. Takahashi,
Ex Off.
Discussion.

learned friend in that matter, it should be left open to him to object that the claim is not within the Terms of Reference at that time.

THE COMMISSIONER: Oh yes. I will reserve all objections.

MR. McMASTER: My lord, if I might have the claim form.

THE COMMISSIONER: Yes. Let us get this cleaned up

first of all. The order I am making is that leave is granted to amend the claim, the claimant to file particulars of the amended claim two weeks before the date fixed for hearing of corporate claims at Vancouver; all objections open to Government counsel to be taken at the time that the claim comes on for hearing -- the amended claim comes on for hearing.

MR. McMASTER: My lord, if I might have the claim form.

(Handed to Mr. McMaster).

DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Takahashi, is this your signature on this claim form and did you swear this declaration?

A Yes.

MR. McMASTER: My lord, there are some amendments that I require to make to the claim. I think the simplest way to follow it will be to deal with these various items and make my amendments as I come to them.

THE COMMISSIONER: Very well.

MR. McMASTER: There are a number of them.

My lord, with respect to the first part of the claim which is on the face of the claim form

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In Chief.
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itself relating to the real estate, you will
notice that the claimant is stated to be the
beneficial owner, and I am producing and asking to
file in support of that a copy of a letter -- unless
my friend has the original -- from the claimant on
the stationery of the British Columbia Security
Commission dated June 5th, 1945, stating, "I, Fumi
Takahashi, . . . hereby authorize the Custodian
to transfer all moneys held by them in my name
being the proceeds of sale of House No. 671, . . ."
and giving the description, ". . . to my husband,
Sihyee Takahashi...". I have also obtained
a declaration of trust from Mrs. Takahashi which
was signed on the 10th day of January, 1948, and
has been duly attested, and it was taken in
Ontario, my lord, in which she acknowledges and
declared that her husband purchased the lands, and
describes them, with his own money, and that the
said property was transferred into her name as a
matter of convenience and that "As long as the
said property was held in my name, it was held in
trust for my said husband and he was at all times
the beneficial owner of the said property and that
he is the person who is entitled to make a claim
to the Commission appointed by the Governor in
Council with respect to the lands and premises."

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THE COMMISSIONER: I take it the lands are registered
in the wife's name, are they?

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MR. McMASTER: That is correct, my lord. I believe the
money was credited to him pursuant to the authority.

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In Chief,
Disputation.

I would file these as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 1).

MR. McMASTER: Q: Now, Mr. Takahashi, did you instruct me to draw a statement with regard to the real estate which is in this claim, and is this the statement? A: Yes, sir.

Q: Would you be good enough to sign it, please?

A: (Witness complies).

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I file that as the next exhibit, my lord. That is a statement of real estate of the claimant.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: You will notice, my lord, that it is situated at No. 1 Road at Garry Avenue in Stevenson, B.C., and consisted of 7.48 acres. It was purchased about 1926 at \$500.00 an acre.

THE COMMISSIONER: Seven acres, was it?

MR. McMASTER: 7.48. The purchase price was \$3,750.00.

THE COMMISSIONER: How much per acre?

MR. McMASTER: That is approximately \$500.00 per acre, my lord.

The premises when purchased were all cleared but were in wild grass.

THE COMMISSIONER: What was the year of purchase -- 1926?

MR. McMASTER: 1926, approximately, my lord. There were no improvements on the lands at the time of purchase and the claimant cultivated the whole

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Witness.

property and planted and re-planted as shown above in the various types of crops. He put in a drainage ditch at the centre of the property and planted orchards and ornamental trees and put in a cement sidewalk from the roadway to the house.

Then he describes the dwelling and other buildings which he erected on the premises after purchase showing the approximate dates and his recollection as to the cost.

20 Then he makes certain references to statements that are made in the appraisal report which my friend has asked me to file, and which I will file in a few minutes. I don't think that I need to read those, my lord. They are set out in the statement.

On behalf of my learned friend I would ask to file the Farm Appraisal Report of the Soldiers Settlement Board as the next exhibit.

(FARM APPRAISAL REPORT HARNED EXHIBIT NO. 3).

