Name of Claimant MINEOKA, Tsuguo Case 105

Custodian File 14369

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					1989		1014.56				1014.56

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
287.14	167.61	50.28	58.4%	492.34	287.53			337.81

TOTAL RECOMMENDATION	1352.37

CASE NO: 105

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 11, 1948

IN THE MATTER OF THE CLAIM OF

TSUGUO MINEOKA

PROCEEDINGS AT HEARING

Original

CASE NO: 105

IN THE MATTER OF THE "INQUIRIES ACT."

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

Kamloops, B.C.

May 11, 1948

IN THE MATTER OF THE CLAIM OF

TSUGUO MINEOKA

PROCEEDINGS AT HEARING

APPEARANCES:

T.G. BOWEN-COLTHURST, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.

J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

MR. COBUS: I call Tsuguo Mineoka, case No. 94 on the original list.

TSUGUO MINEOKA, the Claimant herein, being first duly sworn, testified as follows:

MR. COBUS: This claim, your honour, was spoken to before the Commission in Kamloops on February 12, 1948 and stood over to these hearings. At that time, leave was asked to amend the claim, and leave was granted to amend the claim as counsel might be advised. I would therefore make the following amendments to the claim itself:

We are amending the claim for personal property only and have divided that claim into a claim for goods sold at less than market value, valued at $324.50 and sold for $188.02, leaving a net claim for that list, $136.48; and a separate claim for goods lost, stolen or destroyed, amounting to $492.34, making a total net personal property claim of $628.82.

MR. BOWEN-COLTHURST: That just refers to the lumber and the glass, does it?

MR. COBUS: We have made up two lists which you will find attached to the two statements with respect to personalty.

DIRECT EXAMINATION BY MR. COBUS:

Q: Mr. Mineoka, I produce to you a statement concerning the real estate for which you are claiming. Did you instruct me to prepare this statement for

you and is that your signature?

A: Yes, that is mine.

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

A: Yes.

MR. COBUS: I ask to file that as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Before referring to the statement, your honour, I wish to question the witness.

Q: When did you leave your home in Steveston, Mr. Mineoka? A: The night of December 7, 1941

Q: And what were the circumstances surrounding that?

A: Well, the Mounted Police come round and took me into Vancouver.

Q: You were held in custody in Vancouver?

A: Yes.

Q: Were you given an opportunity to return to your home? A: No.

Q: After that time you were held in several internment camps? A: Yes.

Q: Eastward of Vancouver? A: Yes.

Q: Where did your wife live? A: Vancouver.

Q: In Vancouver. She didn't live with you in your home at Steveston? A: Yes, but she comes only once a week home from Vancouver to look after the home.

Q: What was she doing in Vancouver?

A: She keeps a rooming house.

Q: At the time, then, that you were taken into custody

you had no opportunity of putting your affairs in order or perhaps taking care of what chattels you did have on the property. A: No.

Q: And during the time that you were held in custody were you able to communicate with your wife respecting your property? A: No.

Q: Why weren't you able to communicate with her?

A: We could just write only personal things, that was all allowed.

Q: Was your mail censored? A: Yes.

Q: With respect to property? A: Yes.

Q: That is, any remarks concerning your property likely would be censored, is that it?

A: Yes.

MR. COBUS: Referring to the statement of the claimant with respect to the real property -- but perhaps before I go on I would ask my learned friend to produce the Farm Appraisal Report.

Q: I have before me, witness, a Farm Appraisal Report which indicates that your property was located near Branscomb, a B.C. Electric Station, I gather, a half a mile away, is that correct?

A: No, the nearest B.C. Electric Station is Cottages.

Q: How far away from your property?

A: It is about a quarter of a mile.

Q: And what sort of a station is Cottages?

A: Next to Branscomb.

Q: That is, it is on the B.C. Electric Railway line?

A: Yes.

MR. COBUS: I would ask to file the Farm Appraisal Re-

port on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to the statement itself, your honour, the property consisted of 2.13 acres, purchased in 1930 at a cost price of $750.00. At the date of purchase it was cleared, but not cultivated, and there were no improvements. The claimant estimates the value at the date of sale to be $4,680.00. He lists as improvements other than buildings, fencing and landscaping between the years 1930 and 1935 at a cost of $80.00. He had to build two bridges 12 feet by 10 feet over a drainage ditch which was built in front of his property. This was done in 1939. That, by the way, is included in that cost of $80.00 which has been mentioned. He planted, in addition, fruit trees, flower trees and shrubs and bulbs, and a detailed list of the trees, etc., is found on the reverse of the statement and marked by an asterisk. He values the things which he planted on the property at $350.00. In 1943 the Custodian allowed tenants credit of $25.00 on $100.00 annual rent for painting which the tenant claimed he had done.

The claimant built on the property three buildings: a dwelling, which is described as a frame building with a shingle roof and which was built in 1934 and '5, and the cost is set out and it is valued at $1,850.00 by the claimant; he built a shed in 1933 at a contract price of $180.00

which he estimates as being worth $100.00 at the date of sale; and then he built a very substantial barn, a two storey building, with two chicken houses on the uppper floor of this barn, and it, too, was a frame building with shingled roof and a concrete foundation. He estimates its value to be $1,550.00.

The claimant then comments that the buildings were well built and carefully preserved, both the house and the barn were kept painted, and the land was very good and highlyproductive, and he says: "My gardens were noted throughout the neighbourhood." At this point, your honour, I am reminded that I have another document I would like to put in.

Q: Witness, I produce to you what appears to be a ground plan. A: Yes.

Q: Another which appears to be a ground plan and an elevation plan of a building.

A: Yes.

Q: And a third sheet containing four snapshots.

A: Yes.

Q: Would you identify each of them, please? What is the top sheet? A: This is the whole sketch of my property. On them is three buildings.

Q: And the second sheet? A: This is a ground floor plan, barn and storage and shed and chicken house.

Q: And these snapshots on the third page. In what

year were these pictures taken?

A: The three pictures were taken in 1941.

Q: Would you indicate which three?

A: These there, the two dwellings.

Q: The back view and the front view of the dwelling.

A: Yes.

Q: Yes. A: And the pond.

Q: And the fish pond in the back yard. Those were taken in what year?

A: 1941

Q: 1941. A: Yes.

Q: And the fourth picture, which is described as "Back garden." A: Yes, 1940.

Q: 1940? A: Yes.

MR. COBUS: I would ask to file this as an exhibit, your honour.

(PLANS AND PHOTOGRAPHS MARKED EXHIBIT NO. 3)

MR. COBUS: Now, to go on with the statement: "By my own labour I installed a concrete fish pond in the back garden as well as a small hothouse in the rear of my home. It was an extremely attractive home and farm, and I feel that the appraisal of $2,026.00 was much below its real market value, which I place at $4,680.00. My wife arranged through the Custodian to let the property to the elder Herberts at an annual rent of $100.00 plus water and taxes. The elder Herberts then allowed their son, C. Herbert to occupy the premises. My wife thought that the Herberts would look after the property, but as soon as I was able to, after

release from internment, I took steps to hand over control and management by filing a J.P. form."

Q: Witness, what was your first opportunity to file a J.P. form? A: It was the year 1943, the Custodian asked me to complete report as they send out the forms.

Q: Why was it that you were able to make this J.P. form out in 1943? A: I have no chance to do, and --

Q: Yes, but why were you able to do it in 1943?

A: The Custodian ask it.

Q: Well, then, why didn't you do it before?

A: I couldn't do it and I had no chance to.

Q: Yes, I understand that, but will you tell me why you didn't make it out before 1943? What prevented you from making it out? Let me put it this way: Where were you between 1941 and April, I believe it is, 1943? A: I was in internment camp.

Q: And you were not given an opportunity to make out a J.P. form? A: No.

Q: During your internment, were you ever asked to declare the property you had left behind?

A: Yes, once, in the camp at Petawawa one time.

Q: And did you make out such a form?

A; Not Custodian form.

Q: Not a Custodian form? A: No.

Q: But you made out some sort of form? A: Yes.

MR. COBUS: I would ask my learned friend to produce such a form if he has such a one in his possession.

MR. BOWEN-COLTHURST: I haven't got one here.

MR. COBUS: Will my learned friend undertake to produce such a document before the hearings in Vancouver if it becomes available.

MR. BOWEN-COLTHURST: I will advise the Custodian's office as to the request, your honour.

MR. COBUS: Q: Now, witness, I show you a statement concerning your personal chattels which is marked "No. 1." Did you instruct me to prepare this statement for you? A: Yes.

Q: And is that your signature? A: Yes, mine.

Q: I show you also a list or an inventory of goods. Did you prepare this list? A: Yes.

Q: Is that your signature? A: Yes, mine.

Q: And are the market values which you indicate in the second-to-last column fair market values of those goods? A: Yes.

MR. COBUS: I ask to file the statement and the inventory as the next exhibit.

(STATEMENT AND INVENTORY MARKED EXHIBIT No.4)

MR. COBUS: The statement, your honour, refers to chattels claimed which were sold by the Custodian, and the inventory lists such items with the market value and the amount at which it was sold by the Custodian.

