Name of Claimant TSUMURA, Chonosuke Case 111

Custodian File 7524

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% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1611.		1790.09				1790.09

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	
40.00	14.00	4.20	35%	185.00	64.75	17.50	2.10	71.05

TOTAL RECOMMENDATION	1861.14

1540

CASE NO: 111

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF

CHONOSUKE TSUMURA

PROCEEDINGS AT HEARING

Original

CASE NO: 111

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)

10 Kamloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF

CHONOSUKE TSUMURA

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.

J.R. COLLEY, Esq.,	Secretary to Vernon Sub-Commission.
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. McMASTER: I call Chonosuke Tsumura, No. 126 on the original list.

CHONOSUKE TSUMURA the Claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: Your honour, I have just observed that apparently I neglected to give my friend a copy of the claim for certain chattels. He may change his mind with regard to this matter and prefer to have it stood over until after lunch.

10

MR. McTAVISH: Your honour, I am not prepared to go on with any claim for chattels. I didn't have the claim given to me, and I am unaware as to anything at all about it.

MR. McMASTER: I would suggest in those circumstances that we adjourn until 2:00 o'clock.

THE COMMISSIONER: Very good.

(PROCEEDINGS ADJOURNED UNTIL 2:00 P.M.)

20

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. McMASTER: We might proceed with the case of C. Tsumura, Case No. 111, that we had just begun before the noon-hour adjournment.

In this case I would ask leave to amend the claim. The credit to the Custodian is wrongly shown in the claim form; the credit should have been $1611.00. I would ask to abandon the claim for crop loss so that the real property claim is for $7,000.00 less $1611.00 credit to the Custodian.

30

With respect to the chattel claim, the claim for the electric water pump on the back of the claim, it would appear that the water pump was a fixture and would enhance the value of the land. I would ask to abandon the claim with regard to the '29 Ford car. Your honour will remember the other day in speaking to a claim of Albert Tsumura, a son of this claimant, that we had asked to amend his claim to add the car. It now appears that the Custodian alleges that he wasn't aware of the car until all the parts were gone, and, in view of the small value involved, the claimants have instructed me to abandon that claim. The total claim being made for personal property is $198.50 by making the following reductions on the original claim: The incubator reduced to $75.00, 180 feet instead of 380 feet of one-half inch galvanized water pipe, $16.50; 500 feet instead of 1,000 feet of electric wiring; 4,000 board feet of lumber, No. 1 common, $100.00; and abandoning the claim for the clock and floor lamp. The net chattel claim, then, is $177.00.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to the real property with respect to which you are claiming, and is that your signature? A: Yes.

Q: With respect to the statement on the back

which appears in my handwriting, did you instruct me to add that information on the back of the statement? A: Yes.

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

Q: Are the contents of this statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I file that as Exhibit No. 1, and I file on behalf of my learned friend the Farm Appraisal Report of the Soldier Settlement Board with respect to these premises, and draw attention to the fact that the property was about two and a quarter miles from South Westminster.

10

(STATEMENT MARKED EXHIBIT NO. 1)

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. McMASTER: Referring to Exhibit No. 1, it shows a total acreage of 9½ acres. The property was purchased in March, 1920, for $800.00, at that time all bush land. The claimant shows the improvements which he made both with respect to the buildings and also with respect to improvements other than buildings and the estimated cost. With regard to the appraisor's report, he states that the two storey- henhouse was just three years old, not ten as the appraisor states. Referring to the back of the statement, I draw attention, first of all, to the fact that certain of the buildings erected on the lands are shown there continued from the first page; he also points out that electric light was installed. I would

20

30

then refer to the statement made by the claimant.

He says: "I am advised that my former next door neighbour, Mrs. Baldwin, sold her farm in 1942 for $3200.00. She had ten acres with only two or three cleared and these were just in pasture. She only had two small chicken houses and one old house. I am also advised that Eric Craig, who lived across the road from me a few hundred yards north, sold ten acres of his farm
10 in 1944 for $7,000.00. His buildings were much older than mine and only seven or eight acres were cleared."

Q: Witness, did you have an electric pump on these premises at the time you were evacuated?

A: Yes.

Q: And was that in connection with your watering system and your well? A: Yes.

Q: And it was left on the premises?

A: All the chicken houses and dwelling house, too.

