

11243

FRASER VALLEY

BUREAU POWELL STREET

FILE No. 11243

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KISHIYAMA Tsugie (Mrs. Keisaku)

HOME ADDRESS: 1090 Royal Oak Ave., Burnaby, B.C.
Formerly at 191.14th Ave., Haney, B.C.

REGISTRATION NUMBER 14005 SEX: Female AGE: 37

OCCUPATION: Farmer

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

EMPLOYER: Worked for self, 191.14th Ave., Haney, B.C.

MARRIED? Yes. First husband died. (YAMAMOTO Kumashiko)
Divorced from KISHIYAMA Keisaku.

NAME OF WIFE OR HUSBAND: TAKU Shinji. (Not yet legally married to this man.)

ADDRESS OF WIFE OR HUSBAND: 1090 Royal Oak Ave., Burnaby, B.C.

NAMES OF ANY LIVING CHILDREN: YAMAMOTO Tatsuko, (F).

" Haruko, (F).

" Minobu, (M).

ADDRESS OF CHILDREN: 1090 Royal Oak Ave., Burnaby, B.C.

AGE OF CHILDREN: 8. 7. 5.

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

1. LOCATION AND DESCRIPTION: 191.14th Ave., Haney, B.C.

Two storey, wooden, four roomed house.

1 garage and 1 wood shed.

Ten Acres of land Details known to lawyers, Burns & Jackson.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 garage and 1 wood shed.

2 Storey wooden four roomed house.

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

4. TAXES (Amount and where payable) \$27.80 a year. Payable to Municipal Hall,
1941 taxes paid. Haney, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Details unknown. Tax papers are in
the hands of the lawyer, (BURNS & JACKSON (850 W. Hastings, Vancouver.)

Key is in the Hands of the Custodian.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. BURNS & JACKSON, 850 W. Hastings st
Vancouver.

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

9. IF FARM LAND STATE CROPS SOWN ~~none~~ 2 acres of raspberries and
strawberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION 1090 Royal Oak Ave., Burnaby, B.C.

Two storey, wooden, four roomed house.

2. LANDLORD'S NAME AND ADDRESS. Mrs. Sloan, 1090 Royal Oak Ave., Burnaby.

no shown - Ba 6564

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

Declarant's husband (TAKU SHINGI) is caretaker for the house.

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.

none

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: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none8. BANK ACCOUNTS: none9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS. none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: none

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

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

Dated this 20th day of October, 1942.

(Signature)

H. Sugie Yabui
Kishiyama Tazue
山崎 伊知子

D. M. Chope

Witness

FOR DEPARTMENTAL USE

REAL ESTATE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 11543

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: YAMAMOTO, Twia (Tsuja) (Mrs.)
HOME ADDRESS: 1090 Royal Oak Ave., Burnaby, B. C.
REGISTRATION NUMBER 14005 unknown SEX: female AGE: 37
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: Taku Shinji
ADDRESS OF WIFE OR HUSBAND: Hastings Park, Vancouver, B. C.
NAMES OF ANY LIVING CHILDREN: Tatuko (F), Haruko (F), Minobu (M).

ADDRESS OF CHILDREN 1090 Royal Oak Ave., Burnaby, B. C.
AGE OF CHILDREN: 7, 6 and 4 years.

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

1. LOCATION AND DESCRIPTION: Lot 7, of the North East quarter of
Section 20, Township 12, map 5467. District of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room, 2 storey wooden frame dwelling.
1 small tool shed.
1 small garage.

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

4. TAXES (Amount and where payable) Taxes due Aug. 31, 1942. \$27.51. Not yet Paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: _____

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 15th day of August 1942. "BY PROXY"

E. A. Hilde
Witness

(Signature) Shinji Taka

Signature of husband as wife is sick.

Wife has registration card with her.

FOR DEPARTMENTAL USE _____

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 11243.

MUNICIPALITY: MAPLE RIDGE.

Date: Sept. 16, 1942.

NAME: YAMAMOTO, T.

REGISTRATION NO.

ADDRESS: 191-14th. Avenue, Haney, B.C.

PROPERTY:

ACREAGE: 10. 4 acres cleared, rest bush.

KIND OF CROPS: Straws. Rasps. Fr. Trees.

APPROXIMATE ACREAGE OF EACH: $2\frac{1}{2}$. (badly $\frac{1}{2}$. 4. (mixed)
overgrown)

HOUSE: $1\frac{1}{2}$ Storeys. VACANT: Yes. OCCUPIED:

DESCRIPTION: Frame, basement with dirt ROOF: Shingle.
& gravel floor.

SIZE: 26 x 48. NO. OF ROOMS: 6.

CONDITION: Fair.

OTHER BUILDINGS: Garage 12 x 14 (poor) Packing shed 12 x 14 (fair)
Sml. open woodshed. Bathhouse & woodshed combined 16 x 26 (fair)
Open well house.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well. ON: OFF:

LIGHT: Yes. ON: No. OFF:

REMARKS: Outside finished with building paper, small portion shingled.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

J. Morphy
W. G. Simon

INFORMATION FROM R.C.M.P.

Date December 28, 1942.

Full Name Registered under Mrs. Keisaku (Tsugio) KISHIYAMA.
(Surname in Block Letters) known as Mrs. Taku

Registration No. 14005

Male - Female ☒
(check)

Age Nov 26, 1904

Former Address 191 - 14th Avenue, Naney, B.C.

Date Evacuated Oct 27/42. Naturalized - Canadian-Born - National ☒
(check)

Present Address Tashme, B.C.

Married - Single ☒
(check)

Name of Wife _____

Name of Husband Keisaku - 07409

Name of Mother ^{nee} (MURAYAMA) Tsuo (Japan) Name of Father UYEDA Bunji (Japan)

Names of Children under 16 _____

(See husband's sheet) ->

Our File No. 11243

Registered with Custodian _____
(yes or no)

Requested By E. Morrison

Additional Information Farmer (strawberry) - 10 acres +

house in own name

Formerly married to YAMAMOTO, Tsumahiko who died.

REAL PROPERTY SUMMARY

JAPANESE NAME: Tsugie KISHIYAMA (Mrs. Keisaku) Reg.No.14005. File No. 11243.
Mrs. Keisaku Tsugie KISHIYAMA is also known as:
Mrs. Tsugie TAKU)
T. YAMAMOTO) See Statutory Declaration on file.
Twgia YAMAMOTO)

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/204-P. First Offer.

PROPERTY ADDRESS: 191 - 14th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 7 of the North East $\frac{1}{4}$ of Section 20, Township 12, Map 5467,
Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Twgia YAMAMOTO.
See Statutory Declaration on file re difference in names.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 24835, dated October 21st, 1942.

ASSESSED VALUE: Land - \$ 650.00
Improvements - \$ 800.00 - \$1450.00. Taxes - \$30.09.

CLASSIFICATION: Small Fruit Farm, Dwelling and out-buildings.
The Custodian's representative reported September 16th, 1942, that this property had an area of 10 acres of which 4 were cleared and planted to the following crops: $2\frac{1}{2}$ acres strawberries, $1/8$ acre raspberries, 4 acres mixed fruit trees.
1 - $1\frac{1}{2}$ storey 6 room dwelling, 1 garage, 1 packing shed, 1 small open woodshed, 1 bath house and woodshed combined.

HISTORY OF ADMINISTRATION: This property was leased by the Custodian on 29th December, 1942, to Albert Augustus Mitchell for the term of one year from 1st January, 1943, to 31st December, 1943. Consideration being \$60.00 full amount payable on execution of the lease.
Sufficient space reserved for sole and exclusive use of the Lessor in storing chattels and effects now on the premises.
Lease given to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$673.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.
In view of the rent having been collected by the Custodian for 1943, a cheque for \$60.00 covering same was paid to The Director, The Veterans' Land Act, 17th November, 1943.
Funds released to the credit of Tsugie KISHIYAMA as at June 17th, 1944, against which were charges - Registration Fees - \$3.00, Legal Fees - \$15.00, Tax arrears - \$34.42, leaving a net credit of \$620.58 from said

from said

Page 2.

File No. 11243.

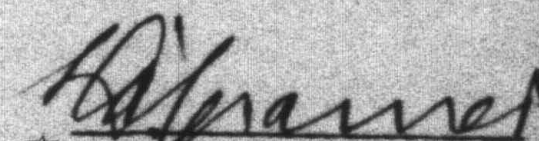
transaction.

The following Fire Insurance Policy -
North West Fire Insurance Co., Policy No. 210153 - \$500.00, was
transferred to The Director, The Veterans' Land Act.

Certificate of Title No. 172031-E in the name of The Director,
The Veterans' Land Act.

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

February 5th, 1946.


D. A. CRAMER.

DAC:JS

This Indenture,Made in triplicate this **Twenty-ninth** day of **December**, A.D. 194 **3**.**IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"**

Between:

THE SECRETARY OF STATE FOR CANADA,
acting in his capacity as Custodian under and by
virtue of Order-in-Council P.C. 1665, and Amend-
ments thereto.

Hereinafter referred to as the
LESSOR OF THE FIRST PART.

And:

ALBERT AUGUSTUS MITCHELL, (Farmer), of
R.R. No. 1, Naney, in the Province of
British Columbia.