The claimant says that the chattels, all of them, belonging to him remained on the premises at 128 Williams Road, Steveston, B.C. in the dwelling or in the shed or in the barn. He goes

on to say: "When I was taken by the RCMP in December, 1941, I was given and had no opportunity to do anything with my personal property. My wife was in Vancouver managing her business, a rooming house. From the Custodian's file, I gather that P.S. Ross and Sons were asked to take charge of my affairs on December 15, 1941. While I was at Petawawa internment camp I was asked to fill out a form respecting the property I had left behind. I filled this form out in May of June of 1942 to the best of my memory. In April 1943 I was released and returned to B.C., and on June the 28, 1943, I filled out my J.P. form. From the information received from the Custodian I was able to ascertain what goods had actually been sold and the attached lists indicate that the goods were sold at a figure substantially below their fair market value.

"With respect to the lumber claimed for, I would point out that the lumber actually found and inspected by Mr. T.C. King at the request of the Custodian was valued $90.00, yet it was actually sold for $50.00, net to me, $37.36. The amount of lumber Mr. King reports, however, is only 4,000 feet of 2 by 12 and 1 by 12, a small quantity of 2 by 4 and 1 by 8, and two hundred feet of fir flooring, whereas I left over 9,000 feet in all of lumber on the premises. The $20.41 credit given the Custodian is for monies received from him as representing the proceeds of

an auction sale in June, 1945. In February, 1948 I was informed that this was in error, but I have received no details as to what the sale represented."

Q: Witness, I show you a statement concerning personal chattels for which you are claiming which is marked "No.2". Did you instruct me to prepare this statement for you? A: Yes.

Q: Is that your signature? A: Yes.

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

A: Yes.

Q: I produce to you a two page inventory marked "No. 2". Did you prepare this statement?

A: Yes, I did.

Q: Is that your signature? A: Yes.

Q: Are the values you show in the last column fair market values? A: Yes.

Q: For the goods claimed? A: Yes.

MR. COBUS: I would ask to file the statement and inventory as the next exhibit.

(STATEMENT AND INVENTORY MARKED EXHIBIT NO. 5)

MR. COBUS: This statement concerns chattels claimed which are either lost, stolen or destroyed estimated to be of $492.34 value at the date of evacuation. The chattels listed in list No. 2 were left by the claimant at 128 Williams Road Steveston, B.C. in the dwelling and shed and barn. The claimant then says: "It would appear that about half the lumber I left is unaccounted for, that 100 flower pots disappeared, that the

camp bed I declared was sold but not credited to my account. I left a three-piece sunroom wicker seat, consisting of an easy chair, which was sold and two armchairs which are not accounted for. My wife sold two beds and one cupboard to a neighbour and removed two trunks containing her own personal effects, but no claim was made for these. She removed nothing else from the property and apart from one visit, she was always accompanied by an agent of the Custodian. The 19½ cases of glass were heavy and bulky. In evaluating the articles claimed for on List No. 2, I have allowed reasonable depreciation."

Your witness.

MR. BOWEN-COLTHURST: It will be contended, your honour, that the real estate was sold for its fair market value. With regard to the personal property, it will be contended that that property of the claimant's which was sold was sold for its fair market value. Some of the lumber was sold, and in that connection I should say that my file indicates, and no doubt it will be contended, that the $50.00 was net and not as claimed by the claimant, $37.36. As far as the claim for items that were not sold is concerned, it will be contended that, in the first place, Mr. Herbert was the tenant placed in charge by the claimant or the claimant's agent and that as a result the Custodian is not responsible for some or all of these articles that are claimed to

have disappeared and have not been accounted for. If it should be held that the Custodian is responsible for any of these, then it will be contended that the value placed upon them by the claimant is exhorbitant.

Now, I have an assessment here and I think my friend will admit that the 1942 assessment was $479.00 for land, and the value of the improvements was $1720.00.

MR. COBUS: That appears to be correct, your honour.

CROSS EXAMINATION BY MR. BOWEN-COLTHURST:

Q: Now, Mr. Mineoka, you say in your claim form that this original lease with Herbert was made by your wife through the Custodian. Actually, the fact of the matter is, is it not, that the original lease was made directly between your wife and Herbert and later the Custodian, for the following year, continued it. Do you understand my question?

A: Yes.

Q: What is your answer to the question, then?

A: It was not two years, just one year.

Q: That is, the first lease was just for one year?

A: Yes.

Q: And that lease, I suggest to you, was made directly between Herbert and your wife. A: Yes.

Q: And the Custodian didn't come into the negotiations with Herbert as far as the lease was concerned until the following year.

A A: In the year 1943 when I was released and met my wife first she told me that Herbert come to my wife several times and ask to rent the house and she doesn't arrange any house rent at that time.

Q: In January, 1942, your wife arranged directly with Herbert to lease the place for one year, didn't she?

A: She didn't tell me at the time.

Q: Did she tell you that later? A: Yes.

10 Q: And as far as both you and your wife were concerned, you considered that Herbert had charge of your property both personal and real property at the time this lease was made, isn't that correct?

A: Yes.

Q: I will put it another way. Actually what happened was that the personal property, that is, all these goods that you have listed were left in care of Mr. Herbert in January, 1942, weren't they?

A: Yes, I see what you mean. My wife, yes, I suppose

20 so. My wife has.

Q: I will show you a claim form dated at Kamloops on the 25th of November, 1947. Is that your signature? A: Yes, it is mine.

Q: And the contents contained in that claim form are correct? A: Yes.

Q: And there you state that, in answer to a question, 5 (d), "In whose care was the property left at date of evacuation by claimant," "E.H. Herbert, 269 Williams Road, Steveston, B.C.;" that is

30 correct, isn't it? A: Yes.

MR. BOWEN-COLTHURST: I put that in as an exhibit.

(CLAIM FORM MARKED EXHIBIT NO. 6)

Q: I show you a letter dated November 9, 1942 purporting to be signed by Mrs. Mineoka. Is that your wife's letter, can you say?

A: No.

Q: You say that isn't your wife's letter?

A: No, because the signature is not my wife's.

Q: That signature is not your wife's? Was your wife at a place called Tashme?

A: Yes, she was.

Q: On November 9, 1942? A: I think so, but first time I met her is '43.

Q: Does she get other people, perhaps, to write letters for her, do you know? A: I don't know.

Q: Does she write English herself? A: No.

Q: I see. Referring to this letter that purports to be signed by your wife, Mr. Mineoka, it says in part --

MR. COBUS: Your honour, I don't imagine my friend is going to attempt to file that letter at any rate, so I don't see that we are going to gain anything by pursuing that line of examination.

MR. BOWEN-COLTHURST: My only point is this, that I feel Mrs. Mineoka couldn't write herself and no doubt got someone else to write this letter and that she was acting as this man's agent.

MR. COBUS: I am afraid you are conjecturing, and I would most certainly object if you attempted to

file it.

MR. BOWEN-COLTHURST: I won't pursue that any further.

Q: Now, I will show you a letter dated October 20, 1944. Is that you signature?

A: Yes, that is mine.

Q: And you recall writing that letter, do you?

A: Yes.

MR. BOWEN-COLTHURST: I would like to read part of this letter that I consider relevant, your honour. The letter is dated at Tashme, B.C., October 20, 1944, and it is addressed to the Office of the Custodian at Vancouver. It says in part: "Dear Sir: I am surprised to read with regret that the answer of Mr. Herbert mentioned in your favour dated 30th ult., regarding the nineteen and one half cases of glass stored in the shed at Steveston. I wish you understand commonly following my explanations: (1) I hope Mr. Herbert remember he took the key of the shed himself where not only the glass but many other tools such as lawn mower, hoes, garden rakes, etc., kept when she left house from my wife."

Q: When you say, "when she left house from my wife," witness, what you meant there, I suppose, was when he rented the house from your wife, is that right? A: You mean Herbert?

Q: You say in this paragraph that, "I hope Mr. Herbert remember he took the key of the shed himself where not only the glass but many other tools such as lawn mower, hoes, garden rake, etc., kept when she left house, from my wife." What you

meant there is "at the time he rented the house from your wife," isn't that correct?

A: Yes.

MR. BOWEN-COLTHURST: I file that as an exhibit.

(LETTER MARKED EXHIBIT NO. 7)

Q: I show you a J.P. form dated June 28, 1943. Is that your signature? A: Yes.

Q: And these deletions and notations, I suppose, were not on it at the time you signed it, were they?

A: I don't quite get the meaning of that.

Q: Other than these various notations, that is, what is written in pencil and ink and crayon marks, that is as it was when you signed it, is that correct? A: No, no.

Q: You didn't put these marks on it that you see on it? A: No.

Q: But other than that, that is as it was when you signed it? A: When I sign it, it was clear.

Q: Yes, I see. And at the time you signed it, the information contained in the form was correct, was it? A: Yes.

MR. BOWEN-COLTHURST: I file that as an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 8)

Q: I suppose the information shown on your real estate claim form as to the cost of the various buildings you erected was from memory only, was it? A: Yes, we don't keep that document, no.