20 MR. McMASTERS: Now, turning to the claim again, my lord, on the first page of the attached sheet, "Household Furnishings & Tools". With respect to that claim the claimant has instructed me to amend the claim. I am sorry, my lord. I haven't totalled the amount of the amended claim and I will do that and give the figure before the case is closed. He is limiting his claim in the amended claim, I might point out, my lord, to goods and chattels which the Custodian acknowledged he became aware of and were declared on the J.P. Form of

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himself or his wife, and most of which were sold
by the Custodian -- two or three items are not
accounted for by the Custodian. I understand
from Mr. Shears that the gross figure for the items
appearing on the amended claim is \$207.75, and I
wonder, perhaps, Mr. Shears, if you will be good
enough to total my column there and put in \$100.00
on there.

MR. SHEARS: \$100.00, yes.

10 MR. McMASTER: Yes, thank you.

THE COMMISSIONER: Just a moment. What was the amendment
that you are making?

MR. McMASTER: Well, my lord, I haven't got the figure.

MR. SHEARS: \$947.25.

MR. McMASTER: The claim will be for \$947.25.

THE COMMISSIONER: In lieu of what?

MR. McMASTER: In lieu of \$3,038.00.

THE COMMISSIONER: \$947.25.

MR. McMASTER: Less the Custodian's credit, \$207.75.

20 THE COMMISSIONER: Then that strikes out \$3,038.00, does it?

MR. McMASTER: That is correct, my lord. I might say
with respect to that, that this man hasn't had
detailed sheets on the sale.

THE COMMISSIONER: \$207.75.

MR. McMASTER: Correct, my lord.

THE COMMISSIONER: That is a net claim of \$739.50?

MR. McMASTER: Correct. I would like to say, my
lord, so that there may be no misapprehension
about it, that appears to be a substantial re-
duction from \$3,038.00 to \$947.00, but I would
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like to say this that the claimant has been most reasonable about amending his claim as an act to get the Commission, on this rather involved case, into a lot of discussion and evidence relating to items being in possession and various other problems. It doesn't represent, in other words, a gross valuation on his part in the first instance; it is rather that he is cooperating in the matter.

10 Q Now, witness, did you instruct me to prepare this statement with regard to these chattels being household furnishings and tools and the list that appears on the back of that statement?

A Yes.

Q Would you be good enough to sign it?

A (Witness complies).

THE COMMISSIONER: This relates to the same thing, does it, that you have just been dealing with?

MR. McMASTER: Yes, my lord.

20 Q Are the statements contained in there true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as the next exhibit, my lord.
 (STATEMENT MARKED EXHIBIT NO. 4).

Q Witness, on the statement appearing on the back of Exhibit 4, which we have just filed, there appears an item, "books (about 150 valuable Japanese books, many out of print; 9 or 10 volumes of Natural History books)" and an item of \$65.00. I take it that refers to your recollection of the cost price?

30 A Yes.

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Ig Chief.

Q Translation of a French author's work, 14 volumes?

A Yes.

Q Complete set of Books of Knowledge and Nelson's Encyclopedia, and other books?

A Yes.

Q Did you have a somewhat extensive library in your home at the time of evacuation?

A Yes.

Q Let me put it this way: What would you have been willing to dispose of that library for?

A Not for money.

Q Not for money? At No.

Q You considered it a valuable collection of books?

A Yes.

Q And what is the reason that you have written down your original claim of \$500.00 to \$100,000?

A Well, I thought \$500.00 was reasonable enough.

Q And I persuaded you that it was too much, is that it?

A Yes.

Q MR. McMASTER: Now, my lord, if I might go back to the claim form again, to the item that appears as No. 2 on the attached sheet. Now the items appearing in there, my lord, refer to certain buildings and equipment which were on the property of United Marine Products Limited.

THE CHAIRMAN: Yes.

MR. McMASTER: I don't know whether my friend has the original of the statement. Perhaps he can advise us.

MR. BRYAN: No.

Q MR. McMASTER: I don't have it here.

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In Chief.

Q Witness, can you advise the Commissioner what that is a copy of? At This affidavit was

made in Lethbridge in 1946, March -- February.