20 Q: Yes. And the pump was left on the premises?

A: Yes.

Q: Approximately when did you purchase or install that pump? A: '29.

Q: In 1929? A: 1929.

Q: And was it in good working order at the time that you left? A: Yes. I bought it new from Fairbanks Morse.

Q: In which year, did you say?

A: No, I made a mistake -- 1930, not 1929.

30 Q: In 1930 from Fairbanks Morse? A: Yes.

MR. McMASTER: I draw your attention, your honour, to the fact that apparently that was not mentioned as one of the improvements in the real property statement filed as Exhibit No. 1. It will be contended that it would enhance the value of the land.

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to the personal property with respect to which you are claiming and is that your signature? A: Yes.

10

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

A: Yes.

MR. McMASTER: I would ask to file that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

THE WITNESS: I had a lot of furniture and a desk and I'm not making any claim for that.

MR. McMASTER: I would ask to have filed in this case, your honour, the appraisal which the Crown filed in the case of Jujiro Ohashi at Vernon. They filed there an appraisal by Buckerfield's of certain incubators and, if my recollection serves me correctly, it included incubators of the make which this claimant is claiming for.

20

Your witness.

THE INTERPRETER: The witness says he had seven electric brooders for which he is not claiming.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value.

30

It is submitted that the personal property which was sold was sold for its fair market value. It is submitted that the prices claimed by the claimant for articles not sold are exhorbitant.

I would ask my learned friendto admit the assessed value on the property for the year 1943 - improvements $2250.00 and the land $600.00, making $2850.00 in all.

MR. McMASTER: That would appear to be correct.

10

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, prior to your leaving this property, prior to your evacuation, did you lease the property to one Joseph Stack? A: You mean for the car?

Q: No, your property. A: Yes, I rented to him.

Q: What rental did you charge?

A: $20.00 a month. For that reason I leaving everything to him, all furniture and things, but I don't think he stayed there very long and then went to Montreal after maybe half a year.

20

Q; Where did you obtain your water on this property?

A: Four wells.

Q: Four wells. Did those wells last throughout the year? A: Some of the wells, you know, go dry in the middle of June, that is why I dug four wells.

Q: Before you left, had the electric wiring on the property been condemned? A: No, all good

30

condition.

Q: Did Mr. Stack at any time ever inform you that the house was in a poor state of repair?

A: Well, I don't know about that. It was good enough for living in. I sold 3,200 chickens to him, you know, then Mr. Stack and Mrs., they can't look after them good, that is why I know they sold out and went away.

Q: I show you a letter dated October 28, 1942. Is
10 that letter signed by yourself?

A: Yes, this is my sign.

Q: Are the contents of that letter correct?

A: I think so. You see, these all written by my daughter. You know, sometimes I don't say anything, but she wrote it herself. You know, Brackman Kerr accountant, Mr. Page, he made all arrangement with him, you know.

MR. McTAVISH: I put this letter in as the next exhibit.

(LETTER MARKED EXHIBIT NO. 4)

20 MR. McTAVISH: I put in as the next exhibit, your honour, the Custodian's Analysis of Personal Property Claim.

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

MR. McTAVISH: Referring now to Exhibit 3, your honour, I point out that the incubator for which the claimant claims $75.00 was sold for $17.50.

MR. McMASTER: That is not quite correct, your honour. You will notice on the Analysis of Claim Form
30 that the sale at $17.50 included two home made

incubators.

MR. McTAVISH: At that rate, your honour, then the Charters incubator, I see, was sold for $7.50.

MR. McMASTER: That is right.

MR. McTAVISH: And the 4,000 feet of lumber, for which the claimant claims $100.00 was sold for $14.00.

MR. McMASTER: Well, once again, your honour, I think if my friend will refer to his file he will find that a lot of lumber was sold for $1400.

MR. McTAVISH: That is all, your honour.

MR. McMASTER: I would ask my learned friend to advise counsel for the claimant as to what quantity of lumber was actually sold, and if he would also be good enough to advise me to whom the incubator was sold. I don't know whether he can give me that information from his file or not.

MR. McTAVISH: It appears that the Charters incubator was sold to Mr. John Ure, who was evidently a tenant on the property.

MR. McMASTER: To whom was the lumber sold? Can my friend advise me that?

MR. McTAVISH: I haven't got that information, your honour. I will try to get it.