Hereinafter referred to as the
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the **Municipality of**
Rough Ridge, New Westminster
District, in the Province of British Columbia, more particularly described as

Lot Seven (7) of North East Quarter (NE¹) Section Twenty (20).

Township Twelve (12), Map 5407.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining, saving and excepting ~~thereout sufficient space to be reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.~~

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying adjoining lands from time to time, their respective families and servants, and all other persons with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterrupted right at all times hereafter and for all purposes to go, return, pass and repass with or without horses, cattle, and vehicles from and to any highway by crossing through and over the demised premises; and Doth Further Let on Hire the following chattels, namely:—

from the **First** day of **January**, A.D. 19 **43**, (or from the date hereof) for the term of **One** year thence ensuing and fully to be determined on the **Thirty-first** day of **December**, A.D. 194 **3**.

Yielding during the said term therefor the clear (annual) rent of \$ **60.00** -----
----- **Sixty** ----- Dollars,
of lawful money of Canada, payable to the Lessor at the Office of the Custodian, Vancouver, British Columbia, on the following days and times, that is to say:—
the first payment to be made on the **execution of the lease.** -----

2. That the said Lessee covenants with the said Lessor to pay rent; and to pay taxes; and to pay rates and charges for water, electric light, gas and telephone. AND TO repair; and to keep all ditches and drains clean, open and free from obstruction and in good working order; and to keep up fences; and not to cut down timber; and to insure against fire in the joint names of the said Lessor and the said Lessee, show receipts and to rebuild in case of fire; AND that the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice, and that the said right of entry and to view the state of repair shall extend to every person to whom may be delegated any power or duty conferred or imposed on the Custodian and to every person authorized by the Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave; and will not sublet without leave; and that he will leave premises in good repair excepting only reasonable wear and tear and damage by tempest; AND that he will not carry on any business on the premises that shall be deemed a nuisance.

The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall be construed according to the extended form in Schedule Two (2) of that Act.

3. The Lessee Further Covenants and Agrees with the Lessor:—

(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under cultivation in a good and husbandmanlike manner and in accordance with the most approved method of husbandry used in the district, and to use the said cultivated lands for the purpose of producing the type of crops heretofore produced thereon, and to keep all arable lands clean and free from weeds, and to protect, prune and manage all orchard, fruit, shade and ornamental trees on the premises.

(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises and not to remove from the lands any manure on the expiration of the term.

(c) During the continuance of the term at his own expense to keep the said chattels in good and substantial repair and condition and to keep the owner indemnified against all loss of, from and against the said chattels from whatever cause it may arise, save only reasonable wear and tear.

(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the said chattels at the said premises.

~~(e) To keep the hired chattels insured in the name of the Lessor throughout the term against loss or damage by fire to the full insurable value thereof with some reputable insurance company.~~

(f) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the Lessor occupying the adjoining lands for the time being, their respective families and servants, and all other persons with the Lessor's or their permission going to or from the said adjoining lands.

(g) To put all plumbing works, sanitary arrangements and drains in condition to comply with the requirements of the Municipal Health Officer and of the Board of Health of the Municipality and to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board of Health of the Municipality.

4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to have been paid although no formal demand and agreements herein contained on the part of the said Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

~~5. Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy, and such notice shall have been deemed to have been received by the Lessee on the date on which it shall have been deposited in the Post Office at Vancouver, British Columbia, and mailed and addressed to the Lessee at~~

British Columbia: Such notice may also be served upon the Lessee personally or by posting it on any part of the said premises if vacant, or by serving it upon any grown up person on the said premises if occupied and if the Lease shall terminate as herein provided on any day other than the

(H) Apart from the hired chattels, to warehouse and store upon the demised premises those chattels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels, by placing the said stored chattels in a place reasonably safe and to use reasonable care for the protection thereof.

(I) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessor so demanding by reason of judgment obtained against the Lessee, or breach of any term of this Lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by their continuing in the possession of the Lessee, of which the Lessor shall be the sole judge.

(J) At the request of the Lessor from time to time to deliver to the Lessor an order on any third person to whom the Lessee may have marketed or delivered any of the crop from the demised premises and in such form as the Lessor may request directing such third person to pay to the Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to the rental for the current year.

J. G. Shearn
Signature of the Lessor.

A. A. Mitchell
Signature of the Lessee.

last day of the year of the tenancy the rent for the year in which the lease terminates as aforesaid shall be apportioned by charging the Lessee a reasonable rent having regard to the stipulated rent, and the opportunity of the tenant to have obtained or to obtain the crops in that year, reserving to the Lessee the right to re-enter upon the demised premises to cultivate and harvest crops maturing in the year of the tenancy in which the termination occurs unless the incoming occupant shall pay to the Lessee a fair value for the crops maturing at the time of the termination, which value shall be determined by a person appointed by the Lessor or by an authorized Deputy of the Lessor in his capacity of Custodian from those persons to whom may be delegated any power or duty conferred or imposed on the Custodian

6. The Lessor covenants with the Lessee for quiet enjoyment.

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his
authorized deputy, in the
presence of:—

H. K. Watkins

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian.

Signed by the said Lessee
in the presence of:—

John F. Smith

A. A. Mitchell

Approved by the Director of Soldier
Settlement of Canada to land.
By his authorized representative.

W. B. Smith

District Superintendent.

Dated **December 29.** A.D. 1948.

THE SECRETARY OF STATE
OF CANADA

— and —

ALBERT AUGUSTUS MITCHELL

Lease
(YEARLY BASIS)

LOCKE, LANE, GUILD & SHEPPARD
Barristers, etc.,
Vancouver, B. C.

11243
14005

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC-204-P

(JL-207)

Vancouver, B.C.

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

YAMAMOTO, Georgia

now known as TAKU, Georgia

Dear Sir:-

Re: Lot 7, of the N.E. 1/4, Sec. 20,
Twp. 12, Map 5467, MUNICIPALITY
OF MAPLE RIDGE.

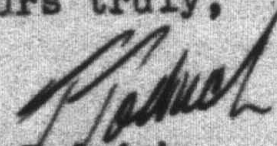
I beg to acknowledge receipt of Duplicate
Certificate of Title No. 172031-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 22,082.72, in favour of The Secretary of State,
forwarded to you and dated April 28, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 673.00 ✓
Loss arrears of taxes to January 1st, 1943,	- \$ 34.42 ✓
Amount paid to Secretary of State	- \$ 638.58 ✓

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

Yours truly,


T. Todrick,
DISTRICT SOLICITOR

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

Date

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 11243
Reg. No. 14005

506 Royal Bank Building,
Vancouver, B. C.

Mrs. Eugie TAKU,
Reg. 14005,
Tashme, B. C.

Dear Sir:

Re: Municipality of Maple Ridge - Lot 7 of the N.E. quarter
of Sec. 20, Township 12, Map 5467, Dis. of New Westminster,
C. of E. 50326.

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	\$ 673.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	\$ 34.42
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	635.58

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

Yours truly,
F. G. SHEARS,
Director.

BC-204-P
BC-2712-B

BC/204-P
BC/2702-B

Page 1

U.S. Form No. 49
(Sheet 1)

Farm Appraisal Report

File No. JL-207

Land Description Lot 7 - S/D of E'ly portion of NE 1/4 Sec. 20, Tp. 12, Map 5467.

Containing 10 Acres

Owner's Name YAMAMOTO, Turgis Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 1 1/2 miles

Market Town New Westminster, B.C. Distance 24 "

Church (give denomination) All denominations - Haney, B.C. Distance 1 1/2 "

Nearest School Haney, B.C. Distance 1 1/2 "

State how property was identified: Corner posts and map location

Roads: State whether property has access to main road, the kind of road and its condition.
Direct access to 14th Avenue. Gravel, good condition.

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

Employment opportunity Two sawmills, brickyard & peat plant.

Predominating Nationality and religion: Mixed - Japanese predominating.

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

Water supply: Domestic water supply from well. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 30	Frame	1st.	Shgl.	12	Conc.	Fair	500.00
	x							
	x							
BARN	x							
Shed	15 x 24	Pole & Lbr.	7'	Shks.	12	Wood	Poor	-
BARN	x							
	x							
GRANARY	x							
Garage	10 x 15	Frame	7'	Shks.	12	Wood	-	-
	x							
	x							
	x							

Total present day value \$ 500.00

Total Value Buildings add to farm \$ 500.00

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

Describe the basement and chimneys: 2' concrete walls. Wood 4' basement floor-dirt. 4 rooms-frame partitions. No. rooms downstairs 4. Upstairs? No. How finished Wood with frame partitions. finished.

Are buildings painted? No. Condition of paint -

Distance from nearest bank 60 feet.

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

Cultivated Land

BC/204-P
BC/2782-B

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.00	Level	Sandy, gravelly loam - 6" to 12"	Sand & gravel	Small fruits and fallow	50.00	50.00
Area which can be cultivated without cost other than for breaking.						
					VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
					VALUE PER ACRE	
9.00	Level	Sandy, gravelly loam - 6-12"	Sand & Gravel	Clearing, stumping, levelling & drain- age.	150.00 to 200.00	15.00
					15.00	135.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 185.00

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 685.00

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

Area in small fruits only in fair condition, balance of land uncultivated.
Occupied at present time by Japanese family, who are renting at \$10. per month,
crop included.

