

11617



## BUREAU HASTINGS PARK

FILE No. 11617

## 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: TAKAKI, DenkiHOME ADDRESS: Albion, B.C.REGISTRATION NUMBER 10699 SEX: Male AGE: 42OCCUPATION: Millhand also farming

(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: Farming for selfMARRIED? YesNAME OF WIFE OR HUSBAND: Shizue N. R. *yellow card 20/24*ADDRESS OF WIFE OR HUSBAND: same as aboveNAMES OF ANY LIVING CHILDREN: Ichiro (M), Kenzi (M), Mitsuzo (M),  
Morio (M).ADDRESS OF CHILDREN: same as aboveAGE OF CHILDREN: 7, 5, 3, 1 years respectively

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

1. LOCATION AND DESCRIPTION: 5 acres of land at R.R.#1, Whonook, B.C.  
Lot No. 19, west half. Section 2, township 12.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 room frame dwelling, 1 room frame house, 16' x 20'. woodshed, bath house,

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

4. TAXES (Amount and where payable) \$13.00 paid to Municipality of Maple Ridge, B.C.  
paid to date

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

6. OCCUPANCY AND LEASES (If vacant so state) None



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title in owners' possession.

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

9. IF FARM LAND STATE CROPS SOWN:  $\frac{1}{2}$  acres Strawberries,  $\frac{3}{4}$  acre Raspberries,  $\frac{3}{4}$  acres of vegetables.

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lives at Alblon, B.C.

2. LANDLORD'S NAME AND ADDRESS: Self

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

4. STATE WHEREABOUTS OF LEASE: None

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

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

#### STATEMENT OF PERSONAL PROPERTY OWNED:

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

Kitchen range, kitchen table and 10 chairs, 3 double beds and mattresses, gramophone, Singer sewing machine, kitchenware, chinaware, heater (two).

1 new cultivator, 3 hose, 3 shovels, 4 diggers, 1 cross-cut saw,

3 axes, 2 hand saws, and other small tools, baby bed and mattress, single

bed, and mattress, 1 sprayer, above at Alblon, B.C.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None



4. INSURANCE CARRIED ON ABOVE PROPERTY: 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: None *Monarch Life Pol. #26107- Cashed in Oct/43 #12925*10. INTEREST IN ANY ESTATES OR TRUSTS. None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None

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 20th day of April 1942.

(Signature)

*D. Takaki*

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

11617

Date Sept. 21/43

Our File No. 11617

Full Name TAKAKI, Denkei (Mr.)  
(Surname in Block Letters)

Registration No. 10699

Male - Female  
(check)

Age April 7, 1900.

Former Address Albion, B.C.

Date Evacuated April 21/42. Naturalized - Canadian-Born - National  
(check)

Present Address Lemon Creek, Sloan, B.C.  
P.O. Box 39. R.R. No 2 Winnipeg, Man.

Married - Single  
(check)

Name of Wife <sup>nee</sup> (YAMAMOTO) Shiguo #13577.

Name of Husband \_\_\_\_\_

Name of Mother TAKAKI, Umi - #13442 Name of Father Usohachi (Deed)

Names of Children under 16 Etsuko (M) Dec. 21, 1934.

Kenji Robert (M) Nov. 24/36. Mitsuyo (M) Aug. 13, 1938.

Lorden Maria (M) Mar. 12/1941.

Requested by C. Girard Registered with Custodian Yes  
(Yes or No)

Additional Information Millhand. Owner of house +  
5 acres at Albion, B.C.



Name of Claimant **TAKAKI, David**Case **996**Custodian File **11617**

<u>REAL PROPERTY</u>										Total
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		
					516.00	544.00				544.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
5.00	2.35	2.50	18.55%	84.00	15.38		18.00			
TOTAL RECOMMENDATION										562.15



11617

October 10th, 1950.

Mr. Denki TAKAKI,  
P. R. #2,  
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 936

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 ... \$562.16.

Cheque in your favour is enclosed for \$545.81  
and we have paid the Co-Operative Committee .. \$ 16.35  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FGS/jc  
1 encl.



Defence Brief

Denki TAKAKI

File No. 11617

Case No. 936

Winnipeg, Manitoba  
22nd Sept. 1948.

V.L.A. 110/13

REAL PROPERTY CLAIM.  
(All claims shown are Gross)

1.

Claim

\$1300.00 (Amended from  
\$2000.00)

Appraised at

\$525.95

Sold for

\$516.00

Witness: Appraiser: J.D. Patterson

" 4.83 acres. Fairly good condition and tillage. Small  
subsistence farm, too far back in bush, limited in  
acreage and not particularly well adapted for small fruit  
or specialised farming in my opinion."

Submission: "That the real property sold for its fair market value."

2.

PERSONAL PROPERTY CLAIM

Claim for chattels

\$140.60

(a) Goods valued by claimant at \$45.00 auctioned for \$8.35

Witness: Auctioneer - J. Harkies, deceased  
W.E. Anderson, attended auction.

(b) Goods valued by claimant at \$38.00 declared but not found

Witness: S.C. Carlsen & R.M. Anderson took inventory  
of chattels. Put an appraisal of \$29.00 on  
goods found.

(c) Goods valued by claimant at \$11.60 abandoned of no value.