MR. McMASTER: Thank you. That is all.

(Witness aside)

MR. McMASTER: I would call Mr. Ryujin to give evidence in this case.

MATSUJIRO RYUJIN a witness called on behalf of the claimant herein, being first duly sworn, testified through the official interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, were you a neighbour of Mr. Tsumura's, the claimant in this case? A: Yes.

Q: How close was your place to his?

A: There was just a road in between.

10 Q: Yes. Did you know a Mrs. Baldwin who was also a neighbour of this claimant? A: Yes.

Q: Where was her property in relation to his?

A: It was to the north side, adjoining.

Q: Adjoining the claimant's property?

A: Yes, Tsumura's property.

Q: Does he know approximately how many acres of land Mrs. Baldwin had? A: I think about ten acres.

Q: And in 1942, at the time you were evacuated,

20 approximately how many of those ten acres did she have cleared?

A: The cleared space was odd stumps, I think about 3 acres.

Q: And did she have any crops planted at all?

A: She had scattered wheat here and there.

Q: Any berry crops at all? A: No.

Q: Now, what buildings did she have on the land?

A: Two small chicken houses and a small old house.

Q: And how would the houses on her land compare with

30 the houses on this claimant's land?

A: There is a very great difference.

Q: In what respect? A: Tsumura had a lot of chicken houses and his land was all cleared.

Q: As between the two premises, in your opinion which would be the better premises as a farm?

A: From every point of view, Tsumura's was better.

Q: How long, witness, have you been a farmer?

A: In that neighbourhood, twelve or thirteen years.

10 Q: That is, before your evacuation.

A: Yes.

Q: Now, do you know another neighbour of Mr. Tsumura's a Mr. Eric Craig? A: Yes, I know him.

Q: And where was his property in relation to Mr. Tsumura's property? A: There was a road in between and it was on the other side.

Q: Across the road? A: Yes.

Q: And how did the buildings on Mr. Craig's property

20 compare with the buildings on Mr. Tsumura's property? A: I think that Craig's house was rather old, but it had been painted and looked nice.

Q: What about the other buildings on Craig's property?

A: He had a medium-sized chicken house.

Q: Yes. Any other buildings? A: I didn't see any.

Q: Now Mr. Tsumura has given evidence that in 1939 he built a two-storey henhouse; in 1940 he built an

30 incubator house, and in 1942 he put in a founda-

tion for a new house. Now, have you any recollection from the time you lived as a neighbour of Mr. Tsumura's as to whether he did those buildings at approximately those dates?

A: That is quite correct. I know all about it.

Q: Did you visit at Mr. Tsumura's place at all prior to your evacuation? A: Yes.

Q: And have you ever been to Mrs. Baldwin's place prior to your evacuation? A: Yes.

10 Q: On how many occasions in, say, the year before evacuation? A: Two or three times.

Q: And Mr. Craig's place, did you visit that at any time within a year before your evacuation?

A: About three or four times.

MR. McMASTER: Yes. Your witness.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, on your visitto Mrs. Baldwin's house, were you in the house? A: Yes.

20 Q: How large was the house? A: I couldn't say exactly. There were just people living there and it had a shingle roof.

Q: You never examined the house very carefully?

A: The kitchen was rather small, something in the nature of an adjoining place that had been put on.

Q: Did you ever examine the house very carefully?

A: I just went inside the house.

Q: How old was the house? A: I don't know, but

30 from appearances it was very old.

Q: Did you ever go visiting in Mr. Craig's house?

A: I was in his parlour once.

Q: When was that? A: Just shortly before I was evacuated.

Q: What kind of a house was that?

A: The interior was nice.

Q: How old is Mr. Craig's house?

A: It was there before I went there and I think it was very old.

10 MR. McTAVISH: That is all, your honour. Before this case is concluded, your honour, I notice I omitted to put in the J.P. form. I wonder if we could call Mr. Tsumura back again.

MR. McMASTER: I will admit that is the J.P. form that was signed by the claimant, your honour.

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

MR. McMASTER: That is all, witness.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20 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.

30

CASE No. 111 MAY 12 1948 Kamloops B.C.

DEC - 2 1947

NOTIFIED APR 15 1948

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

7524 Kamloops

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

(1) NAME TSUMURA Chonosuke (RCMP) Reg. No. 12670
(Print) Surname Given Name

(2) Pre-Evacuation Address Roebuck Road, Surrey, B. C.

