Name of Claimant NAGAMATSU, Tsuruye Case 200

Custodian File 1482

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1202		608.97				608.97
											35.00

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	
109.00	35.00		32.11	108.00				
		10.50			34.67			45.17

TOTAL RECOMMENDATION 689.14

8

CASE NO: 200

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B.C.

April 23, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) TSURUYE NAGAMATSU

PROCEEDINGS AT HEARING

Original

CASE NO: 200

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)

Vernon, B.C.

April 23, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) TSURUYE NAGAMATSU

PROCEEDINGS AT HEARING

APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

MR. McMASTER: Mrs. T. Nagamatsu, No. 210 on the original list.

THE COMMISSIONER: This will be case No. 200.

TSURUYE NAGAMATSU, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

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

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

A: Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I am sorry, my friend draws my attention to the fact that I neglected to speak to the amendment to the claim. I thought I had. I guess I did it only in my own mind.

I would ask to strike out from the face of the claim the claim for crops and the equipment as shown on the face of it. If that would be striken out, the claim for the real estate is for $2800.00, $1202.00 was the price at which it was sold by the Custodian. The chattel claim for household furniture and equipment is $217.00. The items claimed for will appear on the statement that the claimant will file in her evidence.

I would ask to file on behalf of my learned

friend the Farm Appraisal Report of the Soldier Settlement Board with regard to this land.

(APPRAISAL REPORT MARKED EXHIBIT NO 2)

Q: Witness, this property was situated a quarter of a mile from Pitt Meadows, is that correct?

A: Yes.

MR. McMASTER: Referring to Exhibit No. 1, your honour, the property is a six acre farm. It was purchased in 1929 for $1500.00 with two acres cleared and four acres uncleared. At the time of purchase there was a three room house on the property which was later extended as shown farther down in the statement. The claimant states they cleared three acres at an approximate cost of $250.00 per acre, that they had planted two acres in strawberries and certain other improvements have been made to the land. The buildings are shown there, and the approximate cost of adding the extension to the house. There was an electric pump and motor, and electricity had been brought into the house in 1932.

With regard to the appraisor's report, the claimant states that neither she nor her husband recall telling anyone that the land was too cold for strawberries and not suitable for raspberries. She states that neither she nor her husband recall seeing the appraisor at all, and that neither of them speak enough English to convey such an idea to him. She states that this is perfectly good ground for growing strawberries on but that they come later than the average. They had ever-bearing plants

there which brought two crops a year. Being later berries, they brought a better than average price. She states that they had grown strawberries commercially on these premises for years. And she states that while she is not an expert on land values, she believes the land and premises should have sold for at least $2800.00.

Q: Now, witness, did you instruct me to draw this statement with regard to your personal chattels and is that your signature on the statement?

A: Yes.

Q: And did you instruct me to draw this list of chattels setting out the approximate date of purchase, the condition when purchased, the price paid and the condition when evacuated and the estimated market values? A: Yes.

Q: And that is your signature on the inventory?

A: Yes.

Q: And that is the list which is referred to in the statement which I just had you identify?

A: Yes.

Q: Are the statements contained in this yellow form and in the inventory true to the best of your knowledge and recollection? A: Yes.

MR. McMASTER: I would ask to file the statement together with the inventory as Exhibit No. 3

(STATEMENT AND INVENTORY MARKED EXHIBIT No. 3)

MR. McMASTER: Referring to the last exhibit, your honour, the claimant states that she and her husband left all their chattels at 2291 Ford Street, Pitt Mea-

dows, B.C., and locked the door. In October, 1942, the Custodian advised that a Mr. Fred J. Walsh wanted to rent her place and asked her to let him use certain chattels until December 31, 1943, and she agreed that they be included in the lease made by the Custodian. She states that all chattels for which she is claiming are on the attached list and her husband has agreed that any of these which might be deemed to be his chattels should be claimed for by her. All these chattels appear on an inventory taken by the Custodian in October 1942 headed with her husband's name. She states that about May, 1947, she asked the Custodian to ship to her her range and washing machine and other household goods. I believe those were sold, were they not, Mr. McTavish?

MR. McTAVISH: Some articles were sold at auction.

MR. MCMASTER: But that she never received these things that she requested.

Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value. It is submitted that the personal properties sold were sold for their fair market values. It is submitted that the values claimed by the claimant for personal property not sold are exhorbitant. It is further submitted that the personal property was left by the claimant in the custody of someone other than the Custodian and that the Custodian can only be held responsible for when he assumed

control.

I ask my friend if he would be good enough to admit the assessed value of the real property.

MR. McMASTER: What year?

MR. McTAVISH: The assessed value as shown on the 1942 assessment notice: for Lot 9, improvements $50.00, land $300.00; for Lot 10, improvements $50.00, land $300.00, and for Lot "A" of Block 11, improvements $650.00, and land $300.00.

With regard to the real property, your honour, it is only a question of value

CROSS EXAMINATION BY MR. McTAVISH:

Q: Would you ask the witness if, at the time she left the property, she had leased it?

A: Only the house.

Q: Who had she leased it to? A¢ Mr. Wells?

Q: Walsh. A: Yes, Mr. Walsh.

Q: And did you leave the chattels, for which you claim, in the house at that time? A: Yes.

Q: When the property was re-leased by the Custodian, did you consent to have the chattels included in the lease? A: I didn't lend them all. The things that I lent were detailed in a letter.

Q: Is this the letter that details the list?

A: These are the things, and that is my signature.

MR. McTAVISH: I put that in as an Exhibit, your honour.

(LETTER MARKED EXHIBIT NO. 4)

Q: Did you later consent to these articles being in-

cluded in the next lease applied for?

MR. McMASTER: What is the date of that?

MR. McTAVISH: This is October 20, 1942.

A: I don't remember lending them the second time, just the first time only.

Q: Did you sign this document?

A: Yes, I signed it.

MR. McTAVISH: I put this in as Exhibit 5, your honour. It is an inventory of chattels to be used by lessee, dated October 30, 1942.

(INVENTORY OF CHATTELS MARKED EXHIBIT NO.5)

MR. McTAVISH: Your honour, I would like to put in as Exhibit No. 6 the Custodian's Analysis of Personal Property Claim.

(ANALYSIS MARKED EXHIBIT NO. 6)

MR. McTAVISH: It appears, your honour, that several of the articles claimed for were lost at some time, we don't know when. The Custodian has no record of them other than on the lists that are put in already.

With regard to the other articles, the General Electric washing machine was sold at auction for $25.00. The two dressers claimed for were sold at auction for $5.50. The chest of drawers was sold at auction for $2.00. The eight kitchen chairs were sold at auction for $1.50, and some tools were sold at auction for $3.00. The last two items on the list, International Truck chains and Brown's Crystal Duster are not shown at any time.

MR. McMASTER: Well, they are shown on the inventory of the husband's that I referred to; the claims analy-

sis doesn't refer to it.

MR. McTAVISH: Oh.

Q: Would you ask the witness if she remembers this J.P. form? A: I signed this.

MR. McTAVISH: I put it in as Exhibit No. 7.

(J.P. FORM MARKED EXHIBIT NO. 7)

MR. McTAVISH: That is all, your honour.

RE DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, I produce to you an inventory of chattels left on the property at 2291 Ford Road. Did you or your husband receive that inventory from the Custodian? A: Yes.

Q: Are all of the chattels with respect to which you are now claiming included in that list?

A: Yes.

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

(INVENTORY MARKED EXHIBIT NO. 8)

MR. McMASTER: It is a list dated October 13, 1942.

MR. McTAVISH: That includes the truck chains and the --?

MR. McMASTER: Yes, I think so.

Q: Now, witness, I produce to you a letter dated October 30, 1942, addresssed to yourself from the Custodian's office, and an inventory dated October 30, 1942. Did you receive those from the Custodian?

A: Yes, I received this.

MR. McMASTER: And this is a letter, your honour, dated October 30, 1942 from the Custodian's office addressed to the Claimant which advises: "Mr. Fred J. Walsh has applied to lease your property at 2291 Ford

Road, Pitt Meadows, B.C., and has asked for the use of certain chattels left on the property for the year ending December 31, 1943. Enclosed you will find a list in duplicate representing the chattels to be included in the lease. If you are agreeable that these be included in the lease, kindly sign and return one copy to this office as soon as possible."

Q: Now, did she sign a copy of the inventory and return it to the office?

MR. McTAVISH: That is Exhibit 5, isn't it?