Q: What was your occupation prior to your internment,

Mr. Mineoka? A: Farmer.

Q: You, of course, had no experience at estimating and appraising farm lands and buildings, had you?

A: Yes.

Q: You say you have? A: Experience, you mean?

MR. BOWEN-COLTHURST: I won't pursue that further.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, why is your wife not here to assist in giving evidence? A: She is sick and has no chance to appear here.

MR. COBUS: I wonder if my learned friend would admit that only slightly over 4,000 feet of lumber were sold, or, if he can't do that, can he indicate exactly how much lumber was sold?

MR. BOWEN-COLTHURST: The only estimates we have is as to the value of the lumber, your honour, and I can't give that information, I am afraid. There is nothing on the file to indicate the quantity, only the value.

MR. COBUS: The value, did you say?

MR. BOWEN-COLTHURST: Yes, the value.

MR. COBUS: Well, would my learned friend then produce any appraisal on the lumber?

MR. BOWEN-COLTHURST: Well, I haven't an appraisal; I have merely an inter-office memorandum.

MR. COBUS: Well, by "value," you mean sale price.

MR. BOWEN-COLTHURST: Yes, yes, that is right. No, there was an estimate made. There was an estimate

according to my file. I might even have that in writing. I have on file a letter from Thomas C. King who, acting for the Custodian, advised, in part, that he had visited this property in question and had inspected the lumber and found that there was 4,000 feet of common fir which he valued at $90.00 as is. The letter is dated October 29, 1942.

MR. COBUS: Q: Now, witness, did your wife tell you how she came to this arrangement with the Herberts? That is, did she enter into this agreement with the Herberts concerning the property with the approval of the Custodian?

A: Yes.

Q: Well, would you tell me, witness, what your wife actually told you about this lease?

A: She rent the house to Herbert and approved by the Custodian. The rent gets through the Custodian.

Q: She collected her rents through the Custodian?

A: Yes.

Q: There was no written agreement, I gather?

A: No.

MR. COBUS: I think I would ask my learned friend to admit that during the year 1942 the Custodian actually knew of this arrangement and in fact was collecting or had ordered the Herberts to pay the rent money to the Custodian.

MR. BOWEN-COLTHURST: My file indicates that on August 22, 1942 the Custodian's office was aware of this lease between the claimant's wife, or the

claimant himself through his wife and the Herberts and at that time the arrangement was that the Herberts would pay $100.00 a year, which had not been paid, and instructions were given to the Herberts that the $100.00 was to be paid to the Custodian's office.

MR. COBUS: No further questions, your honour.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J.R. Archibald

J.R. Archibald,
Sub-Commissioner.

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B. C.,

February 12th, 1948.

IN THE MATTER OF THE CLAIM OF

TSUGUO MINEOKA.

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Kamloops, B.C.,

February 12th, 1948.

IN THE MATTER OF THE CLAIM OF

TSUGUO MINEOKA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the Dominion Government.

R.J. McMASTER, Esq., appearing for the Claimant.

A. WATSON, Esq., Secretary.

D.J. HANFORD, Esq., Official Interpreter.

T.P. HORROBIN, Esq., Official Reporter.

MR. McMASTER: My lord, proceeding with the list, I had intended to speak to this earlier, I have just given my friend notice that I intend to apply to amend the claim of T. Mineoka who is on the general Kamloops list, to increase his claim with respect to certain chattels. I have given my friend a long list of those chattels and I would say this now, apparently he was never given a detailed report as to his chattels and he recently was at the Coast and went into the Custodian's office and obtained a detailed report, as a result of which he desires to amend his claim.

I was wondering whether you wished to deal with the application now or whether it should be a matter of making an application to His Honour Judge Archibald when we appear before him.

THE COMMISSIONER: Is there any objection to the proposed amendment?

MR. HUNTER: No, my lord.

THE COMMISSIONER: I will grant the amendment now. I take it it arises from information he has received from the Custodian since the date of the filing of the claim which he did not have at the time of filing it?

MR. McMASTER: That is my understanding, yes.

THE COMMISSIONER: Then the claim which is under the name of Tsuguo Mineoka, leave is given to amend the claim by substituting -- is that what you wish--?

MR. McMASTER: I am sorry, my lord, but I haven't the

file with me and I am not sure whether it is to be substituted.

THE COMMISSIONER: -- to amend as counsel may be advised?

MR. McMASTER: Then the record will show I am leaving thelist of goods that are being added with the Secretary.

THE SECRETARY: This is to be attached to the claim, Mr. McMaster?

MR. McMASTER: Yes.

THE COMMISSIONER: Mr. Reporter, would you turn over to the Secretary, please, an extract of the transcript covering this application so that it may be attached to the claim. You had better submit it to me for my signature so that it goes complete to the County Judge.

(Concluded)

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

T.P. Horrobin

"T.P. HORROBIN"
Official Reporter.

H.W. Reid
commissioner

ACKNOWLEDGED.

CASE No. 105 MAY 11 1948

Kamloops Mineoka Isuguo (14369)

Kamloops

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EXPLANATION

LAND

I bought this land about eighteen years ago from Mrs. Steeves of No.9 Road, Steveston,B.C., paid her $750.00 and some interest and then paid abought $430.00 or more for hencing, wireing, landscaping,fruits trees, garden trees, shrubs, bulbs; we left 300 peonies, 30 azaleas, about 1000 lily bulbs ,19 large flower cherries, 3 flower plums,roses,and many fruits trees such as chery, plums, pears,apples, peaches in the garden when moved. Those garden shrubs and bulbs are bought for not only enjoy but for resale.

NOTIFIED APR 15 1948

BUILDINGS

Residence size 26 X 28 concrete foundation 5 rooms electric light and water piping completed cost us $2350. less $500. for depreciation the value when sold estimated $1850.

Shed size 18 x 24 $180. less $80. for depreciation valued $100.

Barn chiken house size 22 x 66 all concrete foundation 2, 22 x 22 ckiken sections were in upstair., value $1550.

PERSONAL PROPERTY

19½ cases glass (plate) for green house value $4.42 per case including 17 cents cartage per case., was lost after we had evacuated.

2 custodian letters attached in this case.

(Marked "A" and "B")

Lumber that sold by the custodian at $50. and gave to my wife $37.36 taking their charge $12.64 off for following lumber,

4000. BM. 1x12 value estimated		$ 82.00
3000. " shiplaps (10,8,)	"	$ 67.50
2000. 2x4	"	$ 45.00
300. flooring	"	$ 12.45
Total estimat value		$206.95

A letter from the custodian attached.

(Marked "C")

J. Mineoka

(8) 8 ea

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 14369

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

September 30th, 1944

"A"

Letter marked "A", referred to in Explanation attached to my Statutory Declaration dated November 25th.1947.

T. Mineoka

Mr. Tsuguo MINEOKA,
Registration No. 04182,
Tashme, B.C.

Dear Sir:

We have for reply your letter of August 28th. Regarding the 19½ cases of glass, we wrote to Mr. Herbert about this and he replied as follows:

"There is nothing left in the sheds. Mrs. Mineoka came several times when I was not at home and took things from the shed."

As for the lumber, this was sold by Mr. C. C. Robinson in November, 1942, and your account was credited with the proceeds.

Mrs. Mineoka was down here early in the spring of this year and made certain arrangements, taking with her on April 20th, a number of articles, including 2 trunks, and ordered everything else left on the premises to be moved to our auction room and sold. This has been done. We are sorry that the contents of the trunks were not all there. We know nothing about this and they were apparently in good order when Mrs. Mineoka took them away and did not mention that the locks had been broken.

Yours truly,

R. B. Mackedie

R. B. Mackedie,
Protection Department.

RBM/MHG

E. H. HERBERT.
269 Williams Rd

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 14369

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

January 16, 1947.

"B"

This is letter marked "B" referred to in Explanation attached to my Statutory Declaration dated November 25th. 1947.

T. Mineoka

Mr. Tsuguo MINEOKA,
Registration No. 04182,
Ashcroft, B. C.

Dear Sir:

This will acknowledge receipt of your letter of January 19th. We are enclosing herewith our cheque in the amount of $1.50, being interest by coupon on Dominion of Canada Bonds, which was received by this office from the bank on December 9th, 1946.

With reference to the 19½ cases of glass, which you claim, an investigation by the Custodian revealed that Mr. Herbert, the tenant whom you placed in charge of your property before evacuation, stated in a letter to this office on September 6th, 1944:

"In regard to the glass in the barn at 128 Williams, there is nothing left in the sheds. Mrs. Mineoka came several times when I was not at home and took things from the shed."

A further investigation was made by the Custodian, but no trace was found of this glass. We are afraid there is nothing further we can do in this matter.

Yours truly,

Geo Peters

George Peters,
Office of the Custodian.

GP/EL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No 12761

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

"C"

November 15, 1946.

This is letter marked "C" referred to in Explanation attached to my Statutory Declaration Dated November 25th., 1947.

J. Mineoka

REGISTERED

Mrs. Mitsue MINEOKA,
Registration No. 04159,
Ashcroft, B. C.