Witness: J. Moryson

(d) Goods valued by claimant at \$46.00 not accounted for, theft, etc.

\$140.60

Submission: "The chattels sold were sold at their fair market value  
and the price claimed for articles not found, due to theft and  
other causes, we claim is excessive and unreasonable."

Witnesses

J.D. Patterson  
J. Harkies  
W.E. Anderson  
S.C. Carlsen  
R.M. Anderson  
J. Moryson

Appraiser  
Auctioneer (deceased)  
Staff, attended auction

1.  
2 (a)  
2 (a)  
2 (b)  
2 (b)  
2 (c)



CASE NO. 926

IN THE MATTER OF "THE INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSIONSUB-COMMISSION

## B E F O R E

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

Winnipeg, Manitoba,

22nd September, 1948.

IN THE MATTER OF THE CLAIMS OF

DENKI TAKAKI

PROCEEDINGS AT HEARINGAPPEARANCES:F.M. FERG, Esq.,      Appearing for the  
                                 Dominion Government.S.M. CHERNIACK, Esq.,      Appearing for the  
                                 Claimant.

G.H.R. UPTON, Esq., Official Interpreter

20 MARK H. PEARCE, Esq., Sr., Official Reporter.



2.  
D. Takaki,  
In Chief.

MR. CHERNIACK: I note in this case, your honour, the claim form was signed by the claimant's wife, as he was in the bush at the time. I do not know whether you consider it necessary to take the claim in view of the fact he will be swearing to the evidence he is about to give.

DENKI TAKAKI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

10 MR. CHERNIACK: In this case, your honour, I ask leave to amend to show the total value of the real property at \$1,300.00. The Custodian's sale price is correctly shown as \$516.00 and the loss is therefore \$784.00. The value of the personal property should be \$140.00, the Custodian's sale price is \$8.35 and the loss is therefore \$131.65.

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

A Yes.

20 Q And are these (indicating) your signatures?

A Yes.

Q You swear the contents to be true to the best of your knowledge and recollection? A Yes.

MR. CHERNIACK: Your honour, I tender as Exhibits 1 and 2 respectively, the Real Estate Statement and the Chattels Statement, both certified by the claimant, and on behalf of my learned friend I tender as Exhibit 3 the S.S.B. Appraisal and as Exhibit 4 the Custodian's Analysis of the personal property claim.



3.  
D. Takaki,  
In Chief.

(Chattel's Statement, EXHIBIT 2.)

(A.B.B. Appraisal, EXHIBIT 3.)

(Custodian's Analysis, EXHIBIT 4.)

10 MR. CHERRIACK: Dealing first with the real estate, I  
beg to refer you to Exhibit 1 where the claimant sets  
out he purchased this property in 1933 for about \$600.00,  
at which time one-half acre had been cleared. The  
property consists of 4.85 acres, of which all was  
cleared with the exception of 2.5 acres. The claimant  
clearly states that he cleared and cultivated 2 acres  
at an estimated cost of \$175.00 per acre. In addition,  
he constructed about 1,000 feet of cedar covered ditching,  
dug one well and planted about 20 mixed fruit trees.  
He also put up 600 feet of wire fencing. He indicates  
the buildings on the property, showing that the property  
was bought in 1933. There was a 14 x 24 house on the  
property in 1933. He did substantial work on it and  
enlarged the house by another ten feet at an estimated  
cost of \$400.00 and in 1941 he added an even more sub-  
stantial portion, 16 x 20, and installed electricity.  
20 The Appraisal, Exhibit 3, confirms this addition as  
having been made recently. A woodshed is shown by the  
Appraisal, Exhibit 3, to be twenty years old whereas  
the claimant shows he built same in 1941. The claimant  
sets out that the buildings are in much better condition  
than stated by the Appraiser. The wood shed one year  
old, the well was good and didn't go dry. He indicates  
that because the Appraiser says a thirty-foot well is  
liable to go dry in the summer. The claimant sets out  
30 the appraisal is too low and sets it at \$1,500.00 at



4.  
D. Takaki,  
In Chief.

10 fair market value. Exhibit 3 places this property at 2-1/2 miles from Shonhook, British Columbia, having 320 feet frontage on fair gravel road. The buildings are valued by the Appraiser at \$500.00 but only \$320.00 is added to the value of the land. Your honour will note the Appraiser gives no value at all for the shed, which the claimant says he built in 1941 at a cost of \$100.00. Your honour will note it is a large shed 24 x 20 but the Appraiser gives no value for it. Other than that it is only a question of value as to the land. Dealing now with the chattels, your honour will note that the claimant has set out all the chattels for which he is making claim in Exhibit 2, showing when he purchased these items, how much he paid for them, and his estimated value at date of valuation, showing he has depreciated the value according to age and use. These items were all reported to the Custodian as is shown in the first column on Exhibit 4. Your honour will note that of these items the first two, heaters, are reported in the declaration but were not found by the Custodian according to the exhibits. 20 The goods which are shown as "Not accounted for," were actually reported by the Custodian, that is, they were found and subsequently disappeared and I think there is a note somewhere. Yes, the tenant evacuated without notice and the goods were missing. It appears to me - I am not clear on whether these goods were found missing prior to the renting of the property to the Custodian's tenant or whether it was subsequent to that date, because the general remarks on Exhibit 4 30