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

Noxious weeds:

Thistle making inroads on uncultivated portion.

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

1942 Tax - \$30.09 - District of Maple Ridge.

Date: June 5th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 2nd day of June 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

JL-207 -T. YAMAMOTO

BC/2782-B
Farm Appraisal Report

Remarks:

This is a 10 acre property with about 1 acre cleared and under cultivation, balance of land in bush. The soil is of a light sandy gravelly nature of shallow depth, and growing crops are not in good condition. The dwelling is in fair condition, but un-

The dwelling is in fair condition, but unfinished. On the outside walls the house is only partially shingled. First floor inside rooms divided by wood partitions about 5 feet - upper storey unfinished.

A Japanese family by name of Inoue, is in residence, and he stated he was renting from Japanese owner at a rental of \$10.00 per month, crops included. If no crops are harvested, no rental paid. Electric light is installed in the dwelling.

no rental paid.
Electric light is installed in the dwelling.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Raspberries	-	.25	acs. - poor condition
Strawberries	-	.26	"
Fallow and	-	.49	"
buildings	-		

3

1

1

10

1

Total: 3

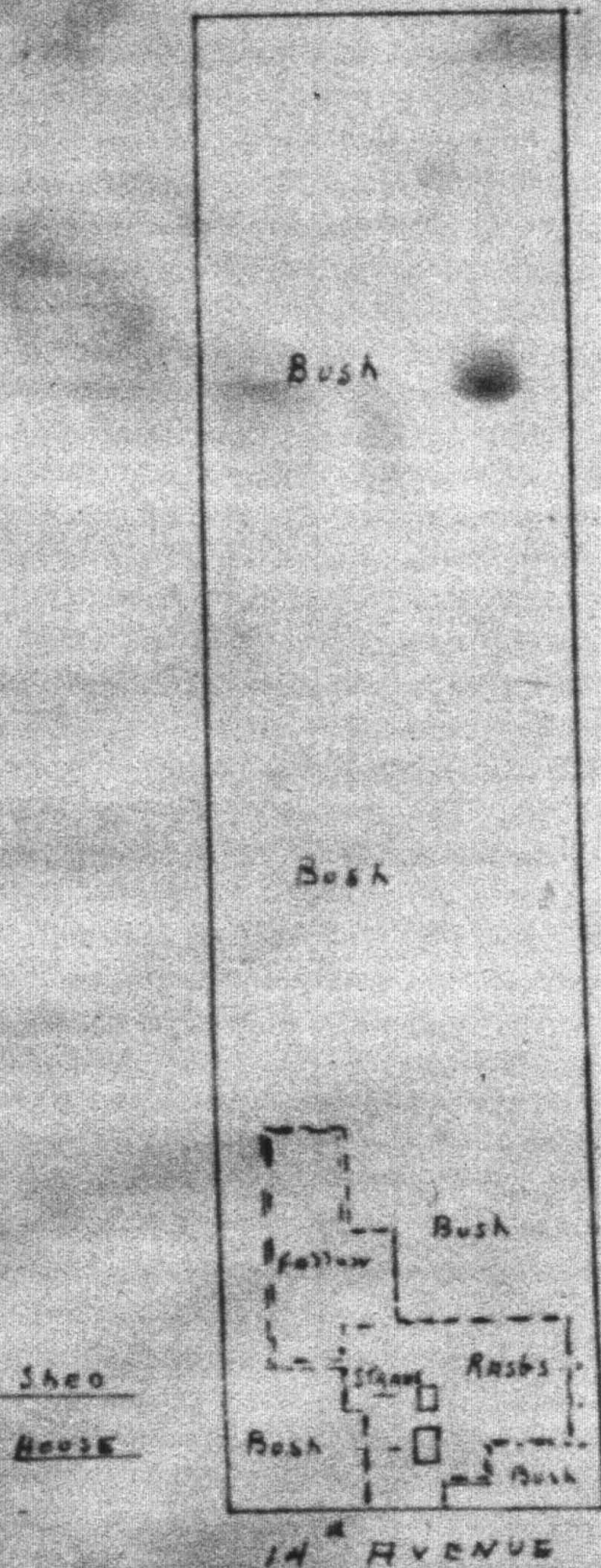
Amount fruit trees add to value of farm \$

Diagram of Property

LOT 7 - S.D. of Eastern Portion of N.E. Section 12 Map 5467

10-Acs

TUGIH YAMAMOTO



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

value is \$ 600.00

Date 6th June 42.

"I.T. BARNET"

District Superintendent

14009

PLANE

TAKU, Tsugio Mrs.
(Also known as T. Kishiyama,
T. Yamamoto & Twgie Yamamoto)

FILM NO.

11243

[illegible]

FIRE INSURANCE SUMMARY

File No. 11243.

Tsugie KISHIYAMA (Mrs. Keisaku) - Reg.No. 14005.
Mrs. Keisaku Tsugie KISHIYAMA is also known as:
Mrs. Tsugie TAKU }
T. YAMAMOTO } See Statutory Declaration
Tugie YAMAMOTO } on file.

The above named Japanese declared on her JP Form, signed 1st May, 1942, that she carried no Fire Insurance. That being the case, the Custodian, on July 20th, 1943, placed a Fire Insurance Policy No. 210153 in The North West Fire Insurance Co., \$500.00, covering on dwelling. As this Policy was placed after the sale of the property to The Director, The Veterans' Land Act, the Premium was refunded to us by them and credited to her account.

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

April 3rd, 1946.


D. A. CRAMER.

DAC:JB

LIABILITY SUMMARY

File No. 11243.

Taogie KISHIYAMA (Mrs. Keisaku) - Reg. No. 14005.
Mrs. Keisaku Taogie KISHIYAMA is also known as:
Mrs. Taogie TAKU)
T. YAMAMOTO) See Statutory Declaration
Taogie YAMAMOTO) on file.

The above named Japanese declared on her JP Form, signed 20th October, 1942, that she had no Personal or Trade Debts.

However the following claims were lodged against her and her husband:

M. Furuya Company	\$16.70
Hyokura KOZAI	13.80
Isamu UJIMOTO	7.78

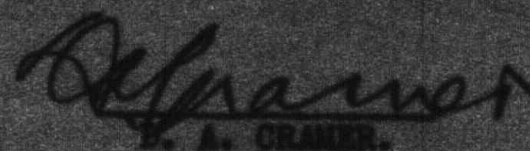
A letter was written to her on 6th February, 1946, asking her to confirm these debts, in reply to which we have received a letter dated 29th March, 1946, from M.L. Brown, Office Manager, Department of Labour, Japanese Section, which reads as follows:

"Referring to your letter of the 18th instant, the above-named woman has now been interviewed by our Toshio Supervisor. The Supervisor states that he finds that the debts mentioned in your letter were incurred by this woman's husband, whom she has not lived with for six years, and that she knows nothing whatever about them. She does not know where her husband is as they have been separated for the past six years."

The Custodian, therefore, in view of these facts, is taking no further action regarding these claims on this file, and they are being dealt with on the husband's file only.

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

April 3rd, 1946.


P. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 11243

12th May, 1947.

Re: Tsugio KISHIYAMA - Reg. No. 14005

CHATELS: The above Japanese registered with this office on the 20th October, 1942, and declared leaving no chattels in the Protected Area, and none appear on her file.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: The B.C. Electric paid in to this office, the sum of \$2.46 being a refund on her electric light security deposit.

This file reveals no other personal property assets.

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

HA

.....*W. E. Lawrence*.....

Coffey
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 17 1942

File No. 11243.

Hastings Park,
August 15, 1942.

MEMORANDUM

TO: Mr. Coffey,

FROM: Mr. Spain.

Re: Taku (Tsuji) Mrs. Shinji #14005
Wife of Shinji Taku No. 01426

In reply to your undated memo of the (14th ?) Mr. Taku has registered his wife's property by proxy. See registration completed today. The property according to title deed is still in her former name of T. Yamamoto. The property at Haney was occupied by Mrs. Inouye until about July 20th at which date Mrs. Inouye and family were sent to Slocan. The rent, (paid to that date) was \$10.00 per month. The house is empty at present.

GBS/AV

Geo. B. Spain
Geo. B. Spain.

MEMORANDUM

File: 11243

August 21st, 1942

To: Mr. Alexander

From: Mr. Coffey

Re: TAKU. (Tsujiye) Mrs. Shinji

Registration No. 14005

I contacted the above on the 17th instant and was informed that her husband, the former Mr. Turgie Yamamoto, left a will to Mr. Hal Menzie, Haney, B. C.

I noted on her present registration card that the name of Katsaku Kishiyama, her second husband, has as yet not been transferred to her present name as above. This information may be appreciated by the R. C. W. P. as this individual has obtained a divorce from Mr. Kishiyama and is now Mrs. (Tsujiye) Shinji Taku.

HRC:IF

ARK

Please get a copy of the will

ARK

Apparently Mr. Turgie Yamamoto died in an
accidental death in a automobile, & despite
(possibly) Mrs. Kishiyama informing us that a will
was left to Hal Menzie. Mr. Menzie
cannot recall receiving same.

12243

22nd August, 1942.

Constable R.A. Davidson,
Royal Canadian Mounted Police,
Marine Building,
Vancouver, B.C.