Dear Madam:

We are enclosing herewith our cheque in the amount of $37.36 being your entire balance with the Custodian.

It is noted your account was credited with $50.00 which was received from the sale of lumber found on your former property at Steveston. This may be the property of your husband, if so, kindly make an adjustment with him.

Please acknowledge receipt of this cheque.

Yours truly,

George Peters

George Peters,
Office of the Custodian.

GP/ic

Encl. - cheque $37.36

50.
37.36
12.94

64

NOV 27 1947

IN THE MATTER OF a Commission To Investigate Claims of Japanese Canadians for Property losses.

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

ACKNOWLEDGED

14369 Kamloops

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

(1) NAME MINEOKA Tsuguo (RCMP) Reg.No. 04182.
(2) Pre-Evacuation Address, 128 Williams Road Steveston, B.C.
(3) Present Address, Pritchard, B.C.
(4) REAL ESTATE
(a) 128 Williams Rd. Steveston, B.C. (Municipality of Richmond)
(b) Legal description,
The west half of lot 49 of section 35 Blook 4 North, Range 7 west, map 790, being all that portion of said lot laying west of a straight line bisecting the north and south boundaries thereof C.of E. 51948.
(c) Type of real property, Residence & Farm.
(d) what was your interest in the property, Sole owner.
(e) Fair market value at date of sale,

(i)	Land. ----------	$ 1180.00
(ii)	Buildings ----------	$ 3500.00
(iv)	Total value ----------	$ 4680.00
(v)	Amount at which Custodian sold property and credited my account. ----------	$ 1989.00

(f) Loss (deducting item(v) from item (iv) ---- $ 2691.00 ✓

(5) PERSONAL PROPERTY.
(a) Place or places at which property was left by claimant at date of evacuation; Home at 128 Williams Rd. Steveston, B.C.
(b) Type of premises in which property left. in shad, barn & house.
(c) How storeed or packed at time of evacuation,
19½ cases glass stored in shad, lumbers was piled in barn and others were in house.
(d) In whose care was property left at date of evacuation by the claimant. E. H. Herbert 269 Williams Road Steveston, B.C.
(e) Itemized description of the personal property which is the subject of the claim;

1.	19½ cases plate glass	estimated value $	86.19
2.	9300 BM lumber	value $206.95	
	less sold by custodian & credited me	$ 37.36	$ 169.59
	Total personal property loss known up to date claims.		$ 255.78 ✓

(f) Total claim including real and personal property $2946.78

(6) (a) Place at which claimant prefers to heard, Kamloops, B.C.
(b) INTERPRETER I may be need no interpreter at the hearing. X

DOMINION OF CANADA)
of)
TO WIT:)

I, TSUGUE MINEOKA of the
of Pritchard in the Province of British Columbia

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

DECLARED before me at the City of Kamloops in the Province of B. C. this 25th.day of November A.D.1947.

Tsuguo Mineoka

A Commissioner & c.

A Commissioner for taking Affidavits within British Columbia

HONOURABLE MR. JUSTICE H. I. BIRD
COMMISSIONER

A. WATSON
SECRETARY

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

Vernon, B. C.,

February 23rd, 1948.

H.I. Colley, Esq.,
Court House,
Kamloops, B.C.

Dear Mr. Colley:

I enclose herewith a list of chattels to be attached to the claim of T. Mineoka which is to be heard by the sub-Commissioner.

We also enclose a copy of the oaths to be administered to the officials and the witnesses, and also a copy of the itinerary of the Commission.

With kindest regards,

Yours truly,

Watson

A. WATSON, Esq.
Secretary.

We also enclose a supply copy of minutes taken by the Secretary during Sessions.

SHERIFF'S OFFICE
RECEIVED
FEB 24 1948
KAMLOOPS, B.C.

24th February, 1948.

A. Watson, Esq.,
Secretary,
Japanese Property Claims Commission,
Vernon, B.C.

Dear Mr. Watson: Re: T. Mineoka

List of chattels of the above acknowledged herewith.

This will be attached to the Claim of T. Mineoka.

Yours truly,

James R. Colley, Secretary,
Japanese Property Claims Sub Commission.

JRC/NdeP

P.S. Copy of oaths to be administered acknowledged with thanks.
No copy of the itinerary of the Commission enclosed.

T. MINEOKA
PRITCHARD. BC.
Kamloops
Sub-Com
Dist.

List of personal property left at home when evacuate sold by the custodian; these were not included in the claim applied as allof these goods not sure sold by the custodian in that time.

Nos.	Articles	Year bought.	Condition when bought,	price	Fair mkt. value	Sold by custodian
1	Ketchen Stove wood & coal	1938	New	98.00	70.00	50.00
3	Chesterfield set	1937	New	80.00	65.00	76.00
1	Heater wood & coal	1938	New	55.00	45.00	38.00
3	Sunroom set cane chairs	1935	New	19.50	15.00	2.00
6	Ketchen chairs	1936	New	6.90	4.50	--
1	Bed size 4-6 with sp. & mat.	1936	New	31.00	26.00	10.00
1	Cup board	1937	New	22.00	20.00	--
1	Dresser	1935	New	18.50	16.00	5.50
1	Writing table	1927	used	17.00	12.00	--
1	Dinning table round	1935	Used	5.00	4.00	--
1	Ketchen table	1930	New	4.25	2.00	--
2	Night tables	1937	New	7.00	6.00	--
2	End tables	1938	New	5.50	4.00	3.00
1	lighting stand	1935	Used	5.00	4.00	--
1	Lighting stand	1937	New	8.95	7.00	--
1	Lighting stand	1938	New	3.00	2.00	--
1	Wall clock 7 days	1934	New	6.00	4.50	--
1	Mantlepiece clock	1938	New	30.00	28.00	--
7	window draparies sets	1935-9	New	10.50	7.00	--
6	Window shades bamboo	1938	New	15.00	12.00	--
1	Linolum parlor	1937	New	9.00	7.00	--
1	" ketchen	1936	New	12.00	10.00	--
1	" bed room	1937	New	9.50	8.00	--
1	Toilet set mirrow & Board	1939	New	3.00	1.75	--
1	Electric heater	1933	Used	2.50	1.75	1.75
1	Oil heater coleman	1938	New	39.50	35.00	--
2	Pictures with frames	1932	New	7.00	6.00	--
1	Picture " "	1939	New	7.95	7.00	--
2	" " "	1937	2nd.hd.	4.75	4.75	--
1	" " "	1940	New	5.00	5.00	--
1	" drapary on wall (bird)	my fathers present		28.00	28.00	--
	Chinaware & Glasses				6.65	7.65
180	Flower pots 8" LO"	1932	New @16.	28.80	25.00	(4.50
120	" " 6" 4"	1934	New @ 7.	8.40	6.00)	
2	Dinning silver sets 52 ps. for 12 person	1929	New	35.00	32.00	--
3	Garden hose 50 ft.each	1936-8	New	5.85	4.50	--
12	bdls roofing shingle XXX	1936	New	5.40	5.40	--
400	Lbs used seine net for chiken yard	1937	used	15.00	10.00	--
1	single camp bed with mat.	1934	New	5.00	4.00	--
4	Rolls building paper	1937	New	4.00	4.00	--
1	Roll hot bed glass paper	1938	New	9.00	9.00	--
1	S et bee tools smoker, knife gloves, hive tool.	1934	New	6.25	5.00	--
1	Honey extracter	1935	New	14.00	11.00	8.00
4	Bee hives with frames	1934	New	16.00	14.00	--
2	Doors	1937	New	6.50	6.00	--
1	Pluning set saws, scissors	1935	New	4.70	3.00	--
4	Hoes	1932-6	New	4.50	2.50	--
20	Berry pikking baskets	1936	New	5.00	4.00	--
1	Hand saw	1935	New	3.15	2.50	--
1	Rip-saw	1935	New	5.25	4.00	--
1	Hatchet	1931	New	1.25	.75	--
1	Hand cultivater	1937	New	7.50	5.00	--
1	Copper washing pan	1936	used	5.50	4.00	--
2	Spray guns	1933-6	New 7.40 9.00	16.40	10.00	7.75
2	Washing pans	1934-7	New	5.20	3.00	--
2	Trays dinning use silver with glass	1931-7	New	12.00	10.00	--
2	pairs gumboots	1935-7	New	14.25	7.00	--
2	Earthen pots 8 gal.each	1934	New	10.00	7.00	--
1	Electric hotcake baker	1937	New	6.25	4.50	--
1	coffee maker	1937	New	4.75	3.00	--
1	Raquet with frame	1929	New	9.00	4.50	1.50
1	Lawn mour	1939	New	12.70	10.00	--
	Proceeds auction sale on the custodian statement dated June-19-1945, patuculars unknmown					20.41
					695.55	236.06
					236.06	
					459.49	

MINEOKA, Tsuguo
(Claimant's Name)

REAL ESTATE
(Farm Land)

04182
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared ~~Uncleared or cultivated at date of~~ Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
~~Uncleared~~ ~~Cultivated not planted~~ Cultivated ~~and not in crop~~ List Crops: Potatoes, Strawberries, cabbages & mixed vegs. Fruit trees, varied	2.13	1930	Mrs Steeves of #9 Road Sheveston Ks.	$750.00	Pasture land	None	$4680.00

Total .....