(3) Present Address Kamloops, B. C. (Westsyde)

(4) REAL ESTATE

(a) Street Address (if any) Roebuck Road, Surrey, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 14 Section 34 Block 5 North Range 2 West.
Surrey Municipali

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Berry and chicken farming
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner.

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land 10 acres - - - - - - - - - - $ 3500.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 3500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - crop loss - - - - - - - $ 900.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $
(v) Amount at which Custodian sold property and credited your account - - $ 1450.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 6450.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Left some on above premises; clock and lamp(floor) with Jack Craig.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
shed and garage

(c) How stored or packed at time of evacuation
Left loose and locked up.

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Left with Mr. Stachey but subsequently taken over by Custodian.

(e) Itemized description of personal property which is the subject of the claim:

1.	Incubator	Estimated Value $ 100.00
2.	380 feet ½ inch gal. water pipe	Estimated Value $ 35.00
3.	Electric water pump	Estimated Value $ 125.00
4.	1000 feet electric wiring	Estimated Value $ 14.00
5.	'29 Ford Car	Estimated Value $ 50.00
6.	4000 Bd. feet Lumber No. 1 Com.	Estimated Value $ 100.00
7.	Clock and floor lanp (Valued as keepsakes)	Estimated Value $ 55.00
8.		Estimated Value $
9.		Estimated Value $
10.	No accounting from Custodian	Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 479.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 6929.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Kamloops.

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of B. C.)
TO WIT:)

C. Tsumura

I, Chonosuke Tsumura of the
of Westsyde Kamloops in the 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 Prov of BC)
this 17th day of Nov)
A.D. 1947. R. Truman)

C. Tsumura

A ~~Commissioner &c~~.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Ready Early

C. TSUMURA
(Claimant's Name)

REAL ESTATE
(Farm Land)

12670 III-1
Reg. No.

EXHIBIT No. MAY 12 1948
DATE
FILED BY
mw not marked

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 2 ac	9½ ac	mar 1920	F A Hanson	800.00	all bush	none	4000.00 (land and improvements)
Cultivated not planted 5 ac							
Cultivated and not in crop							
List Crops							
strawberries 2 ac							
raspberries ½ ac							
Total 2½							

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

Description	When Made	Cost
Planted about 20 fruit trees (mixed) - cost		$30.00
cleared about 7½ ac - from purchase till 1941 - mostly own labour, some hired - heavy clearing - est value - 350 per ac		2625.00
Put in about 1000' of drainage ditches (mostly cedar - covered - hired labour - est cost		75.00
2000' barbed wire fencing - est cost - labour + material - est cost		100.00
Dug 3 wells with curbing as required, installed electric pressure pump and piping (+ lines) to henhouses and house - est cost (labour + materials)		500.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House - 24×24 + lean to 10×24		frame on posts - shingle roof - ship lap (papered) inside - fir floors - no cellar	1920		sawdered, mostly own labour		700.00	1400.00
Foundation for new house	28×34	4' cement - 2' studs and plates for posts	1942		hired labour	+ bought material		180.00
Incubator house	16×20	frame, cement found alton - shingle roof - insulated walls + ceilings	1940		own labour	+ bought materials		250.00
2 story henhouse	20×154	frame on posts set in cement - shingle roof	1939		some hired - some own labour	+ "		1500.00
Henhouse	22×110	frame on posts - shingle roof	1933		" "	+ "		600.00
2 henhouses	16×30 each	" "	about 1934		" "	+ "		200.00
Garage + chicken house (2 stories)	24×75	frame on posts (½) on cement (½) - cedar roof - cement floor garage	1932		" "	+ "		400.00
8 colony houses	10×12	frame				+ cost		120.00

see back of page

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

The 2 story henhouse was just 3 yrs old (not 10 as app-raiser states). I agree that the house was old and needed repairs. However it could have been repaired and made quite satisfactory for a home. I agree that it was my intention to complete new house I had started and not been evacuated. I agree that the 2 story garage and chicken house was not in very good condition but it was quite suitable for the purposes for which used. The appraiser deals to list the ~~[illegible]~~ cultivation noted on back of this sheet. I believe that the appraisal at $1641.90 is very much below a fair value for this property.