Dear Sir:-

When interviewing Mrs. Shinji (Tsujiye) TAKU,
Registration No. 14005, wife of Mr. Shinji Taku, Registration
No. 01486, we found that her Police Registration card was in
the name of Mrs. Keisaku Kishiyama, one of her previous husbands.

As Mrs. Shinji Taku has been divorced from Mr.
Kishiyama and now bears her present husband's name, you may
perhaps desire to take steps to see to it that her Police
Registration card is either endorsed to show the correct present
name or that a new card is issued to her.

We might add that at one time Mrs. Shinji Taku was
married to a Mr. Yamamoto and at that time was known as Mrs.
Turgia Yamamoto.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

To: Mr. Ian Macpherson
FROM: Mr. R.P. Alexander

MEMORANDUM
File #11243

25th August, 1942.

Lot 7 of the N.E. $\frac{1}{4}$ of Sec. 20, Twp. 12, Map 5467, Burnaby, District of New Westminster, is said to be registered in the name of Turgia Yamamoto and I note that on August 8th Mr. Coffey asked you to be good enough to kindly search title and verify the name of the reputed owner.

This question is somewhat complicated by the fact that the claimant to this land, which also has the street address of 191 - 14th Avenue, Haney, was formerly

- (1) Married to Mr. Turgia Yamamoto and following his death
- (2) Married Mr. Kaisaku Kishiyama and following her divorce (no) from Mr. Kishiyama married
- (3) Mr. Shinji Taku, Registration No. 01486.

The property in Haney is presumably in the name of her first husband, (deceased).

Mrs. Shinji Taku declares that her first husband left a will in the hands of Mr. Hal Menzies of Haney, B.C., but Mr. Menzies has no recollection of having had any such will.

This much-married lady's registration No. is 14005.

RPA:FM

OFFICE OF THE CUSTODIAN
JAPANESE REGISTRATION

RECEIVED
AUG 26 1942

ROYAL CANADIAN MOUNTED POLICE
JAPANESE REGISTRATION
"E" DIVISION

L. H. 3A

IN REPLY PLEASE QUOTE

Our File No. 14005 & 01486
DIV. FILE No. _____
Your File No. ~~12243~~
H. Q. FILE No. 11242

Vancouver, B.C.
25th August, 1942.

Mr. R.P. Alexander,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Re: Mrs. Tsugie KISHIYAMA - #14005

Dear Sir:

10775
11709
Replying to your letter of August 22nd, regarding the above-named Japanese, please be advised that we have examined our files, and find that on July 18th, 1942, both Mrs. Kishiyama and Shinji Taku made signed statements to the effect that she was not legally divorced from Keisaku Kishiyama, and has been living with Taku as his common-law wife for some months.

2. As our records show all Japanese registered under their lawful name and status, we will not make any change in this case.

3. Could it please be noted that our card should not be changed if this woman requests that it should be done. This would make a discrepancy in our files.

Yours truly,


Cst.
(R.A. Davidson)

In Charge Japanese Registration.

KD:MW
MARINE BLDG.

11243

1st September, 1942.

G. L. Salter, Esq.,
850 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Tugia YAMAMOTO

The case covered by our File No. 11243 and Registration No. 14005 was assigned to you for investigation and report on August 24th, and as the names used may possibly be somewhat confusing it occurs to me that some explanation would not be amiss.

This lady first married Mr. Turgia Yamamoto and following his death married a Mr. Keisaku Kishiyama. On July 18th, 1942 Mrs. Kishiyama and Mr. Shinji Taku, who signed relative registration form, signed statements also to the effect that she had not been legally divorced from Keisaku Kishiyama but had been living with Mr. Shinji Taku, Registration No. 01486, as his common-law wife for some months.

Yours truly,

R. P. Alexander
Manager

RPA:LF

4847
4783
or
11243

5th September, 1942.

Mrs. Tsujiye Taku,
10th Ave.,
Burnaby, B.C.

Dear Madam:

re: Lot 7 N.E. 1/4 Section 20,
Tp. 12. Map 5467, 10 acres.

The above property, which is registered under your deceased husband's name, Twgia Yamamoto, was rented by the Inouye family. We would now advise that Mrs. Inouye was evacuated to Slocan approximately 3 weeks ago, and our field man reports that quite a number of household fixtures have been left on the property.

Prior to Mrs. Inouye's evacuation a representative from this office contacted her and was informed that all her belongings were taken to Mrs. K. Nagao's property at 29th Road, Haney, B.C. We would, therefore, ask you to kindly let us know by return whether these articles belong to you and, if so, supply us with a complete list of same.

Yours truly,

R. D. Richardson,
Farm Department.

HRC:GF

Please file this

MEMORANDUM.

File #11243.

8th September, 1942.

re: The Former Mrs. Tsujiro YAMAMOTO.

The above individual was married to Twgia Yamamoto, now deceased. She then married Keisaku Kishiyama, from whom she was separated in December, 1941. She is now living with Mr. Shinji Taku and has signed a statement to the effect that she was not legally divorced from Kishiyama.

Any correspondence dealing with the names of Tsujiro Yamamoto, Keisaku Kishiyama and Mrs. Shinji Taku (Tsuji) are all in connection with File 11243.

HRC:GE
ARG

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 11 1942

Richardson
602 Credit Foncier Bldg.,
Vancouver, B. C.
Sept. 10th, 1942.
aut A Coffey

Report on: YAMAMOTO, (KISHIYAMA), Taku. Mrs. Twgia.
Registration # 14005. File #11243.

REAL ESTATE AND PERSONAL PROPERTY

LOCATION:

Lot 7, N.E. $\frac{1}{4}$ Sec. 20, Township 12, Map 5467, Corporation of Maple Ridge. (Not Burnaby as shown in pencil on Form JP).

OWNERSHIP:

Certificate of Indefeasible Title dated April 11/38 Reg. Folio 125611 E registered in name of YAMAMOTO, Twgia, Maple Ridge Municipality. (Mrs. Yamamoto, (Kishiyama, Taku), claims this property now belongs to her as it was her husband's property. (Her husband now deceased). Whether this property was willed to her or whether she just assumes it belongs to her could not be ascertained as Mrs. Yamamoto gives the impression that she understands little English. In any case the property now stands in the name of YAMAMOTO.

DESCRIPTION OF
LAND & BUILD-
INGS:

2 acres of berry land, strawberries and raspberries. Dwelling, 4 rooms downstairs, unfinished attic, small tool shed, small garage. (This information given by Mrs. Yamamoto, not checked by investigator).

INVENTORY:

None.

PARTICULARS
OF INSURANCE:

As far as can be ascertained no insurance is carried on the property in Maple Ridge.

LIABILITIES:

No liabilities apparent, except 1942 taxes.

OBSERVATIONS:

Mrs. Yamamoto (Kishiyama, Taku) is living at 1090 Royal Oak Avenue, Burnaby in property owned by Mrs. M. Slavin, 3642 West Broadway, Vancouver, Phone Bayview 6564. Mrs. Slavin states that the Yamamoto's have a lease on the property as caretakers and that they are carrying on chicken ranch business in the rear of the property but that the lease will be of no effect if the Yamamoto's are evacuated. Note change from Form JP in which the name of the landlord is given as Mrs. Slomy, address unknown.

As I understand it from both the tenant and the landlord, Mrs. Yamamoto and family are occupying the premises at 1090 Royal Oak Avenue as caretakers, and that Mrs. Slavin has made arrangements for the care of the property when Mrs. Yamamoto is evacuated.

RECOMMENDATIONS:

The property at Maple Ridge was not inspected by me, but as according to Form JP the crop of berries has been sold, there are no recommendations I can give now. If, however, the property in Maple Ridge has not been inspected by another inspector and recommendations not received by him, I would recommend that this property be properly inspected with a view of its disposal, and with a view of placing insurance on buildings on the property.

Yours very truly,

G. L. SALTER,
Agent for the Custodian.

Per: *[Signature]*

MEMORANDUM.

File #11243.

21st September, 1942.

re: Mrs. Shinji TAKU.

The above's common-law husband, Mr. Shinji Taku, called at this office and informed us, in reply to our letter of the 5th instant, that the chattels found on the property at 14th Ave., Haney, B.C., were not the property of the above.

HRC:GF



October 7, 1942.

MEMORANDUM FOR FILE NO. 11243

Re: Mrs. Shinji (Tsujiye) TAKU

Further to our letter of October 2nd Mr. Taku called in at this office and informed us that he had arranged with Mr. Jackson, a lawyer, to take out Letters of Administration on the above's property located at 191 - 14th Avenue, Hency, S. C.

Mr. Jackson phoned me and advised me that after making a thorough investigation of this matter it was found that this property was actually registered in the wife's name and not in the deceased husband's name, as presumed in this file. This conclusion by Mr. Jackson was reached by searching in the subject Japanese's passport wherein it stated that Mrs. Taku's former husband's name was Kumatiko Yamamoto, and Mr. Jackson further stated that when registering this property the Land Registry Office presumably made a typographical error in the spelling of "Tsujiye" as "Tugia". It was, therefore, assumed that there would be no need to take out Letters of Administration as the usual procedure by changing the name of the title ownership at the Land Registry Office would be sufficient.

HBC:NA
[Handwritten signature]

November 24, 1942.