Q Yes. And who are these gentlemen's names that are written in pencil?

A Niki is president of United Marine Products, sir; Shinkawa is secretary.

Q And that is your name at the end?

A There is one more, Yami.

20 Q What was done with the original of that affidavit or statement?

A Sent to Commission--
not Commission, Custodian, or Ron.

Q By P.C. Ron?

A Yes, who was handling this property.

THE COMMISSIONER: What does all this relate to?

MR. McMASTER: This is a statement or affidavit with regard to United Marine Products Limited showing they owned certain property and certain buildings on that property. Item 2 shows that Gihyo Takahashi owned an unfinished 5-room bungalow on the property, a not house, --

20 THE COMMISSIONER: It is designed to establish Takahashi's property?

MR. McMASTER: That is right, my lord. I put that in as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. McMASTER: Now, my lord, I produce a letter which my friend perhaps can establish comes from the Custodian's office or Mr. Shears' office.

30 MR. McMASTER: Yes.

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10 MR. McMASTER: A letter dated June 4th, 1946, addressed to the claimant stating in the second paragraph, "The signed statement mentioned in your letter was received from P.S. Ross & Sons after receipt of your letter". It is referring to a letter dated May 23rd, 1946, and they state, "We note that the officials of the company state that you hold 50% interest of the United Marine Products Limited"; they say, "This property was sold for \$9,750.00 (that figure doesn't interest us at this point) and the price included all the houses and buildings thereon. Deductible are the amounts of \$1,000.00 for the net house, and \$250.00 for the shingle house which have been credited to your personal accounts, and \$750.00 for the white house belonging to Toshio Yamashiki".

20 I would ask to file that, my lord, as showing that the Custodian or his agent recognized the statement of the company that these buildings and equipment on the premises were the personal property of this claimant and he credited him with a share of the sale price.

THE COMMISSIONER: What is the date of the letter?

MR. McMASTER: I am sorry.

THE SECRETARY: June 4th, 1946.

MR. McMASTER: Now, my lord, while we are on that point

30 I think I might point out that the Custodian in fact credited the claimant with monies for two of the items that appear in this item No. 2 on the first page attached to the claim, that is

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for the five room unpaired house and for the net house. He did not make a credit for the bluestone tanks and fish elevators and the net rack and deck. I would take it that probably the appraiser just threw these in as part of the property in the present-- or at least in the sale, they were thrown in as part of the property and not particularly noted by the appraiser.

I should point out, my lord, in looking at the file that the two fish elevators and electric motors are not included in that statement for the company, and I would ask leave, my lord, to file, if my friend desires it, a further statement by the company acknowledging that these two fish elevators, electric motors, pumps and hose, were the property of his claimant.

THE COMMISSIONER: Now just let me make sure that I have this right. The Custodian gave no credit for the bluestone tank and fish elevators, but gave credit for the other articles claimed under paragraph 2 of the claim.

MR. McMASTER: No, he didn't give credit for the net rack and deck.

THE COMMISSIONER: Yes, all right.

MR. McMASTER: And I would agree, my lord, that that may be a matter of adjustment between the United Marine Products Limited and this claimant by the Custodian in what was actually recovered, but that this man, being the owner of this property, is the proper man to make a claim for any alleged increased value

in these things.

THE COMMISSIONER: Yes.

MR. McMASTER: Now, my lord, I want to deal first with the
ones that appear at the foot of the first page
there, the 3 bluestone tanks and the 2 fish
elevators, electric motors, pumps and hose.

THE COMMISSIONER: Yes.

MR. McMASTER: With respect to the bluestone tanks and
the fish elevators --

10 Q Witness, did you ask me to prepare this statement
and give me the information which is contained
thereon? A: Yes.

Q Would you be good enough to sign it, please?

A (Witness complies).

Q Is the information that is contained therein true
to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: It is a statement re bluestone tanks and
fish elevators on the property of United Marine
20 Products Limited.

(STATEMENT MARKED EXHIBIT NO. 7).

MR. McMASTER: I don't think I need to make any comment
with regard to the statement, my lord. I think it
is quite clear.