MR. McMASTER: I think so.

A: I think I did.

MR. McMASTER: Could I see Exhibit 5, please?

(Handed to Mr. McMaster)

MR. McMASTER: Yes, the inventory, I think my friend will admit, is the same as Exhibit 5. Wait a minute. I will file the inventory with the letter. I draw attention to the fact that in Exhibit 5 the words appearing on the copy that the claimant had reads, "Inventory of Chattels remaining at 2291 Ford Road, Pitt Meadows, B.C.," and on the copy the Custodian has filed, or that the Crown has filed, the words, "remaining at 2291 Ford Road, Pitt Meadows, B.C.," have been crossed out and in pencil has been written the words "to be used by lessee." However, I will file the letter of October 30, 1943 and the inventory as the next exhibit.

(LETTER AND INVENTORY MARKED EXHIBIT NO. 9)

Q: Witness, referring to Exhibit No. 5 which has your

signature on it, at the time you signed that document were these words that are written in pencil on the document? A: I don't know.

Q: I see. Is that your writing?

A: No.

MR. McMASTER: Thank you. Now would my learned friend be good enough to admit that the Custodian took an inventory of the goods and chattels on these premises on the date of the inventory that I filed, on October 13, 1942, Exhibit No. 8?

MR. McTAVISH: Your honour, I have nothing on my file to show that.

MR. McMASTER: It is probably on the husband's file. You have the husband's file here, but I suppose there is no chattel claim.

MR. McTAVISH: No chattel claim.

MR. McMASTER: I see.

Would my learned friend advise me whether he has any inventory that was taken at the time this property was sold to the Soldier Settlement Board, of the chattels of this claimant?

MR. McTAVISH: I haven't, your honour.

MR. McMASTER: And would my learned friend advise me as to whether any rental was collected for the use of these chattels after January 1st, 1943, when the Soldier Settlement Board sale was effected?

MR. McTAVISH: I haven't any information with regard to that, your honour.

MR. McMASTER: Would my learned friend advise me whether any inventory was taken by the Custodian when the

lease referred to in Exhibit No. 9 expired on December 31, 1943?

MR. McTAVISH: I can't answer that.

MR. McMASTER: Would my learned friend advise me at what date the rest of the goods and chattels, or the main portion or any portion of the goods and chattels were removed from the claimant's premises by the Custodian?

MR. McTAVISH: The only information I have, your honour, is that they were sold by auction in March and April of 1945.

MR. McMASTER: That is all.

MR. McTAVISH: I have one more question I would like to ask the witness, your honour, with regard to the truck chains claimed for.

RE-CROSS EXAMINATION BY MR. McTAVISH:

Q: Were the truck chains your property?

A: Yes.

Q: Did you own a truck?

A: The truck was my husband's.

Q: Did you buy the chains for the truck?

A: I bought it.

MR. McTAVISH: That is all.

MR. McMASTER: There is just one question. If my friend is alleging that some of this property belonged to the husband, in the statement that was filed -- I think as Exhibit No. 3 -- the claimant stated that her husband had authorized her to make claim in the event of any of the property being deemed to be

his, and the husband is here if my friend is pressing that point, and I will be pleased to call the husband to confirm the fact that he gave that authority.

MR. McTAVISH: I am not pressing the point, your honour, the chains are only valued at $10.00.

(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 recordd of the evidence adduced before me.

J. Archibald

Sub-Commissioner.

CASE No 200 NOV 25 1947 NOTIFIED

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

1487 Kamloops Vernon

28

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

(1) NAME NAGAMATSU (Print) Surname Tsuruye Given Name (MATSUMURA) (RCMP) Reg. No. 14214

(2) Pre-Evacuation Address Box 88, Pitt Meadows, B. C.

(3) Present Address Box 563, Vernon, B. C.

(4) REAL ESTATE

(a) Street Address (if any) 2291 Ford Road, Pitt Meadows, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot 9 and 10 of Section 36, Block 6, North Range 1, East Map 928
Lot A Block 11 of Section 36, Block 6, North Range 1, East Map 1707 in the District of New Westminster.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business Fruit Farm
(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 - - - - - - - - - - - - - - - - $)
(ii) Buildings - - - - - - - - - - - - - - - $) 2800.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 1200.00 (crop and equipment)
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1202.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2798.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

2291 Ford Road, Pitt Meadows, B. C.

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

House

(c) How stored or packed at time of evacuation

Left in house

(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")

in no one's care

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

1. Household Furniture Estimated Value $ 500.00
2. Estimated Value $
3. Estimated Value $
4. Estimated Value $
5. Estimated Value $
6. Estimated Value $
7. Estimated Value $
8. Estimated Value $
9. Estimated Value $
10. Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 500.00

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) - $ 3298.00

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

Vernon, B. C.