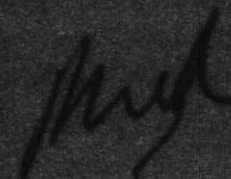
MEMORANDUM

File No. 11243

TAKU, Teajiye

TO ADMINISTRATION

The situation here appears to be as set out in the prepared statutory declaration hereto attached, but to be sure that we are in order (in view of the confusions of names) it is suggested that this registrant be required to make the declaration in proper form. This would verify our records so far as the Registrant/Claimant of these lands is concerned.



P. H. Russell.

PHR/CD

11243

December 14th, 1942.

Mr. Graham Pipher,
B. C. Security Commission,
Schreiber, Ontario.

Dear Sir:

Re: Mrs. Tsuive TAKU

We thank you very much for your letter dated December 8th and we have, in the meantime, communicated with the B. C. Security Commission in Vancouver to obtain particulars of the above.

According to the R. C. M. P. Police Records, the Japanese is registered under the name of Mrs. Keisaku (Tsugie) Kishiyama, registration #14005 but is presently known as Mrs. Taku. This individual apparently never obtained a divorce from Mr. Kishiyama from whom she is now separated and is presently known as a common law wife to Mr. Taku.

We would, therefore, appreciate having your kind co-operation by parading this individual to have her fill in the forms forwarded to you on November 30th in the name of Taku, for which please accept our thanks in advance.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING
VANCOUVER
B. C.

INVESTIGATION SECTION	
Rec'd	FEB 19 1943
File No.	
Ans.	
Referred	

Tashme, B. C.,
February 12, 1943.

Mr. R. D. Richardson,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Taujiye TAKU, #14005.

Referring to your letter of the Jan 8th instant, file 11243, regarding the above, in which you enclosed a form of declaration in connection with a certain property in Maple Ridge.

We have interviewed this lady and she is somewhat reluctant to sign the document, explaining that although she is legally married to Mr. Kishiyama, they are now separated, and with a natural desire to protect the interest of her children, is wondering if she signs as Kishiyama, her legal husband in the event of her demise claim the property.

We have tried to assure her that such would not be the case, provided that she executed the will in favor of her children, but at the same time she would like to have some assurance that if she does sign, the interest of her children be protected.

Yours truly,

B. C. SECURITY COMMISSION

J. J. Sutherland
J. J. SUTHERLAND
ASSISTANT SUPERVISOR.

JJS:MT

LAST WILL AND TESTAMENT

OF

TSUGIE KISHIYAMA

presently called

TSUGIE TAKU

WHEREAS I the undersigned TSUGIE KISHIYAMA and TSUGIE TAKU was the lawful wife of the late KUMARIKO YAMAMOTO, as witness my Official Passport issued by the Imperial Japanese Government under date April 22, 1930 and numbered 151104 and my Immigration Identification Card dated at the Canadian Immigration on May 30, 1930, evidencing my entry into Canada at Port Hammond, aboard the Express of Canada

AND WHEREAS I was otherwise known as TUGIA YAMAMOTO

AND WHEREAS my said late husband KUMARIKO YAMAMOTO gave me and had registered in my name that piece of land situate in the Municipality of Maple Ridge and Province of British Columbia and more particularly known and described as Lot Seven (7) of the Northeast Quarter of Section Twenty (20) Township Twelve (12) Map Five Thousand Four Hundred and Sixty-seven (5,467) in the District of New Westminster and more particularly as evidenced by Certificate of Indefeasible Title Number 125611 dated 12th April, 1930

18.

LAST WILL AND TESTAMENT OF TSUGIE KISHIYAMA

Presently called TSUGIE TAKU

Page 2

AND WHEREAS my said late husband KUMAHIKO YAMAMOTO died at Haney, B.C. on or about the 10th of February, 1938

AND WHEREAS thereafter I married KISHIYAMA but separated from him under a Separation Agreement set forth in Japanese

AND WHEREAS I have taken up residence with and have assumed the name of TAKU and am desirous of making my Last Will and Testament to leave my said property to my three children, NOW THEREFORE

THIS IS THE LAST WILL AND TESTAMENT of me TSUGIE KISHIYAMA formerly TSUGIE YAMAMOTO, and formerly TWGIA YAMAMOTO and presently referred to as TSUGIE TAKU, presently abiding at 1090 Royal Oak Avenue, Burnaby, B.C., with Shingi Taku, but presently being moved by the Security Commission, my number being 14,005, and I hereby Publish and Declare this to be my Last Will and Testament

I HEREBY REVOKE all former wills codicils dispositions appointments and testamentary documents whatsoever by me heretofore at any time made

I hereby Give Grant Transfer Convey Assign and Bequeath unto my children, viz., my son presently five (5) years of age, MINOBU YAMAMOTO, and my daughter seven (7) years of age, HARUKO YAMAMOTO, and my daughter eight (8) years of age, TATSUKO YAMAMOTO, in equal parts share and share alike all my properties real and personal whatsoever

LAST WILL AND TESTAMENT OF TSUGIE KISHIXAMA

Presently called TSUGIE TAKU

Page 3

situate and whether in possession expectancy or reversion
and whether at law or in equity or otherwise howsoever
and without limiting the generality of the foregoing
more particularly all that certain piece of land situate
in the Municipality of Maple Ridge and Province of British
Columbia and more particularly known and described as Lot Seven
(7) of the Northeast Quarter of Section Twenty (20) Township
Twelve (12) Map Five Thousand Four Hundred and Sixty-seven
(5,467) in the District of New Westminster and as described
in Certificate of Indefeasible Title Number 125611 E dated
at New Westminster, British Columbia, on the 12th day of
April, 1938

IN WITNESS WHEREOF I the said Testatrix have to
this my last Will and Testament set my hand this 24th day of
October, A. D. 1942 at the City of Vancouver in the Province
of British Columbia

SIGNED PUBLISHED AND DECLARED
by the said Testatrix as and
for her Last Will and Testament
in the presence of us, both
present at the same time, who
at her request and in her
presence and in the presence
of each other have hereunto
subscribed our names as
witnesses

J. H. Jackson
Barrister-at-law.
850 W. Hastings St.
Vancouver B.C.

A. H. H. H.
5823 West 51st Ave.,
Vancouver, B.C.

TSUGIE KISHIXAMA
ツギエ岸山

TSUGIE TAKU
ツギエ田久

DATED: 24th October, 1942

TSUGIF KISHIYAMA

presently called

TSUGIF TAKU

LAST WILL AND TESTAMENT

BURNS & JACKSON
BARRISTERS, ETC.,
908 Credit Foncier Bldg.,
Vancouver, B.C.

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING
VANCOUVER
B. C.

EVACUATION SECTION	
Rec'd	MAR 13 1943
File No.	
Ans.	<i>Rm</i>
Referred	<i>Alexander</i>

Vancouver, B. C.,
March 12, 1943.

Mr. R. P. Alexander,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Tsujiye TAKU, #14005.

Further to your letter of February 23rd to our Mr. Brown in the Vancouver office, and our letter of February 12th to your office, file #11243, you will see from your letter of January 8th to our Mr. J. L. Torry, former supervisor, that you enclosed in that letter a certain document for Mrs. Taku's signature.

At that time we returned these documents as they were drawn up for signature in the province of Ontario, but although you asked in your letter of February 23rd that Mrs. Taku sign the documents, these were not enclosed either to Mrs. Taku or in the copy of a letter to this office.

This lady has been in here repeatedly on this matter, and we would like very much to have it cleaned up, as while there may be no doubt in your mind as to the correct procedure, we have to give her some assurance that her interest and that of her children will be protected. She has produced for us certificate of title, #125611E, in the name of Tugia Yamamoto, and without being conversant with the legal aspect of this matter, it would seem from the copy of her will which we enclose that she has nothing to worry about. If you still wish the documents referred to in your letter to be signed, will you kindly return them or other copies, so that we can have this matter attended to.

Thanking you for your trouble in the matter, we are,

Yours truly,

J. J. Sutherland
J. J. SUTHERLAND
ASSISTANT SUPERVISOR.

JJS:MT
Encl.

11243

16th March, 1943.

M. L. Brown, Esq.,
British Columbia Security Commission,
Marine Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Tsujiye TAKU
Registration No. 14004

Further to our letter dated February 23rd Mr. J. J. Sutherland has called our attention to the fact that we inadvertently omitted to attach to our letter to you dated February 23rd the documents mentioned therein. The documents themselves are now attached and we would appreciate your forwarding them to your representative in Tashme to be duly completed by Mrs. Taku and then returned to us.

We are of the opinion that the interests of Mrs. Taku and the interests of her children will accordingly be protected.

Please thank Mr. Sutherland for letting us have copy of the will of Tugia Kishiyama, also known as Tsugio Taku, which he sent to us attached to his letter dated March 12th.

Yours truly,

R. P. Alexander
Manager

HPA:LF

11243

March 24th, 1943.

Mr. A. A. Mitchell,
R. R. # 1,
Haney, B. C.

Dear Sirs

Re: Mrs. Tamiye TAKU

In reply to your letters of March 22nd, we wish to inform you that the Custodian has no objection to your putting up a number of chicken runs on subject Japanese property and authorizing the removal of same by yourself at the time of the termination of your occupancy.