THE COMMISSIONER: Are you not dealing specifically with
the net rack and deck then?

MR. McMASTER: Yes, I am getting around to it, my lord,
I am sorry.

THE COMMISSIONER: Oh, it is coming next.

30 MR. McMASTER: On the next item which is over the page,

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my lord, on the claim form, the five roomed unpainted house which was situated on the company's property.

Q Witness, did you instruct me to draw that statement with regard to the house which you had on the property of United Marine Products Limited?

A Yes.

Q Would you be good enough to sign it, please?

A (Witness complies).

10 Q Is the information in that statement true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as the next exhibit, my lord.

(STATEMENT MARKED EXHIBIT NO. 8).

MR. McMASTER: I don't think I need to make any comment about that, my lord. The situation is set forth in the statement.

THE COMMISSIONER: Was that house on skids or was it attached to the land?

20 MR. McMASTER: Q: Was this house built on a foundation on the property or on skids or what?

A We made a dead man, a shed, cedar posts underneath.

THE COMMISSIONER: Not readily removed then.

MR. McMASTER: I don't suppose so, my lord. However, it was sold with the property and as he points out in that statement, it could naturally be used in association with the use of the property, that is the normal user of the property.

I would like to deal next, my lord, with the
30 net rack and dock.

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Q Witness, did you instruct me to prepare this statement with regard to your net racks and decks that were on the property of the company?

A Yes.

Q Would you be good enough to sign it, please?

A (Witness complies).

Q Is the information contained in that statement true to the best of your knowledge and recollection?

A Yes.

10 MR. McMASTER: I file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 9).

MR. HUNTER: I wonder if my friend could enlighten the uninformed and let us know what a "deck" is.

MR. McMASTER: That is why I drew a little picture on the form, if my friend would look at that.

MR. HUNTER: That still fails to reveal it.

MR. McMASTER: I am sorry. My drawing apparently is not too clear.

20 The dimensions of the deck are shown there and that is set up on piling as indicated. There are about 100 to 150 cedar posts at least supporting these decks and in the decks there are pits, and it is in these pits that the nets are hung. There would be a support across the top and they are hung down into the pits. The deck is the part that is in between the pits and has two inch planking all around it.

THE COMMISSIONER: It will be well above the bottom of the pit?

30 MR. McMASTER: Oh yes, my lord. The net gets up on

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the post above the bottom of the pit.

THE COMMISSIONER: To get the nets out, you walk along the deck and have to elevate the net from the point where it is hung in the pit, is that it?

MR. McMASTER: I believe so, my lord. You will notice that they are fairly large decks, that is one is 60 x 90 and the other is 70 x 140.

THE COMMISSIONER: Q: Just as a matter of interest, Mr. Takahashi, what is the reason for stowing nets in that way? Why do you stow the nets in pits?

A: Oh no, nets don't hang down. Just two posts, nets from post to post.

MR. McMASTER: They stretch across. I am sorry, Mr. Takahashi.

THE WITNESS: Stretch across this way, not that way (indicating).

MR. McMASTER: Q: Then the air gets at both sides of them in that way? A: Yes.

MR. McMASTER: I am sorry, my lord.

THE COMMISSIONER: I can see the reason for that.

MR. McMASTER: Q: They are put on there after they have been washed in bluestone?

A: For drying and blanding.

MR. McMASTER: Now just one other thing with regard to Exhibit 9, my lord. He points out that the appraiser apparently makes no mention of these decks in his report. They were undoubtedly sold as part of the property.

THE COMMISSIONER: Well I suppose these decks have no

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In Chief.

bottom, the air is flowing freely through the
piles and up into the nets, is that the idea?

A Yes, sir.

MR. McMASTER: Now the next item, my lord, is the
net house which was on the property.

THE COMMISSIONER: Before you leave this -- oh yes,
the value is shown here, isn't it?

MR. McMASTER: Yes my lord.

THE COMMISSIONER: And the cost, \$800.00 to \$1000.00.

10 All right.

MR. McMASTER: Q: Now, witness, did you instruct me to
draw a statement with regard to your net house
which was left on the property of the company?