Comment this property is excellently located, large area cleared and cultivated, ~~[illegible]~~ acreage very suitable for poultry raising and soil first rate for growing small fruits. I consider that it would be worth at least $7000.00 when sold by the Custodian

C. Tsumura
SIGNATURE

(1)

Buildings erected (continued)

Cottage – 12 x 18 – frame on posts – shingle roof – ship lap (papered) inside – 1932 – Some hired, some own labour – bought materials – est cost 125-00

Electric light installed in all buildings except the colony houses

I am advised that my former next door neighbor (Mrs. Baldwin) sold her farm in 1942 for $3200.00. She had 10 acres with only 2 or 3 cleared and these were just in pasture. She only had two small chicken houses and one old house.

I am also advised that Eric Craig who lived across the road from me a few hundred yards north sold his farm (10 acres of) in 1944 for $7000.00. His buildings were much old than mine and only 7 or 8 acres were cleared.

C. Tsumura

BC-745-P
BC-2879-B

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

Farm Appraisal Report

111-2

EXHIBIT NO. MAY 12 1948
DATE
FILED BY

File No. JL-462

Land Description Lot 14 of S/D of Sec.34, Blk.5,N., Rge.2,W., Map 880.

Containing 9.37 Acres

Owner's Name TSUMURA, Chonosuke Post Office Address R.R.4, New Westminster,B.C.

Nearest Rail Point South Westminster Distance 2¼ miles

Market Town New Westminster Distance 3¾ "

Church (give denomination) Anglican - 1¾ miles; Others - Westminster Distance 3¾ "

Nearest School Simon Cunningham (by road) Distance ¾ "

State how property was identified: L.R.O. Sketch, map, and surveyed roads.

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

Is No. 274 Roebuck Road, gravelled ¼ mile to Old Yale Road.

Is this district a good one? Yes.

Employment opportunity Full opportunity at New Westminster, within commuting distance.

Predominating Nationality and religion: British - none predominating.

Describe Fencing and its condition: Neighbors fences;some cord mesh fencing of chicken runs,also some chicken wire fencing. Value $ Inc.in Land

Water supply: 4 wells,3 seasonal.One near road,new,uncribbed;will supply full requirements when cribbed.Latter 47'deep,6'in diameter. Has pressure pump on well near house,& full piping to henhouses,& house.Latter will have to be extended to new well to create permanent supply to all henhouses.Will likely involve moving pressure pump to site of new well. Value $ " " "

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 26	Lumber	12'	Shgls.	V.old	Posts	V.Poor	250.00
Fdn.for new hse.	28 x 34	Cement 4'----3'studs and plate for joists						75.00
Brooder Hse.	16 x 20	Lumber	7/12	Shgl.	2	Cement	Good	160.00
2 st. BARN Henhouse	20 x 160	Lumber	12'	"	10?	Posts	Fair	800.00
Henhouse	22 x 110	Lumber	7'	"	Old	"	"	220.00
BARN Hen house	16 x 30	Lumber	5'	"	"	"	"	50.00
Henhouse	16 x 30	Lumber	5'	No value - too old				
5 Colony Houses	x	in chicken run-worth $10.00 apiece						50.00
Garage with upper storey chicken house, and shed alongside.								
	24 x 76	Lumber	12'	Sp.Cedar	Old	Blocks	V.Poor	40.00
Co-operative warehouses on S.W.corner:-								
	20 x 60	Lumber	9'	Shgl.	8?	"	Good	600.00
	12 x 38	"	9'	"	new	"	"	330.00

(Full electric lighting installed)

Total present day value $ 2,575.00

Total Value Buildings add to farm $ 1,100.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House is not worth repairing. Roof leaks in places now. Will do for temporary home until new house completed as planned by owner. Have added its value only as temporary residence, with added salvage value of material content if and when it is dismantled upon completion of a new house on the foundation now prepared. $

Describe the basement and chimneys: No basement; brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? 2 How finished Shiplap and paper.

Are buildings painted? No. Condition of paint

Distance from nearst bush None near.