Your request for the extension of your lease on this property for two or three years will be given due consideration as soon as a definite policy is decided regarding all Japanese property, so you will hear regarding this at a later date.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

MEMORANDUM

File Nos.: 4783
11243

March 30th, 1943

To: FILES

From: Mr. Green

Re: INOUE (Hisaye) Mrs. Ichiji
TAKU. Tsujiye (Mrs. Shinji)

The house at 191 14th Avenue, Haney, belonging to Mrs. Tsujiye Taku (formerly Mrs. Yamamoto) does not, by the admission of her husband on file 11243 under date September 21st, 1942, contain any chattels belonging to her. Neither did she declare any.

It may, therefore, be assumed that all the chattels on this property which is now leased to Mr. Mitchell, belong to Mrs. Ichiji Inouye as per the list enclosed with our letter of November 16th, 1942.

HFG:IF

CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

) In the matter of Lot 7 of the
) North East quarter of Section 20,
) Township 12, Map 5467, Municipality
) of Maple Ridge, District of New
) Westminster.

I, TSUJIE KISHIYAMA, AT PRESENT KNOWN as Tsujie TAKU
formerly lawful wife of Kumahiko YAMAMOTO deceased do solemnly declare:

1. THAT I AM THE PERSON of Japanese race of record with the
Royal Canadian Mounted Police under Registration number 14005.
2. THAT I WAS formerly lawfully married to Kumahiko YAMAMOTO
who is now deceased.
3. THAT during such marriage my said husband and I were joint
tenants of those lands described as Lot 7 of the North East quarter of
Section 20, Township 12, Map 5467, Municipality of Maple Ridge, District
of New Westminster.
4. THAT DUE to some inadvertence my name was wrongly recorded
as Twgia YAMAMOTO in the books of the Land Registry Office and I am
the person described as Twgia YAMAMOTO on Certificate of Title New
Westminster Registry Office #125611-E.
5. THAT I AM entitled to the said land in my sole right as
surviving joint tenant thereof.

AND I MAKE THIS Solemn Declaration conscientiously believ-
ing it to be true knowing that it is of the same force and effect
as if made under oath under and by virtue of the Canada Evidence Act.

DECLARED before me

at ...Tandme...in the

Province of British Columbia this

...30...day of March...

1943.

Tsujie Kishiyama

Tsujie Taku

Walter Hanley

A Commissioner for taking Affidavits
within the Province of British Columbia

MEMORANDUM

File No.: 11243

May 27th, 1943

To: Mr. Earyson

From: Mr. Green

Ray Tequila (Mrs. Shinji) TAKU

We have had an application from Mr. and Mrs. Mitchell, 191-11th Avenue North, Baner, being tenants of the above Japanese property for the loan of a Japanese piano from the Japanese Hall at 14th Avenue and Broadway Trunk Road. If this can be conveniently arranged, we have no objection, but the usual stipulations would apply particularly that of Fire Insurance. Strictly speaking, the insurance should be made in the name of the Deputy Custodian and sent to this office, but if the Mitchells are reliable people and would have the piano included in any policy they hold at present and guarantee to pay any loss incurred to us, this would probably be sufficient.

HFG:17

11243

23rd June, 1943.

A.A. Mitchell Esq.,
191 - 14th Avenue,
Nanay, B.C.

Dear Sir:

We have received your letter of the 21st instant in which you tender for the purchase of Lot 7 of North East quarter Section 20, Township 12, Map 5467.

You may have noticed in the press recently that 769 properties in the Fraser Valley have been disposed of to the Soldier Settlement and Veterans Land Act Committee and the property in which you are interested is included in these parcels. Any question of purchase will therefore need to be taken up with the Soldier Settlement of Canada.

The sale has been made subject to existing leases and this matter also will be one for the Soldier Settlement of Canada to negotiate with you in due course.

We note that your certified cheque will be sent to us by your Bank and upon receipt of same it will be returned to you.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PMH

11243

13th July, 1943.

Mr. Hal Mensies,
Honey, B.C.

Dear Sir:-

Re: Fire Insurance

Tsuiiye TAKU (formerly Turgia YAMAMOTO)

The above named is owner of property described as Lot 7 of the N.E. $\frac{1}{4}$ of Section 20, Township 12, and known as 191 -- 14th Avenue, Honey, in the Municipality of Maple Ridge. The property is at present under lease to Albert A. Mitchell. The assessed value of improvements is shown as \$800.00 which includes a $1\frac{1}{2}$ story frame dwelling, a garage and one or two other small buildings.

The condition of all buildings is reported to be only fair. The annual income from the property is only \$60.00, so it does not warrant spending much, if any, on fire insurance.

At your first opportunity would you please inspect these buildings and let me know (1) if you are prepared to accept the risk and (2) if so, the minimum amount that you would consider placing on each or any of the buildings. I understand there are no chattels in the buildings belonging to the above named.

Yours very truly,

S.M. Gibson,
Insurance Department

SMC:FM

Aug 9 1943

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 6314

Hal Menzies

REAL ESTATE and INSURANCE

.. HANEY, B.C. ..

Notary Public
Conveyances
Loans and Appraisals

EVACUATION SECTION
Date JUL 16 1943
File No. 11243
Case
Referred <i>Liben</i>

July 15, 1943

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

Dear Sir:

Re: Tsujiye Taku (formerly Turgia Yamamoto)

In response to your letter of July 13th, I have examined the above property and would suggest an insurance of \$500.00 on the dwelling only. The other buildings are of very little value, and hardly worth insuring. The dwelling although unfinished, is built on a good concrete foundation with brick chimney to the ground. We can therefore write \$500.00 on this at a rate of \$1.70 per hundred for three years.

HM:SP

Yours truly,

H. Menzies

CRUX & MCMASTER

Brokers and Solicitors

G. F. MCMASTER
A. G. DUNCAN CRUX

File this

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	FEB 4 1944
File No.	
Ans.	
Referred	<i>Richardson</i>

February 2, 1944

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

Attention Mr. R. D. Richardson

Dear Sir:

Feb 2, 1944
Re: Tsujiye Taku - Lot 7, of NE $\frac{1}{4}$ of Sec.
20, Twp. 12, Map 5467, Municipality
of Maple Ridge

This will acknowledge receipt of your
letter of the 26th ultimo enclosing certificate of
encumbrance no. 50326 covering the above property.

We also acknowledge receipt of Statutory
Declaration which indicates that the woman now known
as Tsujiye (Tsugie) Taku is the same person as Tsugie
Kishiyama and shown on the Certificate of Encumbrance
as Twigia Yamamoto.

Yours truly,

CRUX & MCMASTER

PER *[Signature]*

A. G. DUNCAN CRUX

AGDC/OH

MEMORANDUM

File No. 11243

19th November, 1945.

TO: Jack Moryson

FROM: W.E. Anderson

Sometime ago a piano was loaned to A.A. Mitchell, 191-14th Avenue,
Honey. It was taken from the Honey Fruit Ranchers' Association building
I believe.

Does this piano belong to that Association or not?

WEA:RA

11243

19th November, 1945.

A.A. Mitchell, Esq.,
191 - 14th Avenue,
Honey, B.C.

Dear Sir:

We received your letter of the 12th November, regarding your offer to purchase the piano now in your care. This matter is being considered and you will be contacted if we are in a position to accept your offer.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

11243

18th March, 1946.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sir:

Re: Mrs. Teusie KISHIYAMA - Reg. No. 14004

We have written to the above Japanese regarding claims
filed against her husband and herself, which are listed as follows:-

M. Furuya Company	\$16.70
Hyokuro KOZAI	13.80
Isamu UJIMOTO	7.76

We have been unsuccessful in obtaining a reply from
her and would therefore, appreciate your co-operation in ascertain-
ing, whether or not they are correct.

If correct, settlement can be made of them from funds held
to her credit here.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

11243

12th May, 1947.

REGISTERED

Mrs. Taugie KISHIYAMA,
Registration No. 14005,
108 Avenue M,
South Saskatoon, Sask.

Dear Madam:

As requested through the Department of Labour, we are enclosing herewith Custodian cheque in the amount of \$617.94, which sum represents your full remaining credit balance at this office. For your information we are also enclosing a statement of your account showing entries made since the one sent to you 19th July, 1944, with details of your property sale.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encls. 3 (cheque)

CAMPBELL, BRAZIER, FISHER, McMASTER & JOHNSON
Barristers and Solicitors

**The Royal Bank Building
675 West Hastings Street
VANCOUVER, B. C.**

March 28th, 1951

Kenneth Wright, Esq., K. C.
Department of the Custodian,
Department of the Secretary of State,
Ottawa, Ont.

Dear Mr. Wright: Re: Tsugio Taku, Japanese Evacuee
Registration No. 14095

The above named was the owner of a piece of farm land situated in the Municipality of Maple Ridge prior to the evacuation of the Japanese. This property vested in the Custodian upon her evacuation and was subsequently sold by the Custodian to the Director of Veterans Land Act for the sum of \$673.00.