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
Fencing, landscaping	Between 1930-1935	80.00
2 Bridges 12' x 10' over drainage ditch	1939	
Planted fruit trees, flower trees & shrubs and bulbs (See* over)	1930-1941	350.00

In 1943 Custodian allowed tenants credit of $25.00 on $100.00 annual rent for painting

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling (full concrete foundation, full basement dirt floor)	26 x 28	Frame shingle roof	1934-5	$1200.00	$600.00	$550.00	$5700.00	$1850.00
Shed	16 x 24	Frame & shingle roof	1933	Contracted out at $180.00			80.00	100.00
Barn & 2 Chicken Houses on upper floor each 22' x 22'	22' x 66'	Frame & shingle roof concrete foundation	1938	$970.00	$600.00	$230.00	250.00	1550.00

Exhibit I

Comments re Appraiser's report not covered by above information:

The buildings were well-built and carefully preserved by me. Both the house and barn were kept painted. The land was very good and highly productive. My gardens were noted throughout the neighbourhood. By my own labour I installed a concrete fish pond in the back garden as well as a small hot house in the rear of my home. It was an extremely attractive home and farm and I feel that the appraisal of $2026.00 was much below its real market value which I place at $4680.00 (over)

T. Mineoka
SIGNATURE

My wife arranged thru the custodian to let the property to the elder Herberts at an annual rent of $100.00, plus water and taxes. The elder Herberts then allowed their son, C. Herbert, to occupy the premises. My wife thought that the Herberts would look after the property but as soon as I was able to, after release from internment I took steps to hand over control and management by filing a JP form.

EXHIBIT No. 105-1
DATE MAY 11 1948
FILED BY Mr. Collins

* 300 peonies
30 azaleas
1000 lily bulbs
19 large flowering cherry
3 flowering plum
14 roses

} commercial as well as ornamental

Fruit trees - cherry (12), plum (4), pear (4), apple (35), peach (3)

BC-651-P

BC/651-P Page 1 S.S. Form No. 43 (Sheet 1)

Farm Appraisal Report

105-2 EXHIBIT No. 105-2 DATE MAY 11 1948 FILED BY

File No. J.L. 514

Land Description W½ of Lot 49 of Sec. 35, Blk. 4 N., R.7 W.

(No house number) Containing 2.13 Acres

Owner's Name Tsuguo MINEOKA Post Office Address R.R. 1, Steveston

Nearest Rail Point Branscomb - B.C. Electric Railway Distance ½ mile

Market Town Good local facilities - Vancouver Distance 9 miles

Church (give denomination) All denominations within Distance 3 miles

Nearest School Bridgeport (by tram) Distance 5 miles

State how property was identified: Road and map check.

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

Yes. It fronts on Williams Road - hard surfaced.

Is this district a good one? Yes, both large and small holdings.

Employment opportunity Good - varied - on farms and industrial.

Predominating Nationality and religion: British protestant.

Describe Fencing and its condition: wire fence only east line. Value $

Water supply: City water laid in. Value $

BUILDINGS ON FARM

14365

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	Frame	16'	Shingle	6	Concrete Wall	Good	1600.00
Shed	16 x 24	"	10'	"	6-8	Concrete Piers	Fair	75.00
	x							
BARN	x							
Storage Shed	21 x 63	"	8'	"	2	Concrete Base	Good	300.00
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric Light installed

Total present day value $ 1975.00

Total Value Buildings add to farm $ 1600.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Occupied by Mr. C. Herbert and family.

$

Describe the basement and chimneys: Full basement, earth floor. Brick chimney to ground.

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

Are buildings painted? House & store shed Condition of paint Fair.

Distance from nearest bush All clear.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.13	Flat	Good clay loam 16"-18"	Clay	Potatoes - quite good.	200.00	426.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

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 $ 426.00

Total added by buildings to value of farm $ 1600.00

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

Total value of farm $ 2026.00

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

Apart from the ornamental frontage around the dwelling, Mr. Herbert has planted potatoes in the balance. Well cultivated.

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

Small homesite to work out from. Cow could be kept and home flock poultry.

Noxious weeds: Not in evidence.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of the Township of Richmond. $30.74. Water charge is minimum of $24.00 per year.

Date: July 14, 1942.
Place: New Westminster

I certify that the above report is based on a personal examination of the whole farm made on the 11thday of July 19 42

Inspector's Signature "T. Godfrey"

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

Farm Appraisal Report

J.L. 514 - T. Mineoka.

Remarks: Located between Railway Avenue and #1 Road on south side of road. Mr. C. Herbert, whose home was near by, is occupying the house. His mother informed me that they were paying $100.00, taxes, water, and light for this year. She thought her husband had a document. I was unable to contact him. The long storage shed was erected for the storage of potatoes and cabbage. It is securely boarded and padlocked. I was not able to get in.

(FOR ORCHARD LANDS ONLY)

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

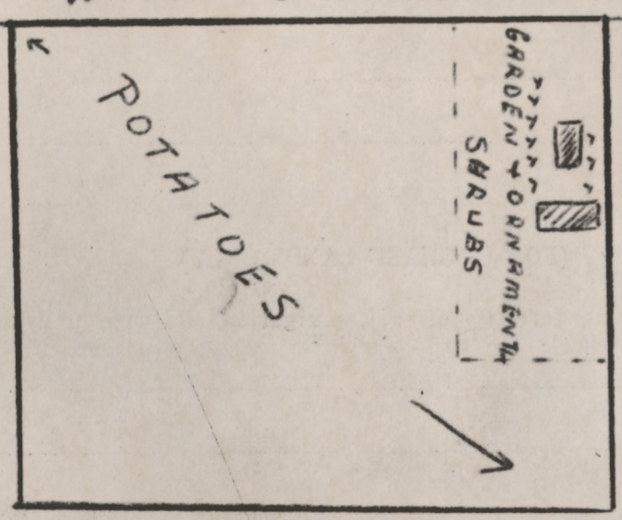
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

	Present Value
Apart from the homesite, the land is cropped to potatoes.	$
Around the home there are 20 mixed bearing orchard trees and	$
7 young trees.	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Scale 100' = 1"

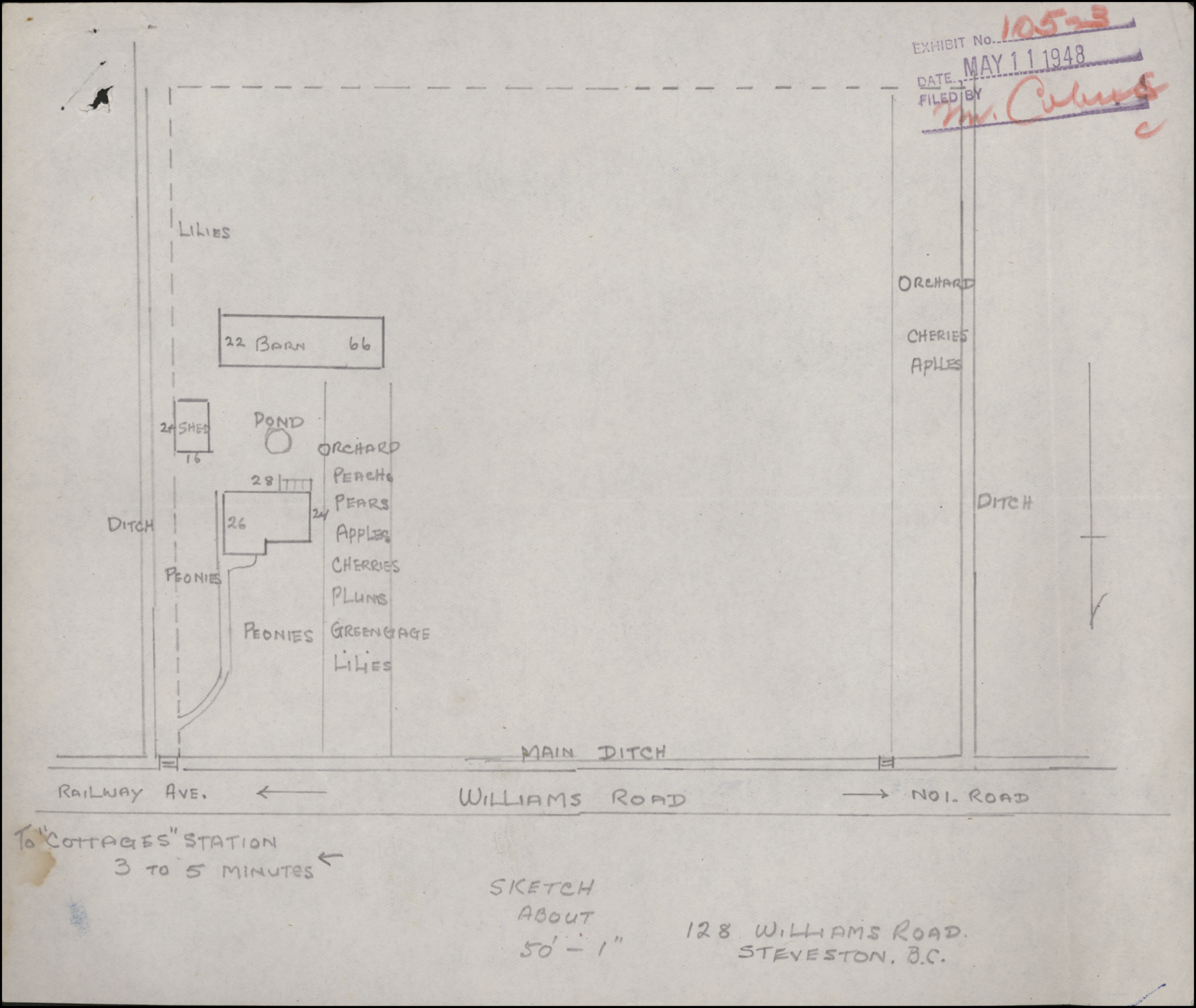
Following careful review of this appraisal report, it is my opinion that the present value is $ 2000.00

Date 15th July 19 42

I. T. Barnet

District Superintendent.