(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 British)
Columbia TO WIT:)

I, Tsuruye (Matsumura) Nagamatsu , Box 563 of the City of Vernon 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 Vernon)
in the Province of British Columbia)
this 15th day of November)
A.D. 1947. Sidney Hayes)

Tsuruye nagamatsu

A Notary Public in and for the Province of British Columbia

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.

MRS TSURUYE NAGAMATSU
(Claimant's Name)

REAL ESTATE
(Farm Land)

14214
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	1/5	1929	Kuwasaki	$500.00	2 acres cleared 4 uncleared	1 House 18'x22' 3 rooms (Later extended)	Land + Improvements $2800.00

Total ..... See above

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

Description	When Made	Cost
Clearing 3 acres	1931-35	approximately 250.00 per acre
Had planted in strawberries 2 acres. ~~when I found~~ that was going to have to evacuate and I had made arrangements to sell the crop on his land we let the crop go.		

N.B. see below

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	18X22	Siding-Painted on premises when purchased						
Extention	10X26	Siding-Painted	after acquiring the property raised the building put in concrete foundation & cement basement; Added one room downstairs; raised the roof and made 2 rooms upstairs; put on a new roof and painted the whole premises. This cost about $850.00 in 1932					
Woodshed + Garage	24X24		1935	$150.00	$75.00	$50.00		

N.B After acquiring premises deepened the well. Put in electric pump and motor in 1932 cost about $110.00. The motor was new but the pump was second hand. Put in electricity also in 1932 at cost of about $50.00

EXHIBIT No.
DATE
FILED BY

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

Neither I nor my husband recall telling anyone that the land was too cold for strawberries and not suitable for raspberries. We do not recall seeing him at all and neither of us speak enough English to convey such an idea.

This is perfectly good ground for growing strawberries on but they come later than the average. We had everbearing plants here which brought two crops a year. Being later berries they brought a better than average price. We had grown strawberries commercially on these premises for years. T. Nagamatsu
SIGNATURE

The property was only 1/2 mile from Pitt meadows. While I am not an expert on land values I believe my lands and premises should have sold for at least $2800.00

EXHIBIT No. 200-1
DATE 23 April 1948
FILLED BY
Claimant

BC-227-P
BC-1352-B

BC/227-P
BC/1352-B

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

Farm Appraisal Report

File No. JL-426

Land Description Lots 9 & 10, Sec.36,Blk.6,N., Map 928.
Lot"A" - Blk.11, Sec.36,Blk.6,N., Map 1707.

House #2291. Containing 6.03 Acres

Owner's Name NAGAMATSU, Tsuruye Post Office Address Pitt Meadows, B.C.

Nearest Rail Point Pitt Meadows Distance ¼ mile

Market Town New Westminster,B.C. Distance 13 "

Church (give denomination) Protestant, Pitt Meadows Distance ¼ "

Nearest School Pitt Meadows Distance ¼ "

State how property was identified: Map location and corner posts.

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

Direct access to Ford Road, gravel - good condition.

Is this district a good one? Fairly good. Co-operative marketing.

Employment opportunity Two sawmills, brickyard, peat plant.

Predominating Nationality and religion: Mainly British.

Describe Fencing and its condition: Fenced on South Value $

Water supply: Domestic water from well. Electric pressure pump for house. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 28	Frame	1½st.	Shgl.	23	Cement	Fair	800.00
	x							
Shed	24 x 24	"	9-14	"	23	Wood	Fair	50.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 850.00

Total Value Buildings add to farm $ 850.00

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

$

Describe the basement and chimneys: Cement basement; brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? 2 How finished Wood finish.

Are buildings painted? Yes. Condition of paint Fair.

Distance from nearest bush 140 feet.