A Yes.

Q Would you be good enough to sign that statement?

A (Witness complies).

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

A Yes.

20 MR. McMASTER: I file that as the next exhibit, my lord.
(STATEMENT MARKED EXHIBIT NO. 10).

THE COMMISSIONER: That is a statement relative to the
net house in paragraph 2, is that it?

MR. McMASTER: That is correct, my lord.

Now I draw attention, my lord, to the fact
that the net house was rented to National Fisheries
Limited at \$45.00 per month, part of the net house
being reserved for the storage of this man's own
nets. I think perhaps my friend will admit that
subsequently the Custodian sub-let the net house

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from the National Fisheries Limited.

MR. BRYER: That is true, my lord.

MR. McMASTER: My lord, with respect to all of those items which were on the company's property, I want to make it quite clear that it is frankly admitted that they were not declared on the J.P. Form of this man, and that at the time the Canadian made the sale it appears likely that he had not at that time been advised -- it is possible he had not been advised, but that subsequent to the sale of the lands and premises being made, he was advised that these were the property of this man and he recognized the fact with regard to two items which had appeared on the appraisal form, that is, the five room unpainted house and the net house, and gave credit from the sale price in that respect to the claimant.

THE COMMISSIONER: Well of course these are in the nature of fixtures. There would be no occasion for the claimant to declare these articles in the J.P. Form, would there?

MR. McMASTER: Well, my lord, -- you see he is not the owner of the land and his claim really is this: That they are personal property which are situated on somebody else's land pursuant to an agreement between that other person, the company, and himself, that he may sever them from the land and take them off. Now I suppose technically, therefore, when he is asked to describe his personal property, he should set these forth in the J.P. Form, but

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and we appreciate that and would not do that.

THE COMMISSIONER: The matter of the importance of the J.P. Form primarily arises when goods disappear, isn't that the case? In this case, Mr. Hunter, could any embarrassment be caused to the Custodian by reason of the fact that these articles, if such they may be called, were not declared in the J.P. Form.

10 MR. HUNTER: I think I might, my lord, in this case, that later on the company gave notice that the net house and the other house, the residence, belonged to the claimant and accordingly they were covered insofar as the valuation was concerned, and they were credited to him, although in amounts smaller than he is claiming. But these other items -- I believe the bluestone tank also was -- but that is a smaller item.

20 MR. McLAUGHLIN: The only item that is missing is the elevator, my lord. That wasn't specifically drawn to his attention, and that must surely have been filed in such a manner that it couldn't walk away.

THE COMMISSIONER: The point I am making, Mr. Hunter, is could the Custodian have been prejudiced in any way by the failure to disclose these items covered by Exhibits 7 to 10 in the J.P. Form?

MR. HUNTER: Would have been if they had been stolen. Of course, in the present situation I don't think he was prejudiced.

30 THE COMMISSIONER: But in this instance there could be

no prejudice.

MR. HUNTER: I don't think so. Probably not isn't as
evident as one's duty if you are selling a
property with everything on it as if somebody is
claiming some specific thing in which case you
have it appraised and sell it individually.

THE COMMISSIONER: Very well.

MR. McMASTER: My lord, in this case I would agree with
the Custodian that the logical way to sell these
premises with these things on it was that they
actually added to the value of the land, I would
say, their existence on there.

THE COMMISSIONER: There is no reason for the Custodian
doing otherwise, because at the time he sold he
wasn't aware but that these articles belonged to
anybody but the owner of the land.

MR. McMASTER: Yes, my lord.

Now, my lord, if I might proceed to the
next, No. 3 on page 2 of the attachment to the
claim, "Notes and Attachments". There appears
to have been a mis-description of the first two
notes appearing there, either in the claim form
that was filed or alternatively in the notice that
was given to the Custodian by the claimant, which
leads to some confusion. Rather than spend a great
deal of time on them I am instructed to abandon
the first two notes from the claim.

THE COMMISSIONER: That is the six and a half inch
mesh and the six inch mesh.

MR. McMASTER: That is right, my lord.