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
6.47	Rolling 6.47	12"sdy.loam	Sandy clay to some sand	Raspberries - uncropped	70.00	452.90
1.	Level 1 acre	20" loam	Sdy. Hardpan	Hay, partially drained.	30.00	30.00

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	
1	Level 1 acre	20" loam	Hardpan	Completion of clearing stumps & draining	50.00	30.00	30.00
0.9	Level 0.9 ac	"	"	Heavy clearing	150.00	10.00	9.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 521.90

Total added by buildings to value of farm $ 1100.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 20.00

Total value of farm $ 1641.90

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Presently occupied by one Joe Stach under lease for this year at $20.00 per month. Tillage not being carried out except for garden plot and Raspberries. Lessee bought 3500 hens from owner of farm, and has just continued with them. Otherwise cultivation not being maintained, though intent is to do so. Was late getting on which militated against full cultivation.

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

Poultry and small fruits.

Noxious weeds:

Canada thistle quite prevalent.

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

Municipal and School - $56.56.

Surrey Municipality - Cloverdale, B.C.

Date: 7th July 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 6 day of July 19 42

Inspector's Signature "B.C. WORMWORTH"

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

JL-462 - C. TSUMURA

Farm Appraisal Report

Remarks: This property carries in the south west corner the buildings shown as "Co-Op" warehouses. One of these buildings is padlocked and I could not obtain access to it. The other is a shed, open at the south end, and filled with fruit cases. It is stated to be the warehouse for the area, of the South Port Mann Co-operative Association. I have shown my valuation but I do not include it as of value to the farm as such, for the reason that I cannot see where the farm can either use, or derive revenue from the buildings.

The place has been used as a combination poultry and small fruit farm, and this is what it is suited for. There are at present 3500 hens being carried by the Lessee, and bought from the owner before evacuation, but in my opinion, the space for these is overcrowded, and will have to be cut to about 2500 to 2700 before winter. For a man without additional help, other than himself and wife, the place is overbuilt in this respect, as he would have to hire help to utilize all of the buildings, and unless he had enough space to carry the full 3500 constantly, he could not afford to hire this help

At the same time, neither could he operate the fruit acreage and look after his poultry properly.

The house is only of value as a temporary residence pending erection of the planned house, on the foundation that has been created for it

The water supply is from 4 wells about the place. The one by the house has a pressure pump, with full piping to the old house and henhouses, but it is only seasonal, and at other times water will have to be carried from a new well 47' deep, which has just been dug, being still uncribbed. The latter is claimed to be a permanent supply. It is just in front of the planned house, and eventually will involve the moving of the pump and all of its appurtenances, to the new location, whereupon there will probably be adequate supply for all buildings. Low land on east end, requires further drainage, which can be done by individual effort.

(FOR ORCHARD LANDS ONLY)