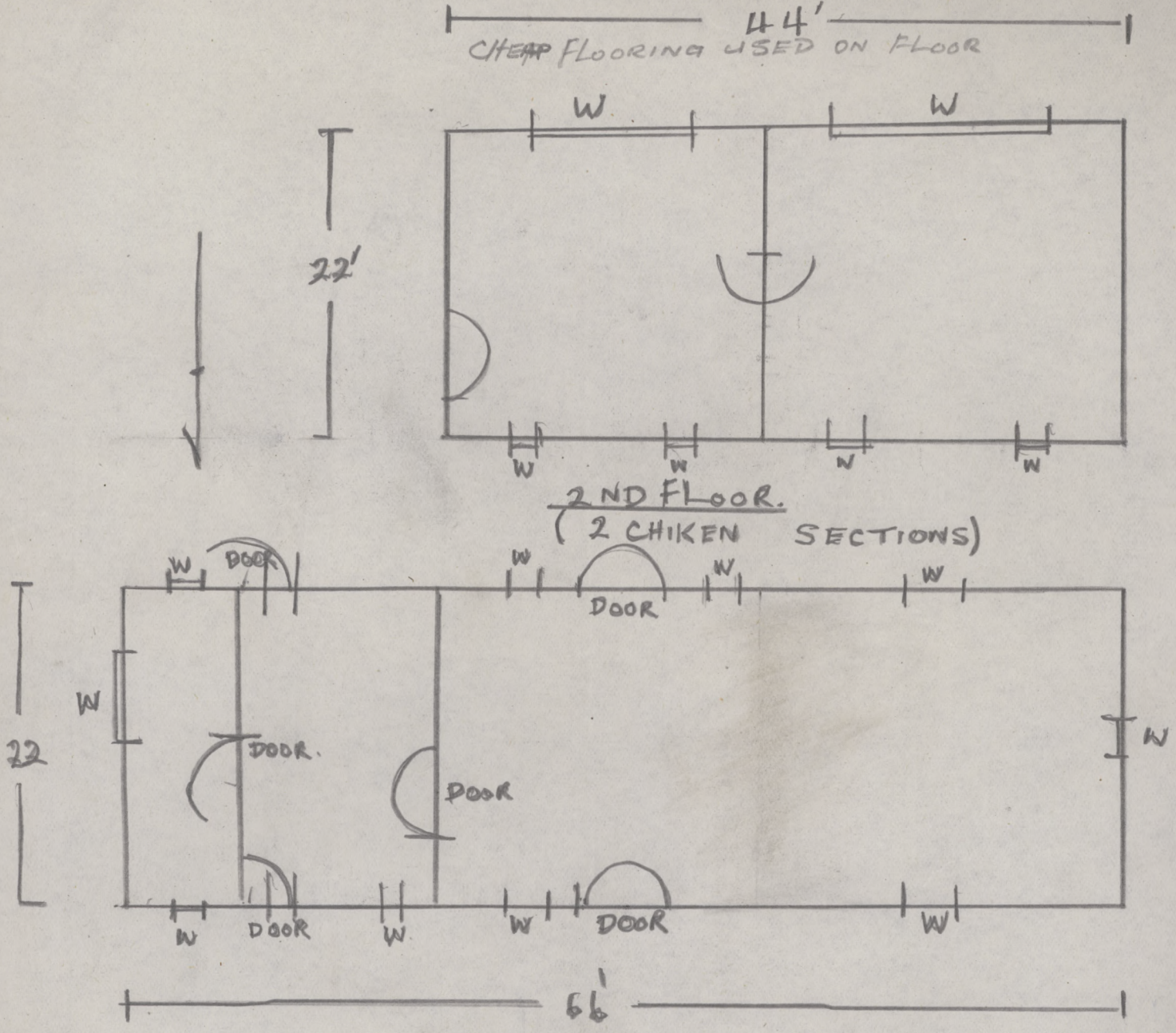
EXHIBIT No. 1053
DATE MAY 11 1948
FILED BY Mr. Cohen



To "COTTAGES" STATION
3 TO 5 MINUTES ←

SKETCH
ABOUT
50' – 1"

128 WILLIAMS ROAD.
STEVESTON. B.C.



GROUND FLOOR.

BARN & STORERING SHED.

DOUBLE WALL (SHIPLAPS INSIDE TARPAPER THEN DROP SIDING OUTSIDE SHINGLE ROOF)



BACK VIEW



ONE GOLD FISH POND
IN BACK GARDEN



FRONT. VIEW



VIEW of
A PART of
BARN
CHICKEN HOUSE

" 1"

List of persanal property left at home sold by the custodian, claimed.

Quantity	Articles	year bought	Condi'n when bought	paid fair	mkt.val.	sold by cudn.
1	Kitchen Stove (coal,wood)	1938	new	98.00	70.00	50.00
1	H eater (coal,wood)	1938	new	55.00	45.00	38.00
1	sunroom long cane chair	1935	new	8.35	7.00	2.00
1	bed 4-6,with spg.mat.	1936	new	31.00	26.00	10.00
1	dresser (dress board)	1935	new	18.50	16.00	5.50
2	end tables	1938	new	5.50	4.00	3.00
Sold 200 ~~180~~	flower pots 8",10"	1932	new	$24.00 ~~28.80~~	$16.00 ~~25.00~~	4.50
~~120~~	flower pots 6",4"	1934	new	~~8.40~~	~~6.00~~	
1	honey extracter	1935	new	14.00	11.00	8.00
2	spray guns	1933-6	new	16.40	10.00	7.75
1	raquet with fram	1929	new	9.00	4.50	1.50
			Total		224.50	130.25
	less amount sold by the custodian & credited to my account				130.25	
			claimed		94.25	
add 4600' lumber			new	100.00	62.64	37.36
					156.89	
	Less cr. to Custodian for money received in error				20.41	
					136.45	

Pritchard,B.C.,
May 7th.1948.

J. Mineokas

JM

Exhibit 4

MINEOKA, Tsuguo
(Claimant's Name)

PERSONAL CHATTELS #1

04182
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
See list #1 attached hereto for chattels claimed and sold by the custodian					774.50 100.00 874.50

Description of Storage of Goods:

All chattels belonging to me remained on the premises at 178 Williams Road, Steveston, B. C. in the dwelling or in the shed or barn.

Exhibit 4

~~General Statement as to Chattels not Described above:~~

When I was taken by the RCMP in December 1941 I was given no opportunity to do anything with my personal property. and had My wife was in Vancouver managing her own business, a rooming house. From the custodian's file I gather that P.S. Ross & Sons were asked to take charge of my affairs on Dec. 15, 1941.

Additional Comments, if any: While I was at the Petawawa Internment Camp I was asked to fill out a form respecting the property I had left behind. I filled this form out in May or June of 1942 to the best of my memory. On April, 1943, I was released and returned to B. C. and on June 28, 1943, I filled out my J.P. form. From the information received from the Custodian

T. Mineoka
SIGNATURE

Over

I was able to ascertain what goods had actually been sold and the attached list indicates that the goods were sold at a figure substantially below their fair market value. With respect to the lumber claimed for I would point out that the lumber actually found and inspected by Mr. D. B. King, at the request of the custodian, was valued at $90.00 yet it was sold for $50.00, net to me $37.36 The amount of lumber Mr. King reports, however, is only 4000' of 2 x 12 and 1 x 12, a small quantity of 2 x 4 and 1 x 8 and 200' of fir flooring, whereas I left over 9000" in all of lumber on the premises.

The $20.41 credit given the custodian is for moneys received from him as representing proceeds of an auction sale on June, 1945. In Feb. 1948 I was informed that this was in error but I have received no details as to what the sale represented.