D. Takaki,  
In Chief.

mention that the Custodian's tenant undertook responsibilities for the safe-keeping. I do not know from this as to when the goods shown as "Not accounted for" were inventoried and when it was found they had disappeared. The note I have, and which my learned friend can confirm, is that no inventory was taken by the Custodian until February 12, 1943, which is almost a year after evacuation and it is, of course, our submission that since the goods were declared in J.P. Form in April 1942, the Custodian was seized with them, and the fact that he didn't get around to make the inventory till April, 1943, should not be against the Custodian and not against the claimant. I might say I do not know whether my learned friend wants to file it or not, but there is a memo on his file referring to the letters between the claimant and a man named Thiessen, which indicates that the chattels included in the lease were livestock and farm implements, not specified and there was no schedule of chattels in the lease. The two heaters which were declared "not found" were therefore, it is our contention, not included in the lease.

Q Mr. Takaki, when you made your lease with Mr. Thiessen, did you include your household furniture in the rental of the land and buildings?

A I wasn't home at the time of the agreement.

THE COMMISSIONER: It was made by his wife.

BY MR. CHERNIACK:

Q So you do not know what the arrangements were?

A No, I wasn't home, I was in the road camp.



D. Takaki,  
In Chief.

Cr. Exam.

Q Do you have a copy of the lease?

A No, I haven't got it.

CROSS EXAMINATION BY MR. FERG:

MR. FERG: It is submitted, your honour, that the real property sold at its fair market value and the chattels sold were sold at their fair market value and that the price claimed for articles not found, due to theft and other causes, we claim is excessive and unreasonable.

10 Q Mr. Takaki, you didn't have an independent valuation made of your real property at the time of evacuation, or since? A No.

Q Now, the record is that you were evacuated on the 21st April, 1942, would that be about the date?

A Yes, just myself.

Q And your wife remained at home on the farm until September 1942? A I am not sure about that, but I think she left the property around June of 1942, she was in the Hastings Park.

20 Q The record I have is she wasn't evacuated with you but she stayed on the property until the 12th September, 1942; would you know whether or not that is a fact?

A I am quite sure she left the property around June 20, 1942.

Q At any rate, is she available as a witness, is she here to-day? A No.

Q She is not here? A No, she left the property at the same time as Mr. Takewicki's family.

Q At some time during your absence your wife rented the property to Baldwin Thieszen? A She was



approached by the Co-op. to lease the land to Mr. Thiessen.

Q Did you ever see the lease? A No.

Q Do you know that included in the lease of the real property your wife also leased the chattels to the tenant Thiessen? A The only thing I know about the lease is the amount, that is all.

Q Was there a written lease drawn up on your behalf and Thiessen's? A I do not know.

10 Q Well, now your wife had never informed you whether there was a lease signed or not? A No.

Q Now, there is information that the lease was drawn up by a man by the name of James M. Campbell, I presume he is a barrister and solicitor, do you know James M. Campbell? A I do not know Mr. Campbell.

Q At any rate, you tell us you have never seen the lease? A No.

Q And you do not know what its terms are?

A The only thing I know is the amount, I received for the lease \$250.00.

20 Q Well, I want to get at this - the information to me is this property was leased and included chattels to Thiessen, do you know whether or not the chattels were leased to Thiessen? A I do not know a thing about the lease.

Q And your wife is not available as a witness?

A No.

Q There was an article, an open space heater, supposed to have been shipped, did you ever get it?

30 A No.



D. Takaki,  
Cr. Exam.

Q Well, you asked to have it shipped to you?

A No, I never requested that shipment.

Q Never requested the shipment? A No.

MR. FERG: Well, the wife has a requisition on file, I will see if that is signed by his wife.

Q I show you a document, is that your signature at the foot - you know whether that is your signature or not?

A It appears like my signature but I do not remember it.

10 Q In other words, you do not remember whether or not you signed the document, is that it?

A Yes.

Q You do sign your name? A Yes.

Q And you won't swear that is not your signature?

A No.

(Custodian Release Form, EXHIBIT 5.)

MR. CHERNIACK: I don't mind it going in but it is not identified, but I have no objection to it going in.

BY MR. FERG:

20 Q It looks like your signature? A It is not like my signature at all.

Q It is not like your signature? A No.

Q Would it be possible that your wife would receive the heater unbeknown to you? A If she had received it I would know about it.

Q This cultivator you are claiming for, "Cultivator not accounted for," what did you pay for it?

A \$24.00 or \$25.00.

Q When did you buy it? A I believe it was 1940.

Q And it was second-hand then? A No.

30 Q Bought it new? A Yes, a spring cultivator.



2.  
B. Tanski  
Re-exam.

MR. PERE: That is all, your honour.

MR. CHERNIACK: Your honour, may I ask my learned friend from what evidence he has to show that that heater was shipped, there is no mention of it in the Analysis, Exhibit 4.

MR. PERE: I have a letter from the B.C. Security Commission instructing it be shipped but that is all we have. Apparently what happens in these cases, there may have been many articles shipped to the claimant and the  
10 Custodian ---

THE COMMISSIONER: One of those that was shipped up to the camp?