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Now with regard to the other seine net and the attachments thereto, which are described at some length following that in the claim, the claim was made for \$1200.00. It has been drawn to my attention -- and the details of it are set out in the statement which I will file by the claimant, my lord -- that he had made an offer to sell that net, for reasons that will appear therein, for \$700.00. Once again he is prepared to reduce his claim to \$700.00. Now I understand that the Custodian has agreed that the amount received by him for this net and equipment, this portion of the claim, is \$78.50.

THE COMMISSIONER: How do you arrive at that?

MR. REMASTER: \$700.00 for the net -- oh well, that included credit for two nets that were sold, but don't agree with the description that is there, and rather than straighten that out, my lord, it has been abandoned.

THE COMMISSIONER: Then we have a total of \$700.00 less \$78.50.

MR. REMASTER: That is right, my lord.

THE COMMISSIONER: That reduces the claim then to \$621.50.

MR. REMASTER: Yes, my lord.

Q Now, witness, did you ask me to prepare a statement with respect to this large seine net and attachments which are set forth in the claim?

A Yes.

Q Is that the statement?

A Yes.

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Q Would you be good enough to sign it, please?

A (Witness complies).

Q Are the statements contained therein true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as the next exhibit, my lord,
Exhibit No. 11.

(STATEMENT MARKED EXHIBIT NO. 11).

MR. McMASTER: Now, my lord, with regard to this statement and attachments, I would like to refer to what the claimant has to say at the foot of the statement. He says that he had made an arrangement, as he thought, with the manager of the Great West Packing.

Q What was the gentleman's name?

A Whiteside.

MR. McMASTER: Mr. Whiteside, to buy this net, and while he valued it at \$1200.00, he had agreed to let him have it for certain personal reasons for \$700.00, and he left it in his own net house and gave the key to a company official so that Mr. Whiteside could get it when he wanted it. Mr. Whiteside, before the transaction was completed, apparently, died, and the company denied that there was any sale or any agreement to purchase, and subsequently the Custodian found the net in a net house after certain correspondence had transpired through the Custodian's office with respect to this sale that the claimant thought he had made. Then the final statement. He states that he had washed the net,

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had bluestoned it, and hung it up properly in his outhouse and therefore he cannot understand the condition in which the Custodian said it was found. I think the Custodian's file alleges that it was not in very good shape when it was found, I believe some time in 1943, is that correct?

MR. HUNTER: I don't remember offhand, Mr. McMaster.

MR. McMASTER: I think that is correct, my lord, subject to correction.

THE COMMISSIONER: All right.

Q Mr. Takahashi, if a net has been properly bluestoned and dried, what possibility of deterioration is there in the case of such a net if it is hung in a outhouse? A: It can keep three, four years if not got wet, if you keep dry.

Q If kept in that place it would retain its good condition for three or four years?

A Sometimes I do other ways. Sometimes put salt on and pack in salt, but the nets when we use every season wouldn't do it, just hang in dry place.

MR. McMASTER: Q As a matter of interest to the Commissioner, and not particularly with respect to this net, I wonder if you might be good enough to give the Commissioner some information with regard to the lifetime of these seine nets and the manner in which the fishermen as a rule retined their nets in these large nets?

A Yes. We usually put one new strip in every year and the other old one, just change the parts.

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Just cut this part out and put this part in.

Q How long would it be until a new strip would get over to the other end and thrown on.

A Four years.

Q Every four years it rotated in a four-year period?

A Four years rotated.

10 MR. McMASTER: Now, my lord, Item No. 4 on the claim is abandoned by virtue of the fact that it refers to his claim with respect to United Marine Products Limited.

THE COMMISSIONER: Yes.

MR. McMASTER: He also filed a claim in the name of the company, not being sure just where he stood before your Lordship dealt with the matter and the recent Order in Council.

THE COMMISSIONER: Show it then as abandoned subject to it being presented by United Marine Products as a corporation claim, is that it?