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

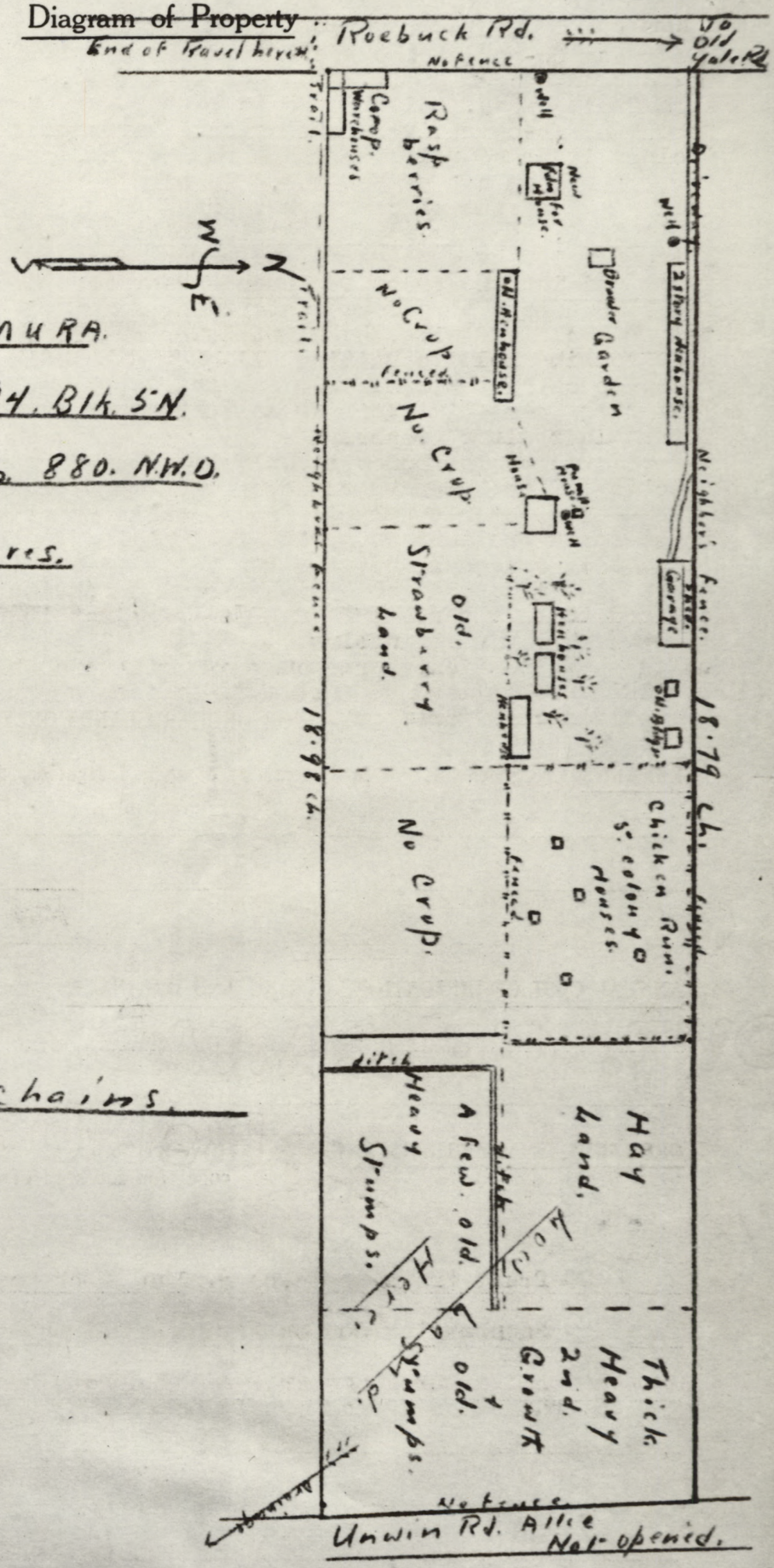
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

		Present Value
20 fruit trees, apple, pear, plum & cherry add.	$	20.00
Raspberries now on farm are 0.6 acres	$	
All other crops are untended both by owner prior to evacuation and as yet by Lessee.	$	
	$	
	$	
	$	
	$	
	$	
	$	
Total	$	

Amount fruit trees add to value of farm $

Diagram of Property



Chonosuke TSUMURA.

Lot 14. of S/D of Sec 34. Blk. 5 N.

Range 2. W. Map. 880. N.W.D.

9.37 Acres.

Scale 2 chains.

Following careful review of this appraisal report, it is my opinion that the present value is $ 1700.00

Date 9th July 19 42.

"I.T. BARNET"

District Superintendent.

C. TSUMURA
(Claimant's Name)

PERSONAL CHATTELS

12670
Reg. No. 111-3

EXHIBIT No.
DATE MAY 12 1948
FILED BY

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid (appr)	Condition when Evacuated	Estimated value at Date of Evacuation
1 Charter Incubator	1939	new	105.00	good	75.00
180' (9 length) 1½" gal water pipe	1939	new	16.50	unused.	16.50
500' RC electric wiring	1940	new	7.00	unused.	7.00
4000' bd ft lumber (2 & 1 com)	1942	new	100.00	unused	100.00
					$198.50

Description of Storage of Goods: the incubator was left in the incubator house; also the electric wiring. the water pipe was left in the 2 decker hen house — also the lumber.

General Statement as to Chattels not Described above:

none claimed.

Additional Comments, if any: I have allowed for depreciation on used articles and the unused articles have been kept in at cost price to me

C. Tsumura
SIGNATURE

EXHIBIT No. 111-4 Richardson
DATE MAY 12 1948
FILED BY Joe Masuda

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 28 1942

Red Lake, B.C.

October 28, 1942.

Office of the Custodian, 7584
Vancouver, B.C.

Dear Sirs:

Re: Repairs on farm at 274 Roebuck Rd., Surrey, B.C.