MR. CHERNIACK: I do not know if it was shipped, usually there is a Bill of Lading.

MR. PERE: I cannot find a Bill of Lading in my file or the master file, but the British Columbia Security Commission had final jurisdiction over these things and used to get them from the claimant with instructions from the Custodian to ship those things and we come  
20 to a dead end there in the file and there is a possibility it may be shipped without any record.

RE-EXAMINATION BY MR. CHERNIACK:

Q Did you ever receive the open space heater?

A No, I never received the heater; I don't remember signing any document after I left Hastings Park on April 21, 1942.

MR. CHERNIACK: I would like to point out, your honour, this exhibit to which I didn't object to, or to the  
30 filing of it, indicates the date evacuated to Vancouver



D. Takaki,  
Re-Ivan.

June 26, 1942, date evacuated to present address  
September 12, 1942.

Q Do you have four children, Mr. Takaki?

A Yes.

MR. CHERNIACK: It may be that this was signed by the wife  
and the reason I say that is because of the date  
which Mr. Ferguson was questioning about, the date there  
indicates they were evacuated to Vancouver on June 26th.

THE COMMISSIONER: I am not an expert in handwriting, we  
cannot help that.

MR. CHERNIACK: Was it received or not, that is the  
important part.

THE COMMISSIONER: Not whether he asked for it to be  
shipped.

MR. FERG: Just to close my case I would like to ask my  
learned friend if he knows of the existence of a  
written lease between the claimant and Thiessen.

MR. CHERNIACK: I don't, I have never seen or heard of  
one before being on the Custodian's file. I gathered  
what he said when he was reading from one of his  
documents not shown to us, his information was the  
chattels were included. If that is correct it must  
be contrary to the memo I read into the record from  
the Custodian's file to the effect that chattels  
consisted of farm implements.

THE COMMISSIONER: And household furniture.

MR. CHERNIACK: No, sir, I didn't mention that, live stock  
and farm implements not specified, no schedule of  
chattels in lease, so from that memo I would take it  
that the household goods were not included in the lease



and I assume if there is any evidence to the effect that they were included that will be produced by the Custodian.

Q The Custodian has a memo here that dishes were returned to you by the Custodian's tenant; did you receive any dishes from the Custodian's tenant, Mr. Rouse?

A No, I never received any dishes.

Q Now, I will ask you this specific question. You are claiming for two dozen cups and saucers, four dozen dishes, two dozen soup bowls, and twenty piece plates; did you receive any of these items?

A No, I never received them.

MR. CHERNIACK: Exhibit 4 doesn't show the inventory; might I ask my learned friend to produce it and file it so that the record is before you, and might I also ask him to file a copy of the list signed by the Custodian's tenant referred to in the Analysis, Exhibit 4.

MR. PARO: Do you want the J.P. Form filed?

MR. CHERNIACK: No, there is a copy of it here, it is the inventory February 12, 1943. My learned friend has produced one of the standard forms of reports dated February 12, 1943. Your honour, I do not want to be technical as to who files this exhibit, there is an appraisal here for the chattels; now, as to that appraisal, I don't want it to be taken as if I accept same and I am filing same subject to production of those people who make the appraisals. There are two men who are in the Custodian's office and I presume there will be no difficulty about questioning them about the appraisal.



MR. FERG: No, there are two officials, who apparently did a great number of appraisals; I do not know if they are available as witnesses, no doubt they will.

MR. CHURCHILL: This is dated February 12, 1943, and there is a remark, "We found the door unlocked and place vacant, chattels were scattered about," and there is a long list of chattels and I think I am correct in stating that the items which are shown in Exhibit 4, in the column "not accounted for," are included in this inventory.

(Report, EXHIBIT 6.)

MR. CHURCHILL: Now, Exhibit 4 indicates a lease signed by Mr. Rouse for certain chattels and I will check that quickly to see if I can make the same statement about that. Yes, your honour, I am making the same statement, that it appears to me that Rouse signed for the articles on May 14, 1943, those articles being the ones listed on "Not accounted for, theft, etc." It would appear, therefore, that the two heaters disappeared prior to the Custodian's inventory and the other goods shown in the "not accounted for" column disappeared after the Custodian's inventory and after the Custodian put in a tenant, namely, Mr. Rouse.

(Inventory, EXHIBIT 7.)

(PROCEEDINGS ADJOURNED SINCE DUE)



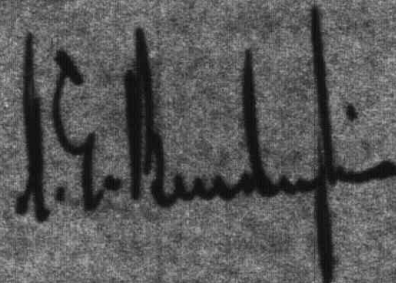
Certified to be a true and accurate transcript.



MARK E. PEARCE, Sr.,  
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby certify that the foregoing 12 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.



SUB-COMMISSIONER.



# Farm Appraisal Report

File No. JL-185

Land Description W<sup>1</sup> of Lot 19, D.L.432, Gp.1, Map 1208, N.W.D.

Containing 4.83 more or less Acres

Owner's Name Denki TAKASI

Post Office Address Whonnook, B.C.