20 MR. McMASTER: That is correct, my lord. Your witness, Mr. Hunter.

MR. HUNTER: My lord, it is submitted that the real property was sold for its fair market value. It is submitted that the household furnishings and tools were sold for their fair market value, and that in the case of any missing items the values claimed by the claimant are exorbitant. It is submitted that the five-room unpainted house and not house were sold for their fair market value, and the same was credited to the claimant. It will be submitted at the subsequent hearing of

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Cross-Exam.

the United Marine Products Limited that the real property was sold for its fair market value and the anything belonging to the claimant went with that and was included in the sale where the fair market value was obtained and it will be a matter of accounting between the claimant and the limited company.

10 It is submitted in this case that the large seine net had not been declared, that the Custodian had no knowledge of it until he took possession of same, and that accordingly the Custodian is not responsible for the condition in which it was, and that when he sold it he obtained the fair market value therefor.

CROSS-EXAMINATION BY MR. HUSTON:

Q Mr. Takahashi, have you ever tried to sell second-hand boats? ; At No.

Q Have you any knowledge of their value?

20 A Second-hand boats? Knowledge?

Q Have you purchased second-hand boats?

A No.

Q Now, regarding this seine net, this is the one that is in, in which you replace a section every year? At Yes.

Q Well, that would automatically mean then that when you left, one section would be ready for replacement the next year, I presume?

A No, one strip.

30 Q One section would be? At Second part is all

right, the other end.

Q You keep moving from one end to the other?

A Yes.

Q In other words, there would be one section that was ready for replacement the following year?

A Yes.

Q And you would have another section good for one year, another for two, and another for three, is it?

12 A: Yes, I had new strip ready for new next season. I had new strip.

Q You had a new strip. It was here, though, was it?

A: Yes.

Q It was covered with the net, was it?

A Yes.

Q Now what was your arrangement with this camp, White?

A Whiteside.

THE COMMISSIONER: Whiteside.

THE WITNESS: Whiteside, yes.

MR. NEWYER: Q: You had agreed to sell it to him, had you?

20 A: Yes, I agreed to sell, but he got sick, he went in hospital and while he is in hospital I evacuated and he never came out of hospital. He died there. But I thought the company bought it.

Q What was your actual arrangement with him was it just a verbal arrangement?

A Yes, just a verbal.

Q Had he agreed to buy it or had you offered it to him and he was considering it?

30 A No, he said he is going to use the same boat

we mentioned, the "Loyal Chinook", and use
sine nets and fish.

Q It was therefore a definite agreement to buy
at \$700.00, is that it?

A Yes, he agreed to buy at \$700.00.

Q Did that include the new section of the net that
was ready to go on the next year?

A Oh yes, yes.

Q Now that was stored where -- in your net house?

10 A Yes.

Q And your net house was in good shape so far as
keeping out the water was concerned?

A Yes.

Q Was that net house locked? A: Yes.

Q Who had the key? A: Great West Cannery.

Q That is the same cannery he worked for, is it?

A Yes.

Q Then when he died they repudiated the arrangement?

A I think so.

20 Q Was that arrangement supposed to be made by him
on behalf of the company or personally?

A On behalf of the company because he is manager.

Q This letter, I presume, was written by you,
Mr. Takahashi? A: I think so.

Q You have seen this, I believe, Mr. Hollister.
This is a letter, my lord, dated March 12th, 19--
is that '43 or '45? Can you remember within a
couple of years when you wrote it?

A I don't know; maybe it is three -- two, three.

30 MR. HOLLISTER: It is '43, I presume. It is from the

G. Takahashi,
Owner-Owner.

claimant to the office of the Custodian. I think it may be of value to have it in because it also refers to the boat. It says, (reading).

Q Now, Mr. Takahashi, was that the first time that you gave any notice to the Custodian about this net?

A I think so.

Q And the boat? A: I think so.

Q That was on the 5th of --

THE COMMISSIONER: Of March, 1943.

10 MR. HUNT: 18th of March, 1943.

Q Did you have some other seine nets?

A Yes.

Q Where? Were they all in the same net house?

A No, I sold before.

Q You sold them. This was the only seine net you had?

A: The only seine net.

Q So that anything we found that was a seine net would have been this net?

A: Yes.

Q I see. I am just not sure of the house you mentioned on the property, Mr. Takahashi. Were you living in the house?