EXHIBIT No. 1054
DATE MAY 11 1948
FILED BY Mr. Colins

"2"

1	set bee tools(smoker, knife, gllves, hive tools.)	1934	new	6.25	5.00
4	Bee hives with frames	1934	new	16.00	14.00
2	D oors	1937	new	6.50	6.00
1	Plunning set (saws, scissors)	1935	new	4.70	3.00
4	Hoes	1932-6	new	4.50	2.50
20	Berry picking baskets	1936	new	5.00	4.00
1	Hand saw	1935	new	3.15	2.50
1	Rip saw	1935	new	5.25	4.00
1	Hatchet	1931	new	1.25	.75
1	Hand cultivater	1937	new	7.50	5.00
1	Copper washing pan	1936	used	5.50	4.00
2	washing tubs	1934-7	new	5.20	3.00
2	D inning trays silver with glass	1931-7	new	12.00	10.00
2	prs gum boots	1935-7	new	14.25	7.00
2	Earthen pots 8 gals each	1934	new	10.00	7.00
1	Electric hot cake baker (waffle iron)	1937	new	6.25	4.50
1	Coffee maker glass	1937	new	4.75	3.00
1	Lawn mour	1939	new	12.70	12.00

Ex 5

Total amount claimed 298.15

add 4600' lumber 100.00 100.00
100 flower pots 1932-4 new 12.00 8.00
19 1/2 cases glass ✓ ~~86.19~~
~~406.15~~
492.34

Pritchard, B.C.,
May 7th. 1948.

J. Mineana.

List of personal property left at home when evacuated lost or uncounted, claimed.

Quantity	Articles	year bought	Cond'n when bought	paid	Fairmkt val.
2	Cane arm chairs	1935	new	11.00	8.00
6	Kitchen chairs	1936	new	6.90	4.50
1	Cup board	1937	new	22.00	20.00
1	Writting table	1927	used	17.00	12.00
1	Dinning table	1935	used	5.00	4.00
1	Kitchen table	1930	new	4.25	2.00
2	Night tables	1937	new	7.00	6.00
1	Lighting (lamp stand)	1935	used	5.00	4.00
1	" (table lamp)	1937	new	8.95	7.00
1	" "	1938	new	3.00	2.00
1	Wall clock 7 days m.	1934	new	6.00	4.50
1	Mantlepeace clock	1938	new	30.00	28.00
1	Linolum parlor	1937	new	9.00	7.00
2	Pictures with frames	1932	new	3.00	2.00
1	" "	1939	new	3.75	3.00
2	" "	1937	used	2.50	2.00
1	" "	1940	new	2.50	2.00
1	Picture drapary on wall (bird) my fathers memorial present			28.00 14.00	14.00
2	Boxes dinning silver set 52.ps. for 12 person	1929	new	35.00	32.00
3	Garden hose 50 ft each	1936-8	new	5.85	4.50
12	Bdls. roofing shingles 3x	1936	new	5.40	5.40
400	Lbs used seine net for chiken yard use stored in barn	1937	used	15.00	10.00
1	Single camp bed with mat.	1934	new	5.00	4.00
4	Rolls building paper	1937	new	4.00	4.00
1	Roll glass paper for hot bed	1938	new	9.00	9.00

Ex 5

200.90

NINEOKA, Tsuguo
(Claimant's Name)

PERSONAL CHATTELS #2

04182
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
See list #2 attached hereto for chattels claimed and lost, stolen or destroyed					$ 492.32 ~~106.15~~

Ex 5

Description of Storage of Goods: all chattels listed in the list #2 were left by me at 178 Williams Rd., Steveston, B. C. on the dwelling and shed and barn.

~~General Statement as to Chattels not Described above:~~
It would appear that about half the lumber I left is unaccounted for; that 100 flower pots disappeared; that the camp bed I declared was sold but not credited to my account. I left a 3-piece sun room suite consisting of an easy chair, which was sold, and 2 arm chairs which are not accounted for.

Additional Comments, if any: My wife sold 2 beds and 1 cupboard to a neighbour and removed 2 trunks containing her own personal effects but no claim is made for these. She removed nothing else from the property and apart from one visit she was always accompanied

J. Nineoka
SIGNATURE

by an agent of the custodian. One 10½ cases of glass were heavy and bulky. In evaluating the articles claimed for on Lot #2 I have allowed reasonable depreciation.

EXHIBIT No. 105-S
DATE MAY 11 1948
FILED BY Mr. Cohen

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

105 - 6

EXHIBIT May 11 1948

DATE Mr. Coulthurst

FILED BY

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

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

(1) NAME MINEOKA Tsugue (RCMP) Reg.No. 04182.
(2) Pre-Evacuation Address. 128 Williams Road, Steveston, B.C.
(3) Present Address. Pritchard, B.C.
(4) REAL ESTATE
(a) 128 Williams Rd. Steveston, B.C. (Municipality of Richmond)
(b) Legal description,
The west half of lot 49 of section 35 Block 4 North, Range 7 west, map 790, being all that portion of said lot laying west of a straight line bisecting the north and south boundaries thereof C.of E. 51948.
(c) Type of real property. Residence & Farm.
(d) What was your interest in the property. Sole owner.
(e) Fair market value at date of sale,
(i) Land ---------- $1180.00
(ii) Buildings ---------- $3500.00
(iv) Total value ---------- $4680.00
(v) Amount at which Custodian sold property and credited my account. ---------- $1989.00
(f) Loss (deducting item (v) from item (iv) ------ $2691.00

(5) PERSONAL PROPERTY.
(a) Place or places at which property was left by claimant at date of evacuation; Home at 128 Williams Rd. Steveston, B.C.
(b) Type of premises in which property left. in shad, barn & house.
(c) How stored or packed at time of evacuation.
19½ cases glass stored in shad, lumbers was piled in barn and others were in house.
(d) In whose care was property left at date of evacuation by the claimant. E. H. Herbert 269 Williams Road Steveston, B.C.
(e) Itemized description of the personal property which is the subject of the claim;

1.	19½ cases plate glass	estimated value	$ 86.19
2.	9300 BM lumber	value $206.95	
	less sold by Custodian & credited me	37.36	$ 169.59
	Total personal property loss known up to date		$ 255.78
	claims.		

(f) Total claim including real and personal property $2946.78

(6) (a) Place at which claimant prefers to be heard, Kamloops, B.C.
(b) INTERPRETER I may be need no interpreter at the hearing.

DOMINION OF CANADA)
of)
TO WIT:)

I, TSUGUE MINEOKA of the
of Pritchard in the Province of British Columbia

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

DECLARED before me at the City of Kamloops in the Province of B.C. this 25th day of November A.D.1947.

"Tsuguo Mineoka"

A Commissioner & c.

"illegible signature"
A Commissioner for taking Affidavits within British Columbia.

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

June 14,1948 mulandall

EXPLANATION

LAND

I bought this land about eighteen years ago from Mrs. Steeves of No. 9 Road, Steveston, B.C.? paid her $750.00 and some interest and then paid abought $430.00 or more for hencing, wireing, landscaping, fruits trees, garden trees, shrubs, bulbs; we left 300 peonies, 30 azaleas, about 1000 lily bulbs, 19 large flower cherries, 3 flower plums, roses, and many fruits trees such as chery, plums, pears, apples, peaches in the garden when moved. Those garden shrubs and bulbs are bought for not only enjoy but for resale.

BUILDINGS

Residence size 26 x 28 concrete foundation 5 rooms electric light and water piping completed cost us $2350. less $500. for depreciation the value when sold estimated $1850.

Shed size 18 x 24 $180. less $80. for depreciation valued $100.

Barn chiken house size 22 xx 66 all concrete foundation 2, 22 x 22 chiken sections were in upstair., value $1550.

PERSONAL PROPERTY

19½ cases glass (plate) for green house value $4.42 per case including 17 cents cartage per case., was lost after we had evacuated.

2 custodian letters attached in this case.
(Marked "A" and "B")

Lumber that sold by the Custodian at $50. and gave to my wife $37.36 taking their charge $12.64 off for following lumber.

4000. BM.	1x12 value estimated	$ 82.00
3000. "	shiplaps (10,8,) "	$ 67.50
2000. 2 x 4	"	$ 45.00
300. flooring	"	$ 12.45
Total estimat value		$206.95

A letter from the custodian attached.
(Marked "C")

"T. Mineoka"

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 14369

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

September 30th, 1944

"A"

Letter marked "A", referred to in Explanation attached to Statutory Declaration dated November 25th, 1947.
"T. Mineoka"

Mr. Tsuguo MINEOKA,
Registration No. 04182,
Tashme, B. C.

Dear Sir:

We have for reply your letter of August 28th. Regarding the 19½ cases of glass, we wrote to Mr. Herbert about this and he replied as follows:

"There is nothing left in the sheds. Mrs. Mineoka came several times when I was not at home and took things from the shed."

As for the lumber, this was sold by Mr. C. C. Robinson in November, 1942, and your account was credited with the proceeds.