Nearest Rail Point Whonnook, B.C.

Distance 2 $\frac{1}{2}$  miles

Market Town " -2 $\frac{1}{2}$  miles; New Westminster 27 miles

Distance

Church (give denomination) Protestant churches

Distance " "

Nearest School Whonnook-2 $\frac{1}{2}$  miles; Haney High School-7 miles

Distance

State how property was identified: Reg. plan, road and fences.

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

Has 320' frontage on a fair gravel road at North (No.6 Road)

Is this district a good one? No, sparsely settled; hilly bush district.

Employment opportunity Very limited.

EXHIBIT NO

936-3

DATE

Sept 22/48

Predominating Nationality and religion: Largely Japanese and some Finns.

FILED BY

Chamant

Describe Fencing and its condition: Cultivated area fenced on 3 sides. Value \$

Water supply: 30' well liable to go dry in summer but another well would probably provide an adequate supply. Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 24	Lumber	10'	Shgl.	20 y.	Post	Only fair	500.00
" Add'n.	16 x 20	"	14'	"	1 "	Cem. Blks.	"	
BARN	Shed	Rough	8'	Shks.	20 "	Post	Poor	-
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Electric light installed in house.

Total present day value \$ 500.00

Total Value Buildings add to farm

\$ 350.00

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

\$

Describe the basement and chimneys: No basement and two stove pipe chimneys.

No. rooms downstairs? 5

Upstairs?

How finished V. joint and shiplap

Are buildings painted? No.

Condition of paint

Distance from nearest bush

Unexposed.

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.53	Slight slope to South 2.53	Clay loam 8" to 10"	Clay	Raspas and straws; fairly good condition	65.	164.45
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.30	Sloping South 2.30	clay lm. 8"	Clay	Clear scrub bush & stumps	100.00	5.00
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	
4.83						

Total value of Land \$ 175.95

Total added by buildings to value of farm \$ 350.00

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

Total value of farm \$ 525.95

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

In fairly good condition and tillage and occupied for about the last 10 years by Japanese owner.

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

Small subsistence farm, not well adapted for small fruit or specialized farming in my opinion.

Noxious weeds:

In fairly clean cultivation, but some thistle in places.

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

1942 Taxes - \$14.08.  
Municipality of Maple Ridge.

Date: May 30th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 26th day of May 1942.

Inspector's Signature

"J.D. PATTERSON"

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



Farm Appraisal Report**Remarks:**

Small subsistence farm, too far back  
in bush, limited in acreage and not particularly well  
adapted for small fruit or specialized farming in my  
opinion.

**(FOR ORCHARD LANDS ONLY)**

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

Gradual slope south towards Fraser River about 2 miles distant and  
at elevation of about 500' above latter. Soil fairly fertile and  
cultivated area ditched at boundaries to take care of seepage, with  
some lateral cedar underdraining.

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

N11

**ORCHARDS, SMALL FRUITS, ETC.**

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

**Present Value**

1.25 acs. strawberries, 1st & 2nd crop, good condition.

0.25 " raspberries,

(Included in land value)

\$

\$

\$

\$

\$

\$

\$

\$

\$

**Total \$**

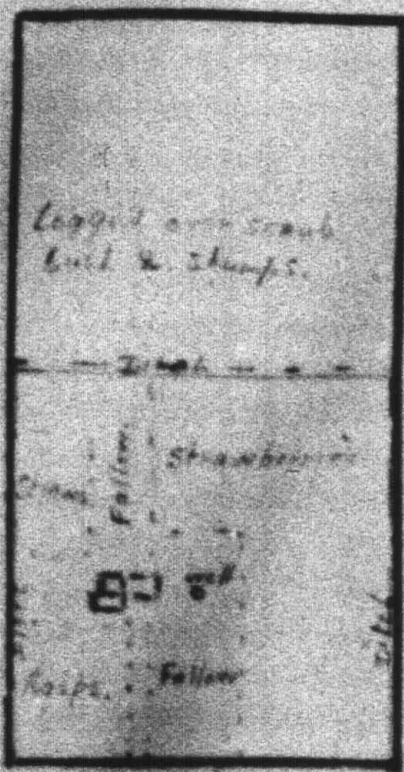
Amount fruit trees add to value of farm \$



Scale 1 inch = 100 feet

Diagram of Property - D. Takagi.

W 1/2 Lot 19, D.L. 42 3rd May 1942, Area  
Conty 4.83 Ac. more or less



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

value is \$ 500.00

Date 2nd June 19 42.

"I.T. BARNET"

District Superintendent.



ANALYSIS OF REAL PROPERTY CLAIM

CLAIMANT: Denki TAKAKI

Reg. No. 10699

File No. 11617

REAL

PROPERTY:

The West half of Lot 19 of Lot 432 Group 1 and of Section 2 Township 12 Map 1208, Municipality of Maple Ridge in the District of New Westminster

ADDRESS:

3023 #6 Albion, B.C.

ASSESSED

VALUE:

1943 - Land

\$300.00

Improvements

350.00

- \$750.00.

V. L. A. - First Offer.

APPRAISAL - \$525.95 - V.L.A., May 26, 1942.