A: Which house?

Q The five roomed house. A: One of my fishermen.

Q One of your fishermen. When you say, "One of your fishermen", you mean in the employ of the United Marine Products?

A: No, not employee.

We get their fish, that is what we call "my fishermen".

20 Q You mean one of your suppliers?

A Yes.

Q Did he rent it from you?

A I think
he paid just part of the tax of United Marine
Products.

Q Paid which?

A Paid part of the tax.

THE COMMISSIONER: Q Part of the taxes?

A Small payments.

MR. HUNTER: Q It was what -- partitioned, inside wood
partition?

A Yes.

10 Q And you said it was an cedar posts, I think.

A Yes.

Q What did it have inside, a basin or --?

A Yes, toilet.

Q Toilet?

A Sink.

Q Did it have a bath?

A Yes.

Japanese bath with a water pipe to the wooden bath.

Q A which?

A Wooden bath.

MR. HUNTER: Wooden bath, one of these Japanese baths.

MR. HUNTER: Q How old was that house? Probably

20 you put it in here. I didn't see it. How old
was this house?

A It was old house

but I fix never in 1938.

Q You don't know the actual age of the house, is
that it?

MR. HUNTER: He said in 1938 he fixed it up.

MR. HUNTER: He fixed it up.

Q You don't know the exact date?

A No.

THE COMMISSIONER: In Exhibit 8 he says, "I built this
30 house in 1938".

G. Takahashi,
Cross-Exam.
Re-Direct Exam.

THE WITNESS: If I say "built", that is wrong.

THE COMMISSIONER: Q: Rebuilt, is that it?

A: Yes, very old.

MR. HENTON: Q: The cannery, as you said, had the key to this net house, didn't they?

A: Yes.

Q: And would there be a possibility of somebody in the cannery using the nets in the net house?

10 A: Net house, I don't think so. Nobody except their nets in the net house and cannery people know the net house belong to me.

Q: Do you think there is any chance, that you being out of the picture, they would figure, "well, this is a good time to use these?"

A: I don't know; I couldn't say.

Q: You think it is possible that they might do it?

20 A: Anybody -- suppose you have some other people's key, you wouldn't give it to a person, I don't know, would you? If anyone has common sense, I don't think they will.

Q: Yes. Of course when you use me, Mr. Takahashi, you are using a very high standard.

MR. MCMASTER: I object, my lord.

MR. HENTON: That is all, my lord.

MR. MCMASTER: I would like to refer to Exhibit 8, my lord.

30 Q: Witness, with regard to this house which you built on the property of United Marine Products, in Exhibit 8 you state that you built the house in 1958 at an approximate cost of \$1000.00. Would

you explain just exactly what you did with regard to the erection or reconstruction of that house?

A Well, this house, almost couldn't use the roof, all broken and the floor was all broken.

So it took us quite a time. I hired that year four or five men all season fixing house, building a new net house, and building this net rack, so of course this just a rough figure.

Q Yes. In fixing the house, did you use new lumber to fix it? A: Oh yes, yes.

Q And was the work substantial that you did on it or otherwise? A: Well put whole roof,

new shingle, whole side new shingle, and floor, put new flooring. Of course, fix up with shiplap, then put the tar paper and then put new flooring.

Q Yes. Now did the small payment that this fisherman made that you mention for the use of the house, being a portion of the taxes, represent the real rental value of the house?

A Oh no, no.

Q Why then did you make that arrangement with him?

A Well I have 50% of interest in United Marine Products and really -- we bought property for the purpose of getting fish from fishermen and we wanted fishermen to come into the property and if necessary I personally wanted to build house -- we already tried to subdivide -- and we could build twenty house on the property so that we can bring more fishermen into the property, that is why.

33
G. Takahashi,
Re-Direct Exam.

Q It was to encourage --

THE COMMISSIONER: Q: It was good business to have a
place to house your fishermen, is that it?

A Yes, that is why we didn't try to charge good
rent.

MR. McMASTERS: That is all on that one, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DEB)

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

Gordon Hamilton
"G. HAMILTON"
Official Reporter.