The wiring of my farm in care of J. Stack was condemned in its various respects by the inspector. The plow had to be removed in order to operate the farm so this was done. I am obliged to think that you are held responsible for the upkeep of the farm from which you collect all the rent, hereby there is no profit on our part. I have sent a similar letter to Mr. Page of the Brackman-Ker Milling Co who will represent us at your office when he comes there to reach some agreement. Hope you will help us as much as possible because of our inconvenient position.

Yours truly,

S. Tsumura

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7524 EXHIBIT No.

NAME TSUMURA, Chonosuke

REG. No. 12670

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 4/42 EVACUATION June 4/42	TAKEN BY DATE			AUCTION	TENDER &c		
All to be left in house at 274 Roebuck Rd., New Westminster, B.C.		Incubator	100.00		17.50	A Charters	Incubator
		380 ft. ½ in. gal.water pipe	35.00				
		Electric Water pump	125.00				
Tables		1000 ft.electric wiring	14.00				
Chairs		'29 Ford Car	50.00				
Household Furniture		4000 Bd.Ft. Lumber No. 1 Com.	100.00	$14.00			
Chesterfield		Clock and floor lamp (valued as keepsakes)	55.00				
Gramaphone							
Referred to in letter received from C.Tsumura Sept. 21/42			479.00				
							Re Cr
1 H.P.Westinghouse Motor							
500 Ft. R.C.Wire							
9 Lengths of ½" Galvanized Pipe							

7524 EXHIBIT No. I CASE No.

12670 VENUE Kamloops

111-5

EXHIBIT No. MAY 12 1948
REMARKS DATE
FILED BY Mrs. McTavish

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	
	17.50	A Charters Incubator and 2 Home-made Incubators appraised by Trapp Motors and sold for $17.50.						
						X		Not inventoried
							X	Fixture sold with Real Property
						X		Not inventoried
00								Sold for $15.00. Funds credited to Albert TSUMURA. He will be at Kamloops hearing.
							X	Left in care of Mr. Craig by Mr.TSUMURA

Re Crop: Mr. Tsumura made his own arrangements with Mr. Joseph Stach regarding crop.
See copy of Lease on file and Real Property Summary.

M. Johnston.

FORM "JP" Surrey B. FILE No. 1564

EXHIBIT No. 111-6
DATE MAY 12 1948
FILED BY

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: TSUMURA Chonosuke

HOME ADDRESS: 274 Roebuck Rd., R.R. #4. New Westminster B.C.

REGISTRATION NUMBER 12670 SEX: Male AGE: 60

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? ~~YXXXX~~ Yes

NAME OF WIFE OR HUSBAND: Tonoyo

ADDRESS OF WIFE OR HUSBAND: 274 Roebuck Rd., R.R. #4. New Wester.

NAMES OF ANY LIVING CHILDREN: Lucy (F) Edna (F) Tommy (M)

ADDRESS OF CHILDREN: 274 Roebuck Rd., R.R. #41., New Wester

AGE OF CHILDREN: 19, 11, 15.

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

1. LOCATION AND DESCRIPTION: Lots 6, 14, Block 14. North Range 2W. Section 34XW. Municipality of Surrey B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling house 5 Rooms. 6 Chicken Houses, Incubator House, Brooder House, 2 Roomed Living house on the land.

3. INSURANCE (Give particulars; state where policies are) New England Fire Insurance $2000.00. ~~XXXXX~~ Policy number unknown. Policy not Yet received

4. TAXES (Amount and where payable) $50.00 Payable At Surrey B.C.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present. Leased to Mr Stach. R. R. #4., New Westminster B.C. Monthly rental of $20.00.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession

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

9. IF FARM LAND STATE CROPS SOWN Strawberries,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

Chrokers

2. LANDLORD'S NAME AND ADDRESS: none

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:

Tables Chairs, Household Furniture, Chesterfield, Gramaphone, All to be left in house at 274 Roebuck Rd., New Westminster B.C.

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

2 Cats, 1 Dog, to be left at the house.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP"

4. INSU

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7. BON

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Date

FOR DE

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) $100.00 Victory Bond. (Registered) ~~XXXXXXXXX~~ In declarnts possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. $1000.00. Policy Number 22644 Unknown. Beneficiary Wife Tonoyo. Policy in declarants possession

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 4th day of May 1942.

(Signature) S. Tsumura

D. Williams
Witness

FOR DEPARTMENTAL USE