Mrs. Yaku, subsequent to evacuation and at the time of the announcement of the Properties Claims Commission was residing in Saskatoon, Province of Saskatchewan where only two or three other Japanese families resided over a scattered area. We are instructed that she did not subscribe to the "New Canadian" or any other Japanese or English periodical or newspaper carrying any notice of the setting up of the Japanese Claim Commission and the time limited for filing claims thereunder. She does not speak English and she instructs us that she was not aware of the setting up of the Commission or of the right to file claims thereunder until she moved to British Columbia in April, 1948. She moved to Oyaon in the Okanagan Valley in B. C. in that month and learned when she arrived there that the Commission had been set up but that the date for filing claims had since expired. She was advised by persons locally that the date for filing claims having expired that she could not get her claim before the Commission. Accordingly she did not file a claim. Just recently a friend of hers consulted us concerning another matter and raised the question as to whether or not she was entitled to compensation with regard to the sale of her property.

We enclose herewith an affidavit sworn by Mrs. Taku setting forth the facts and indicating that her property had a value of at least \$1,500.00, she having received an offer in that amount in 1935, the values of land in the Municipality of Maple Ridge having greatly increased between 1935 and 1943 when it was sold to the V.L.A.

We appreciate the fact that the Claims Commission is now completed. From our experience with the Claims Commission we are aware of the fact that had she come forward and made a claim at any time before the hearings were completed we feel sure in the circumstances Mr. Justice Bird would have permitted the claim to be filed late. However, Mrs. Taku had no way of knowing that this was the situation.

In the circumstances of this case, and having regard to the very substantial increases which the Commissioner found to be justified with respect to sales to V.L.A. we feel certain that your Department would not wish to see this Evacuee suffer by reason of the fact of the notice of the Commission not having come to her attention. We trust, therefore, that notwithstanding the late date of the claim herein that it will receive consideration.

In the evidence which was presented to Mr. Justice Bird you may recall that the evidence showed that the properties in Maple Ridge on private sales sold on the average well over 100% over the prices obtained by the Custodian from V.L.A. In the overall distribution of the award which Mr. Justice Bird made with regard to V.L.A. properties the average claimant received over 100% increase on property situated in Maple Ridge Municipality. In the circumstances we would submit that had Mrs. Taku made her claim before the Commission that there would have been no doubt that she would have received at least eighty percent and much more likely one hundred percent of the sale price to V.L.A. We would respectfully suggest that a settlement of this claim for \$675.00 would not be unreasonable.

We would appreciate hearing from you with respect to this matter at your early convenience. We will be pleased to file with you any further information that we are able to give to you with respect to the property and the value thereof.

Yours truly,

CAMPBELL BRAZIER FISHER McMASTER & JOHNSON

Per. "R. J. McMaster"

RJM/MG
Encls.

DOMINION OF CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

IN THE MATTER OF THE PROPERTY
OF MRS. TSUGIE TAKU, Japanese
Evacuee Registration No.
14005.

I, TSUGIE TAKU, of 1780 Davis Road, R.R.
No. 14, New Westminster, in the Province of British
Columbia, DO SOLEMNLY DECLARE:

1. THAT I was formerly known as Mrs. Tsugie
Kishiyama and am one and the same person as the former
registered owner of the lands and premises situate in
the Municipality of Maple Ridge in the Province of British
Columbia, more particularly known and described as

Lot seven (7) of the North East
Quarter (N.E. $\frac{1}{4}$) of Section twenty
(20), Township twelve (12),
Map 5457, District of New Westminster,

which said lands and premises vested in the Custodian
of Enemy property in or about 1942.

2. THAT I am a person of the Japanese race
and as such was evacuated from the Coastal area of
British Columbia in 1942 and subsequently in 1945 moved
to Moose Jaw in the Province of Alberta and in 1946
moved to Saskatoon in the Province of Saskatchewan where
I continued to reside until April 1948.

3. THAT there were just two or three Japanese
families residing in the Saskatoon area.

4. THAT I did not subscribe for or receive
during the said period of my residence in Saskatoon the
newspaper known as "The ^{New} Japanese Canadian" or any other
Japanese periodical or newspaper.

5. THAT I do not read English nor did I or
any member of my household subscribe for any English
newspaper during the period of my said residence in
Saskatoon.

"RJM"

6. THAT during the period of my said residence in Saskatoon I did not receive any notice or directly or indirectly hear about the Commission set up by the Dominion Government under the Public Enquiries Act to investigate claims of persons of the Japanese Race with respect to sale of their property by the Custodian.

7. THAT the first time I heard about the said Commission was when I moved to Oyama in the Okanagan Valley in British Columbia in April, 1948 when I was advised by persons locally in that District that the date for filing claims before the said Commission had expired.

8. THAT I was under the impression and believed that it was not possible for me to file a claim before the said Commission by reason of the lateness of the date.

9. THAT my said property hereinabove described was sold in or about 1943 by the Custodian to the Director of Veterans Land Act for \$673.00.

10. THAT had I been aware of my right to file a claim before the said Commission I would have done so and would have claimed the value of the said property to be not less than \$1,500.00.

11. THAT I verily believe that the value of the said property in 1943 at the time that the same was sold to the Director of Veterans Land Act by the Custodian was at least the said sum of \$1,500.00 as I had been offered that sum for the said property in or about 1935 and values of land in the Municipality of Maple Ridge had greatly increased from that time by 1943.

AND I make this solemn Declaration conscientiously

believing it to be true, and knowing that it is of
the same force and effect as if made under oath, and
by virtue of the Canada Evidence Act.

DECLARED before me by the
said Tsugie Taku after the
within Statutory Declaration
had been interpreted to her
from the English into the
Japanese language by Kinichi
Iwata at the City of Vancouver
in the Province of British
Columbia this 27th day of
March, A.D. 1951.

"Tsugie Taku"

"R.J. McMaster"
A Notary Public in and for the
Province of British Columbia.

"This is the document referred to as
Exhibit "A" in the Statutory Declaration.
Declared before me this 27th day of March
1951 by Kinichi Iwata.

"R.J. McMaster"
A Notary Public in and for the
Province of British Columbia.

March 27th, 1951

IN THE MATTER OF MRS. TSUGIE
TAKU, Japanese Evacuee
Registration No. 14005

STATUTORY DECLARATION

CAMPBELL, BRAZIER, FISHER, MCMASTER & JOHNSON
Barristers and Solicitors
1406 Royal Bank Building
Vancouver, B.C.

A

K

11

DOMINION OF CANADA

Province of BRITISH COLUMBIA

TO WIT:

IN THE MATTER OF

THE PROPERTY OF MRS. TSUGIE TAKU,
Japanese Evacuee Registration
No. 14005.

I, KINICHI IWATA of 166 E. Hastings Street, of the City
of Vancouver in the Province of British Columbia

Do Solemnly Declare that

1. I understand both the English and the Japanese
languages.

2. Now produced and shown to me and marked
Exhibit "A" to this my declaration is a statutory declaration
signed by the said Tsugie Taku in my presence. Before the
said Tsugie Taku signed the said statutory declaration
I interpreted it to her from the English to the Japanese
language and she appeared to clearly understand the same.

3. I interpreted to the said Tsugie Taku the
declaration which she took before Robert James McMaster
a Notary Public in and for the Province of British Columbia
before signing the said statutory declaration and that she
appeared to understand the same and that she attested
to the truth in the statements contained in the said
statutory declaration.

And I make this solemn Declaration conscientiously believing it to be
true, and knowing that it is of the same force and effect as if made
under oath, and by virtue of the CANADA EVIDENCE ACT.

Declared before me

at the City of Vancouver

in the Province of British Columbia

this 27th day of

March

A.D. 1951.

"Kinichi Iwata"

"R.J. McMaster"

Category		Sale Price	Present Awards on Properties Sold for which Claims were made	Estimate of Awards on Balance of Properties Sold if Claims now Considered
Greater Vancouver	- Claims	\$ 988,238.52	\$ 27,488.34	\$ 21,900.00
"	- No Claims	460,661.90		
Rural	- Claims	401,441.57	95,988.63	86,200.00
"	- No Claims	288,325.19		
V.I.A.	- Claims	673,328.22	632,226.61	55,400.00
"	- No Claims	69,232.00		
Motor Vehicles	- Claims	60,772.25	17,004.81	26,800.00
"	- No Claims	107,188.27		
Boats & Gear	- Claims	38,664.70	2,543.81	35,100.00
"	- No Claims	123,245.13		
Boats	- Claims	44,070.94	11,657.05	17,000.00
"	- No Claims	64,347.73		
Chattels	- Claims	153,108.04	43,144.14	44,000.00
"	- No Claims	157,146.90		
Lost	- Claims		196,174.17	160,300.00
"	- No Claims			
Rebate of Charges			94,184.72	96,600.00
Sales by Liquidators			142,416.98	
			<u>\$ 1,222,829.26</u>	
Specials			<u>95,793.56</u>	
			<u>\$ 1,318,622.82</u>	

Possible amount of additional Awards \$ 542,900.00

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO **11243**
FILE NO.

906 Royal Bank Bldg.,
Vancouver, B.C.,
April 7, 1951.

L. W. Wright, Esq., K.C.,
Chief Counsel,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. Wright:

Re: Tsugio TAKU. Reg. No. 14002

I have for acknowledgment your letter of April 3rd with
enclosures.

First of all, our file reveals the following in regard
to Mrs. Tsugio TAKU. She was the wife of Kunahiko YAMAGUCHI who
died in 1938. She was re-married to Keisaku KISHIYAMA, and later
separated from him. Advice given by the R.C.M.P. indicates that
she became the common-law wife of Shinji TAKU and has since been
known as Mrs. Tsugio TAKU.