Mrs. Mineoka was down here early in the spring of this year and made certain arrangements, taking with her on April 20th, a number of articles, including 2 trunks, and ordered everything else left on the premises to be moved to our auction room and sold. This has been done. We are sorry that the contents of the trunks were not all there. We know nothing about this and they were apparently in good order when Mrs. Mineoka took them away and did not mention that the locks had been broken.

Yours truly,

"R.B. Mackedie"

R. B. Mackedie,
Protection Department.

RBM/MHG

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 14369

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

"B"

This is letter marked "B" referred to in Explanation attached to my Statutory Declaration dated November 25th., 1947.

"F. Mineoka"

Mr. Tsuguo MINEOKA,
Registration No. 04182,
Ashcroft, B. C.

Dear Sir:-

This will acknowledge receipt of your letter of January 19th. We are enclosing herewith our cheque in the amount of $1.50, being interest by coupon on Dominion of Canada Bonds, which was received by this office from the bank of December 9th, 1946.

With reference to the 19½ cases of glass, which you claim, an investigation by the Custodian revealed that Mr. Herbert, the tenant whom you placed in charge of your property before evacuation stated in a letter to this office on September 6th, 1944:

> "In regard to the glass in the barn at 128 Williams, there is nothing left in the sheds. Mrs. Mineoka came several times when I was not at home and took things from the shed."

A further investigation was made by the Custodian, but no trace was found of this glass. We are afraid there is nothing further we can do in this matter.

Yours tfuly,

"Geo. Peters"

George Peters,
Office of the Custodian.

GP/EL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 12761

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

November 15, 1946.

"C"

This is the letter marked "A referred to in Explanation attached to my Statutory Declaration dated November 25th., 1947.

"T. Mineoka."

REGISTERED

Mrs. Mitsue MINEOKA.
Registration No. 04159,
Ashcroft, B. C.

Dear Madam:

We are enclosing herewith our cheque in the amount of $37.36 being your entire balance with the Custodian.

It is noted your account was credited with $50.00 which was received from the sale of lumber found on your former property at Steveston. This may be the property of your husband, if so, kindly make an adjustment with him.

Please acknowledge receipt of this cheque.

Yours truly,

"Geol Peters"

George Peters,
Office of the Custodian.

GP.ic

Encl. - cheque $37.36

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

June 14,1948 Marshall

G

Tashme, B.C.,
Oct. 20th. 1944.

Your file no. 14369.

EVACUATION SECTION
Rec'd OCT 26 1944
File No. 14369
Ans.
Referred McFeder
EXHIBIT No. 105-7
DATE FILED BY MAY 11 1948
FILED BY Mrs Cohen C

The Office of The Custodian,
Protection Dept.,
506 Royal Bank Bldg.,
Hastings & Granville Streets,
Vancouver, B.C.

Dear Sir;

I am surprised to read with regret that the answer of Mr. Harbert mentioned in your favour dated 30th. ult., regarding the nineteen and one half cases of glass. stored in the shed at Steveston.

I wish you understand commonly folowing my explanations;

(1) I hope Mr. Harbert remenber he took the key of the shed himself where not only the glass but many other tools such as lawm mower, hoes, garden rakes etc., kept when she left house, from my wife.

(2) My wife never went home after the house rented without the agent of custodian except one time when she went home for something, "I wish also he remenber that he never opened the shed and said do not tuch or will call a police. at that time."

(3) Therefore you can get a clear information that she took these glass away or not from your agent of Steveston because the all goods I got here checked and shipped by your agent.

So kindly take every possible steps on this matter as I belive this is only way that Iwrite to ask you, I am,

Very truly yours,

T. Mineoka

Tsuguo Mineoka,
R. no. 04182.

FORM "JP"

FILE No. 14369

OFFICE OF THE CUSTODIAN

REAL ESTATE

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.

105 - 8

EXHIBIT No. May 11 1948

DATE

FILED BY Mr. Colthurst

PERSONAL INFORMATION

NAME: MINEOKA, Tsuguo

HOME ADDRESS: 128 Williams Road, Steveston, B.C.

REGISTRATION NUMBER 04182 SEX: Male AGE: 45

OCCUPATION: Farmer & Secretary, River Fish Co.Ltd.

(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:

MARRIED? Yes

NAME OF WIFE OR ~~HUSBAND~~: MINEOKA, Mitsuye

ADDRESS OF WIFE OR ~~HUSBAND~~: 128 Williams Road, Steveston, B.C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION:

128 Williams Road, Steveston, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

One wooden building of five rooms for residence - size 26 x 28 with basement, one shack - 18 x 24, one barn - 22 x 66

3. INSURANCE (Give particulars; state where policies are)

I requested to the Office of the Custodian to renew fire Insurance when it expired for $1500. for residence, $500 on furnitures as same as before

4. TAXES (Amount and where payable) about $36.00 to the Richmond Municipality

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

6. OCCUPANCY AND LEASES (If vacant so state)

Rented to Harbert of R.R. #1 Steveston, B.C. through your office.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in writing table drawer in house or maybe in your office

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

Please refer to the attached list

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Please refer to the attached list.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

9. IF FARM LAND STATE CROPS SOWN:

300	peonies (estimate)	35	young cherries
30	azaleas	35	apples
1000	lilies (over)	12	fruit cherries
19	large flowering cherries	4	plums
3	flowering plums (ume)	4	pears
14	rose	3	peaches
6	(shakunage)	50	iris

many flowering trees, shrubs and bulgs.

STATEMENT OF PERSONAL PROPERTY OWNED:

1	~~cooking stove~~ S	1	~~chesterfield set~~ S
1	~~heater~~ S	1	sun room set
1	~~gramaphone with records~~ S	8	~~wooden chairs~~ S
3	bed complete	2	cupboards
1	dressboard	1	writing table
1	dining table	1	kitchen table
2	night tables	2	~~end tables~~ S
1	flower table	3	lighting stands
2	clocks	1	alarm clock
7	sets window curtains	6	shades (misu)
3	rooms, linolium	2	sinks
1	toilet set	1	bath
1	electric stove	1	~~oil heater~~ S
8	picture frames with pictures	3	large picture frames with pictures
3	pictures (kakimono)	200	books (about) "Taken Apl 20/44"
1	trunk -- cloths & articles	3	~~flower pots~~ S
1	~~dresser ---- cloths & articles~~ S	2	boxes dinner silver set for 12
19½	cases glass		Several wooden & paper boxes contains
9000	ft. lumber -- 1 x 12, 2x4, shiplap flooring 2 x 12.		cloth, ~~chinawares~~, S silver, glasswares & ~~kitchen utensils~~ S
12	bdles shingles, ~~about 400~~	400	lbs. used seine net (about)
1	~~single camp bed with mattress~~ S	4	rolls building paper
(1	roll Hot bed anti freezer	2	doors
"shipped" (4	bee boxes with frames	1	set bee tools
(1	honey separater, used wires	2	tables
1	prunning set		

farming tools and equipments such as discutting machine, hoes, scales, lawn mower berry boxes, saws, hatchets etc.

S Sold by auction 18/5/45 Steveston 34

S Sold by auction 28/4/44 Steveston 12

S Sold by auction 30/7/44 Steveston 16

"See letter of Aug.22/42 from Gavin C.Mouat re sale of all the furniture in the house to Mr.C.Herbert for $250.00"

....."T..Mineoka".....
Tsuguo MINEOKA, #04182

BRITISH COLUMBIA SECURITY COMMISSION
WWalter Hantley"
Supervisor
A Commissioner for taking Affidavits
within the Province of British Columbia

FORM "JP

FILE No.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: $500. on Home Furnitures

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) $100. Victory Bond, about $65.00 War Saving Certificates, 6 shares of West Coast Trading Co.Ltd., ($600), 5 shares of River Fish Co.Ltd., in your office ($125.)

8. BANK ACCOUNTS: Royal Bank of Canada, Steveston, B.C. Amount between $300 - $400.

9. LIFE INSURANCE: $1000 - Sun Life Assurance Co.

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 28th day of June 1943

(Signature) T. Mineoka

Walter Hantley
Witness
British Columbia Security Commission

A Commissioner for taking Affidavits within the Province of British Columbia.

FOR DEPARTMENTAL USE

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
June 14,1948

Deputy Sheriffs:
Chas. Anderson, Kamloops
Frank Boyne, Vernon
H. H. Miller, Penticton

Acting Deputies:
At Kelowna, Merritt,
Princeton, Salmon Arm, etc.

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

SHERIFF'S OFFICE

James R. Colley,
Sheriff for Northwest Yale

Office, Court House,
Kamloops, B.C.

P.O. Box 249, Kamloops, B.C.
Office Phone, 198
House Phone, 149

24th February, 1948.

A. Watson, Esq.,
Secretary,
Japanese Property Claims Commission,
Vernon, B.C.

Dear Mr. Watson: Re: T. Mineoka

List of chattels of the above acknowledged herewith.

This will be attached to the Claim of T. Mineoka.

Yours truly,

James R. Colley, Secretary,
Japanese Property Claims Sub Commission.

JRC/NdeP

P.S. Copy of oaths to be administered acknowledged with thanks.
X No copy of the itinerary of the Commission enclosed.X