TENDERS - None other than V. L. A. First Offer

SOLD - \$516.00 to V. L. A. as at January 1, 1943.

CLAIM

- Claimant's estimated value of Land  
Claimant's estimated value of Buildings  
Total Estimated Value  
Less amount at which this property  
was sold by the Custodian

\$1500.00

500.00

\$2000.00

\$ 516.00

\$1484.00

/ER

June 11, 1943.

*E. Robinson*



OFFER TO LEASE JAPANESE PROPERTY.

File No. 11617

Place \_\_\_\_\_

Custodian of Enemy Property,  
Vancouver, B.C.

Date \_\_\_\_\_

Re: Wharf 19 Sec 42v To JV  
2022 26th DTahaki Property.

I hereby offer to lease the above described property  
on the following basis:

Term: From Mar 1 1943 to Dec 31 1943.

Cash Rental: \$ 75.00 per \_\_\_\_\_ to be paid as follows: \_\_\_\_\_

10th March 15 65th July 15/43

Lease to include all land and buildings, - except: \_\_\_\_\_

Other special conditions (if any): \_\_\_\_\_

The following taxes will be payable by me:

~~Land & General Taxes:      Irrigation Taxes:~~  
~~Dyking or Drainage Taxes:      Tolls:~~  
~~Domestic Water Rates:~~

(strike out those that do not apply)

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.

I recommend that Lease on the  
above terms be approved.

Full Name: John Samuel P...

Address: \_\_\_\_\_

Field Supervisor,  
Soldier Settlement of Canada.



Extract from Lease.

File #8932. Drawn by James M. Campbell.

Lessor: Shisue TAKAGI (wife of Denki Takagi)

Lessee: Waldemar THIESSEN.

Date: 9th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend  
lease for 1943, arrangements to be made with P.C.U.

Consideration: \$250.00, paid. Rental for 1943 and subsequent  
years to be 125.00

Property: The W.  $\frac{1}{2}$  of Lot 19 of District Lot 2 Tp. 12.  
Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: Livestock and farm implements, not specified.

*no separate of chattels  
in Lease*

*Replaced by Lease #399 to John Brown  
Subst. time.*

*Lease given to S.S.B.  
Aug 12/43*



11617

8th October, 1946.

REGISTERED

Mr. Denki TAKAKI,  
Registration No. 10699,  
R.R. No. 2, c/o Mr. A. J. Clark,  
Winnipeg, Manitoba.

Dear Sir:

We acknowledge receipt of your letter of the 28th September, and in accordance with your request have attached hereto Custodian cheque in the amount of \$651.71, representing your full remaining credit at this office, derived from the sale of your property left in the Protected Area. The detailed statement of your account since the date one was last sent to you is attached showing how your credit balance was arrived at.

You will note on the statement of your account that you have been credited with \$30.00 from the proceeds of redemption of your Pacific Co-operative Union shares, and also interest on your shareholding totalling \$2.60. The shares redeemed are those issued to you in the years 1938, 1939 and 1940. You still have \$30.00 worth of 1941 shares and these should be redeemed early next year. We do not appear to have received your share certificates and request that you send them to this office as soon as possible. Upon receipt of the proceeds from the redemption of your 1941 shares, and receipt of the certificate covering the shares, the funds will be forwarded to you.

When registering with this office we note that you state that the Title document for your property was in your possession. We do not appear to have received it as yet and therefore request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area, 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,  
Administration Dept.

WEA:HA  
Encls. (3) Cheque.



May 14, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY  
OF  
TAKAKI, Denki #10699  
3023-6th. Road, Whonnock, B.C.

In house.

1 Jap. tank spray. s  
1 Lantern. A *high*  
1 Buck saw.  
Sml. quant. garden tools. s  
2-lgal. Crock jugs. 1 s  
6 Lengths stove pipe. A  
1 Enamel sink. *full*  
4 Kitchen chairs.  
1 High chair.  
8 Boxes Jap. dolls. *some missing*  
1 Metal crib. A  
3 Beds complete (1 wood) & 1 mattress. A  
1 Wash tub. A  
1 Lge. box cont. clothes dishes etc. *for* s  
Few Xmas decorations. s  
1 Spring tooth horse cultivator. s

In woodshed.

1 Bed complete. s  
3 HM tables & 2 benches. A  
12 Pickers trays. A  
8 Jam crates. A  
3 Wheelbarrows. A  
1 Ironing board. s  
1 Clothes line. A

*S. Lied by auction 6/2/44 - "Specimen"*

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

WITNESS:

*Morgan*

OFFICE OF THE CUSTODIAN.

SIGNED

*J. Rouse*



Canada

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

**JAPANESE EVACUATION SECTION**

File No. 11617  
Reg. No. 10699

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Denski TAKAKI,  
Lemon Creek,  
Slocan, B. C.

JUN 19 1944

Dear Sir:

Re: 3023 46 Albion, B. C.,  
Wm. of Maple Ridge, the W. 1/4 of Lot 19 of Lot 432,  
Sp. 1, and of Section 2, Township 12, Map 1208,  
Dis. of New Westminster, C. of E. 50792.