The real property which we dealt with was registered
in her name as surviving joint tenant, and was situated at Naney.
This was sold to the Veterans' Land Act for \$673.00. After adjust-
ments, the net credit was paid by a cheque issued in the name of
Mrs. Tsugio KISHIYAMA on the 12th of May, 1947. No other transac-
tion or property was dealt with by this office.

Notices re filing of claims appeared in twelve news-
papers across Canada during the last week in September and the
first week in October, 1947 and in several issues of the New Canadian.
These were large display advertisements and stated that claims
should be filed by November 30th. This date was subsequently ex-
tended to Dec. 31, 1947 for those resident in British Columbia
and until Jan. 15, 1948 for those in other parts of Canada. No
advertisement appeared in a Saskatchewan newspaper, advertising in
Saskatchewan being confined to the Moose Jaw Times-Herald on
Oct. 1, 1947. The Commissioner concurred in the newspapers to be
used for publicizing the setting up of the Commission.

I spoke to Mr. Justice Bird in his chambers yesterday
and he perused the material which you sent. He stated that he con-
sidered the manner of dealing with this request would be a matter
of government policy and that he had no jurisdiction, since the
Commission work had terminated. However, he pointed out that this
woman by her own statement, did become aware of the Claims Commis-
sion in April, 1948 and that had she made any request at that time,
he would have allowed her to file a claim. In fact, he would most
likely have given favourable consideration to such a claim up
until the time he was ready to make his final report and recommend-
ation. He felt that as she had delayed taking any action until the
present time, which is two years after she returned to British
Columbia, that she has no strong grounds to expect her claim to be
dealt with at the present time.

E. V. Wright, Esq., K.C.

April 7, 1951.

As you are aware, the amount of the awards recommended was not arrived at on an individual basis, but by over-all formula. For instance, awards were granted to all claimants who were owners of property sold to the Veterans' Land Act for an additional 80% of the sale price (in some areas a greater percentage). It is true therefore, that had Mrs. Taku filed a claim, she would have received an award of 80% of the sale price, viz., \$538.00.

I suppose it was possible for a Japanese to have remained unaware of the setting up of the Claims Commission, although the Commissioner felt that in regard to a matter of such interest, the information would become known to all concerned, either directly through the advertising, the radio publicity which was given at that time, or by being passed on from one Japanese to another. The last lines of paragraph 2 of Mr. McMaster's letter indicate that even at this date it was not Mrs. Taku who instigated this request, and if this particular case is to be opened up at the present time, it is quite likely that others, by their own volition or by a concerted effort, would endeavour to establish reasons why they omitted to file claims before January, 1948, and might rightly state that, having passed the expiry date, they were not aware that a delayed claim would receive any consideration. I have no doubt that the statement in McMaster's letter that - "She was advised by persons locally that the date for filing claims having expired, she could not get her claim before the Commission" would have been the general opinion existing at that time.

If this claim is to be given consideration, it appears to me that it may be desirable for you to be aware of the extent of the awards to which this may lead, and in a separate letter I am supplying some information which I think should be before you. If one could be sure that there were only a limited number of genuine cases where the Japanese had no knowledge of the setting up of the Claims Commission, it might be considered fair and desirable to deal with such cases at the present time, but the matter does open up a wide field of possibilities which Ottawa would have to carefully consider before establishing any precedent.

Yours very truly,

F. G. Shears,
Director.

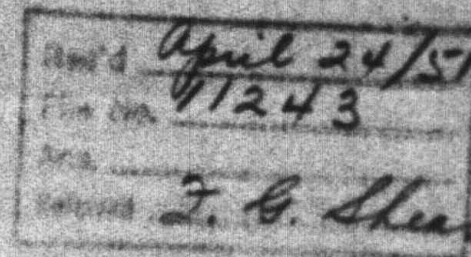
FGB/GH

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 56266

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
April 23, 1951

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.



Re: Tsugie Taku, Reg. No. 14005
Your File No. 11243

Dear Mr. Shears:

I have for acknowledgment your communication of the
7th instant and enclose herewith copy of letter addressed to Messrs.
Campbell, Brazier, Fisher, McMaster & Johnson.

This for your information.

Yours very truly,


K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.

56266

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
April 23, 1951

Messrs. Campbell, Brasier, Fisher,
McMaster & Johnson,
Barristers and Solicitors,
675 West Hastings Street,
Vancouver, B. C.

Attention: Mr. R. J. McMaster

Re: Taucie Yaku. Reg. No. 14005

Dear Sirs:

Reference is made to your letter of the 26th ultimo relative to the claim of Mrs. Yaku.

The matter has been examined very carefully and I have been instructed by the Deputy Custodian to inform you that the claim is not to be entertained.

As to the points which you submit to justify a settlement being made, it appears appropriate to point out that your client by her own statement became aware of the Claims Commission in April, 1948, and that had she made any request at that time, the Commissioner would have allowed her to file a claim. I go so far as to suggest to you that Hon. Mr. Justice Bird would most likely have given consideration to the hearing of such a claim up until the time he was ready to make his final report and recommendations. However, no action was taken until now which is two years after she returned to B. C.

The Commission hearings have been concluded for more than a year and as you are aware, the final report was made in April, 1950.

The Government having carried out the recommendations of a specially appointed Royal Commission and thereby discharged its obligations, the Custodian is not prepared to take any further action herein.

Yours very truly,

E. W. WRIGHT
CHIEF COUNSEL

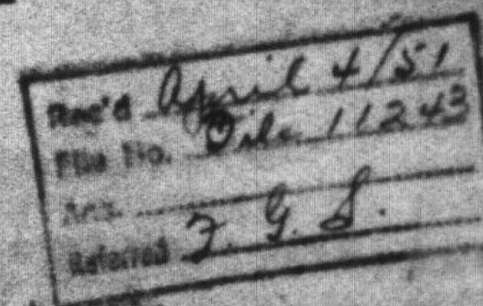
KWW/JF

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
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TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 56266

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
April 3, 1951

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.



Re: Tsugio Taku, Reg. No. 14005

Dear Mr. Shears:

I enclose herewith copy of communication received from Messrs. Campbell, Brasier, Fisher, McMaster and Johnson, under date of 28th ultimo, together with enclosures.

Will you kindly let me have a report, in duplicate, on this case and your comments on Mr. McMaster's application.

In my opinion, a dangerous precedent would be established if we request the Commissioner to review the matter, but before presenting the material to Mr. Stein, I would appreciate your comments.

You might outline the programme adopted regarding advertising for claims and refer to any direction given by the Commissioner re extension of time for filing claims.

Yours very truly,


K. W. WRIGHT
CHIEF COUNSEL

KWW/JF
Encl.

File No. 11243

STATEMENT OF ACCOUNT
Tanigle KISHIVAMA - Registration No. 14002

12th May, 1947.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent 19th July, 1944		\$630.48	
1945				
Apr. 23	Legal fees in connection with conveyance of property	\$15.00		
Oct 18	D.C. Electric Rly. Co., refund of light security deposit		2.46	
		<u>\$15.00</u>	<u>\$632.94</u>	<u>\$617.94</u>

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO
FILE NO. 56266

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

May 14th, 1951.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.


Rec'd	May 16/51
File No.	11243
Ans.	
Referred	

Dear Mr. Shears:

Re: Taugie Taku, Reg. No. 14005
Your File 11243.

With reference to our letter of the 23rd ultimo, I enclose herewith, for your information, copy of letter from Mr. Arthur Laing, M.P., addressed to the Secretary of State under date of the 4th instant, also copy of letter of May 12th addressed to Mr. Laing by the Secretary of State.

Yours very truly,


K. W. Wright,
Chief Counsel.

KWW/G
Enc.

COPY/G COPY PF/9/5/51

HOUSE OF COMMONS
CANADA

May 4th, 1951.

Honourable F. G. Bradley,
Secretary of State of Canada,
Ottawa, Ontario.

Dear Mr. Bradley:

I am enclosing herewith the
file pertaining to Mrs. Tsugie Taku, Registered
No. 14005, concerning which I spoke to you
yesterday.

I realize that you would much
prefer to consider this matter closed but if
the facts in the case are as detailed in this
memorandum I would think justification could be
found for reopening the matter upon compassionate
grounds.

Yours very truly,

sgd) Arthur Laing, M.P.,

Arthur Laing M.P.,
Vancouver South.

56266

OTTAWA, May 12, 1951.

Dear Mr. Laing:

Re: Teugie Taku - Registration
Number 14005

I am in receipt of your letter of the 4th May, enclosing copies of correspondence relating to the sale of land in B.C. owned by Mrs. Taku, to the Veterans' Land Act. After giving this case careful consideration, I regret that I cannot see my way to have this matter re-opened.

It is unfortunate that Mrs. Taku did not make application in April, 1948, when she states she first heard of the filing of claims - almost three have elapsed since that time and her recent request for consideration.

You will, I am sure, appreciate that for obvious reasons, it was necessary to set a deadline for the submission of claims.

The final report of the specially appointed Royal Commission was completed in April, 1950, and the recommendations therein have been carried out by the Government. Therefore I concur with the decision given by the Deputy Custodian not to entertain the application.

Yours very truly,

Secretary of State.

Arthur Laing, Esq., M.P.,
House of Commons,
Canada.