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	\$ 516.00
Add:	
Unexpired insurance premium as at January 1st, 1943	516.00
Less:	
Tax arrears to December 31st, 1942	\$ 16.11
Registration fee	3.00
Encumbrance—Principal	
—Interest	19.11
Net proceeds of sale	\$ 496.89

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.



\$1.00  
 \$623.19 CR \$622.19

1971	Jan. 1	Credit re Sale of Property	\$1.00	Debit	\$696.89	Credit	Balance
	Nov. 30	P. C. U. Cheque	125.00				
1977	Nov. 8	P. C. U. Interest on shares	1.20				
			.10				



11617  
10697

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/162-P  
(JL-125)

Vancouver, B.C.

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

TAKAGI Danki

Dear Sir:-

Re: The W.  $\frac{1}{2}$  of Lot 19, Lot 432,  
Group 1, and of Sec. 2,  
Twp. 12, Map 1208,  
MUNICIPALITY OF MAPLE RIDGE.

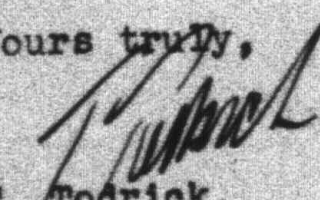
I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 171294-E of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque  
for \$ 18,496.47, in favour of The Secretary of State,  
forwarded to you and dated March 22, 1944 is the  
amount of the purchase price in full of the above land  
arrived at as follows:-

Purchase Price	- \$	516.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$	16.11 ✓
Amount paid to Secretary of State	- \$	<u>499.89 ✓</u>

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.

MAY 27 1944

Date

\_\_\_\_\_  
Solicitor for  
The Secretary of State



FIRE INSURANCE SUMMARY

File No. 11617.

Dunki TAKAKI - Reg. No. 10632.

No Fire Insurance was declared by the above named Japanese and none was placed by the Custodian on this man's property.

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

October 3rd, 1946.

*D. K. CRANER*  
D. K. CRANER.

RAC:JS







NAME TAKAKI, Denki

REGISTRATION NO. 10699

FILE NO. 11617

The following chattels were sold by public

auction at Mission, B. C. on December 6, 1944.

1 Hoe and mattock  
1 Mallet and shovel  
1 Shovel and hoe  
Shovel, hoe and mattock  
1 Flough  
✓ 1 Spray  
✓ 1 Ironing board

\$ 0.55 T  
0.25 T  
0.60 T  
0.70 T  
2.00 /  
4.00 /  
0.30 M

Total

Less Expenses: (Auctioneer's Fee: \$0.84  
(Advertising: 0.04  
(Movings: 1.50

Net Proceeds Credited:

\$ 8.40  
\$ 2.38  
\$ 6.02

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 11

Remarks.



NAME TAKAI, Denshi

REGISTRATION NO. 10699

FILE NO. 11617

The following chattels were sold by public  
auction at Mission City, D. C. on December 13, 1944.

1 Bed and spring  
1 Jug  
1 Mirror  
Box of sundries  
Sundries

\$ 2.25 ✓  
0.25 ✓  
0.50 ✓  
0.30 ✓  
0.25 ✓

Total

Less Expenses: (Auctioneer's Fee \$ 0.35  
(Advertising) 0.02  
(Moving) 0.32

\$ 3.55  
\$ 0.76

Net Proceeds Credited:

\$ 2.79

Members of Custodian Staff Present.

Mr. W. E. Anderson

Extracted from Auctioneering List No.

Mission 12.

Remarks. *not listed on inventory.*



PERSONAL PROPERTY SUMMARY

File No. 11617

7th October, 1946.

Re: Denki TAKAKI - Reg. No. 10699

CHATELS: The above Japanese registered with this office on the 20th April, 1942 declaring at that time an itemized quantity of chattels being left at Albion. He was evacuated on the 21st April, 1942, but his wife remained on the property until the 12th September, 1942, and leased the property including the chattels to W. Thiessen. Our fieldmen inspected the property and inventoried the chattels on the 12th February, 1943, and found a quantity of the articles missing as the lessee had vacated without any notice. On the 14th May, 1943, we leased the property to J. Rouse and had him sign his responsibility for the chattels remaining at that time.

On the 6th and 13th December, 1944 our fieldmen removed and sold the saleable chattels that could be found for the net sum of \$8.81 which sum was credited to his account when received. A considerable quantity was abandoned as not considered worth the expense of handling and a few items were missing.

The mail box was sold to the Postal Authorities for \$2.00.

SPECIFIED ARTICLES: This file reveals no Specified Articles.

ACCOUNTS RECEIVABLE: The B.C. Electric Railway paid into this office the sum of \$2.41 being a refund of his security deposit with them.

When his wife leased his property she accepted a Pacific Co-operative Union post dated cheque for \$125.00 as part of the lease consideration. This office negotiated the collection of the cheque at which time it was credited to the husband's account here.

BONDS & INVESTMENTS: Although TAKAKI did not declare so, according to the records of the Pacific Co-operative Union, he was the owner of \$60.00 worth of Pacific Co-operative redeemable shares and \$100.00 worth of non-redeemable shares. The former shares issued in the years from 1938 to 1940 inclusive, were redeemed at par for \$30.00, and this sum together with \$2.60 interest on his share holding was credited to his account here. His \$30.00 worth of 1941 shares should be redeemed early in 1947.

He has not forwarded his share certificates as at this date.

LIFE INSURANCE: Although he did not declare so, according to a memorandum from the Monarch Life Insurance Company, he had one of their policies. This policy was cashed in by TAKAKI and the surrender value of \$129.75 was forwarded by this office on the 18th October, 1943.

This file reveals no other personal property assets.

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

*W. E. Lumsden*  
.....



Denki TAKAKI

Reg. No. 10699  
File No. 11617

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1943</u>				
Jan. 1	Credit re Sale of Property Land Registry Office C/E	\$ 1.00	\$496.89	
Mar. 30	P. C. U. Cheque		125.00	
<u>1944</u>				
Mar. 8	P. C. U. Interest on shares		1.20	
	P. C. U. Interest on shares		.10	
Dec. 2	Purchase by R. S. Whiting of rural route mail box		2.00	
<u>1945</u>				
Jan. 30	Net Proceeds from Auction Sale		8.81	
Mar. 21	Redemption of 1938 & 1939 Pacific Co-operative Union shares		20.00	
Apr. 23	Legal fees in connection with con- veyancing of property	15.00		
May 12	Interest on Pacific Co-operative Union redeemable shares		1.20	
	Interest on Pacific Co-operative Union unredeemable shares		.10	
<u>1946</u>				
Jan. 10	Redemption of 1940 Pacific Co-op. Union shares		10.00	
Feb. 25	B.C. Electric Rlwy. Co. refund of security deposit		2.41	
Oct. 11	Cheque to you	651.71		
<u>1947</u>				
Jan. 24	Redemption of P.C.U. shares		30.00	
	Interest on P.C.U. redeemable shares		.80	
	Interest on P.C.U. unredeemable shares		.10	
Feb. 7	Cheque to you	30.90		
Mar. 24	Redemption of P. C. U. Shares		50.00	
	Cheque to you	50.00		
<u>1948</u>				
Feb. 23	Interest on unredeemable shares (P.C.U.)		.10	
Mar. 19	Interest on redeemable shares (P.C.U.)		.90	
	Interest on unredeemable shares (P.C.U.)		.10	
		\$748.61	\$749.71	

CR \$1.10

/ER  
June 11, 1948



REAL PROPERTY SUMMARY

JAPANESE NAME: Denki TAKAGI

Reg. No. 10699

File No. 11617.  
Copy for File 8932.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.  
BC/162-P. First Offer.

PROPERTY ADDRESS: 3023 - 6th Road, Haney, B. C.

LEGAL DESCRIPTION: The West half of Lot 19 of Lot 432, Group 1 and of Section 2, Township 12, Map 1208, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Denki TAKAGI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed No. 25161, dated December 14th, 1942.

ASSESSED VALUES: Land - \$300.00  
Improvements - \$350.00 - \$650.00. Taxes - \$14.08.

CLASSIFICATION: Small fruit and vegetable farm with dwelling and out-buildings. The Custodian's representative reported February 12th, 1943, that there were 2½ acres cleared, planted to the following crops: 1½ acres strawberries, ¼ acre raspberries, ¾ acre vegetables. 11 fruit trees. 1 - 1 storey 5 room dwelling 25' x 45'. 1 woodshed 28' x 28'. 1 bath house and chicken house combined 10' x 14' - all in fair condition.

HISTORY OF ADMINISTRATION: This property was leased by Shizue TAKAGI, File 8932, Wife of Denki TAKAGI, on 9th May, 1942. Term - 9 months from May 1st, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U. Consideration - \$250.00 paid. Rental for 1943 and subsequent years \$125.00. House and buildings included.

This was replaced by Lease 399, on April 5th, 1943, to John Samuel Rouse for 10 months from March 1st, 1943 to December 31st, 1943. Consideration - \$75.00 payable \$10.00 on 15th March and \$65.00 on 15th July, 1943. No Taxes. Lease handed to The Director, The Veterans' Land Act 12th August, 1943.

SOLD: To The Director, The Veterans' Land Act for \$516.00 as at January 1st, 1943. Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Denki TAKAGI as at June 5th, 1944, against which were the following charges: Arrears of Taxes - \$16.11, Registration Fees - \$3.00, Legal Fees - \$15.00 = \$34.11, leaving a net credit of \$481.89 from said transaction.



transaction.

Page 2.

File No. 11617.  
Copy for File 8932.

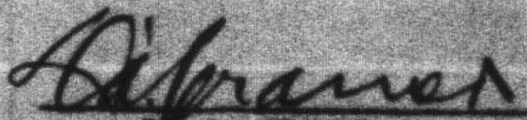
In view of the rents for 1943 having been collected by the Custodian, a cheque for \$70.00, was issued to The Director, The Veterans' Land Act, covering same, on November 17th, 1943.

Certificate of Title No. 171294-E in the name of The Director, The Veterans' Land Act.

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

October 3rd, 1946.

DAG:JS

  
D. A. CRAMER.



STATEMENT OF ACCOUNT  
Denki TAKAKI - Ref. No. 10699

Balance

2:00

8-81

20.00

1:20

**10.00**

2.61

**1651.72**

651.71

30.00

90

20.70

20105

0-0-0

10

96116

744.71

110