200-2
23 April 1948
Claimant - on behalf of Crown

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
4.83	Level	Sandy loam, 12" to 18"	Hard-pan	All in sod.	75.00	362.25

4.83

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
1.20	Level	Sdy.lm. 12-18"	Hard-pan	All in sod.	200.00 to 250.00	10.00	12.00

1.20
6.03

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 $ 374.25

Total added by buildings to value of farm $ 850.00

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

Total value of farm $ 1224.25

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

Property in sod and has not been cropped this year.
Occupied by Japanese owner and family.

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

Suitable for residential purposes only.

Noxious weeds:

No serious weed situation.

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

Taxes - Lot 9 - $ 6.82
" 10- $ 6.82 - District of Pitt Meadows, B.C.
" "A" $13.12

26.76

Date: July 3rd, 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 1st day of July 1942

Inspector's Signature "H.L. SINCLAIR"

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

JL-426 - T. NAGAMATSU

Farm Appraisal Report

Remarks: This is a property with limited acreage close in to Pitt Meadows.

The soil in this location is a sandy loam over hardpan and North portion of the property is subject to flood in winter, spring and very rainy periods.

The present owner advised me that he had had the cleared area in strawberries, but had given the venture up as land was too cold for profitable production. Further that the location was not suitable for Raspberries.

Due to location of property, I consider its value is from a residential standpoint rather than as an agriculture unit.

The dwelling is old, but has been kept in good condition. Electric light is installed.

(FOR ORCHARD LANDS ONLY)

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

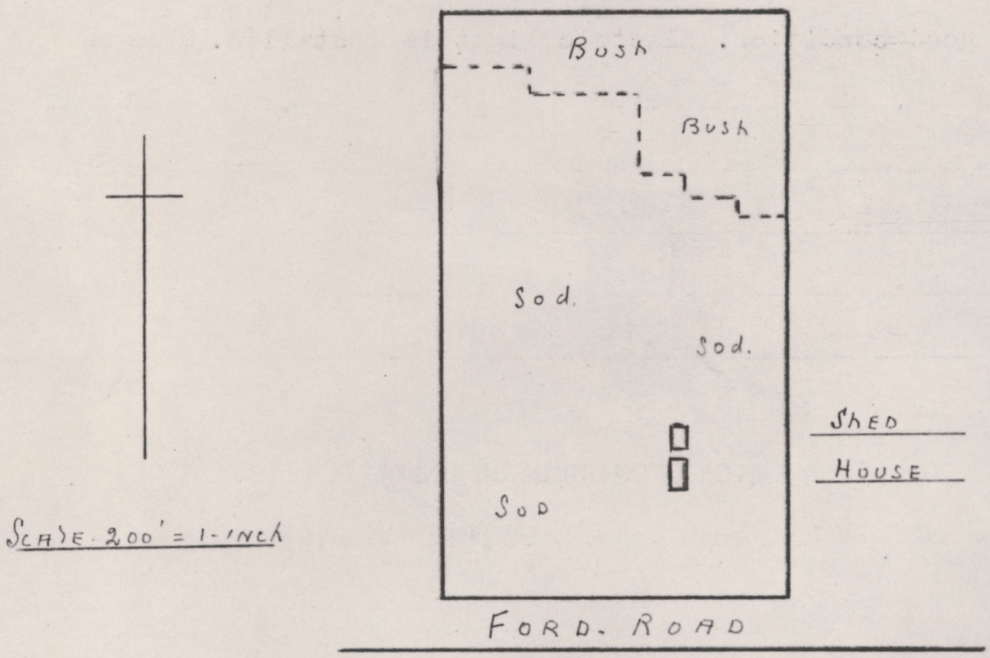
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
4.83 acres Sod.	$
1.20 " Bush.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Lots 9410 & S Ptn. of Sect 36. Blk 6.N. Tp. 9 - Map 928.
Lot "A" Blk 11 Sect 36 Blk 6 N Map 1707.

6.03 Acs

Tsuruye - Nagamatsu.

Following careful review of this appraisal report, it is my opinion that the present value is $ 1200.00

Date 6th July 1942.

"I.T. BARNET"
District Superintendent.

Chattel List

Description	Approx date purchased	New or used when purchased	Price Pd	Condition when removed	Estimated market value
Kitchen Range Beach Lilly Anne	1937	new	$95.00	Good	$50.00
G.E. washing machine	1934	new	160.00	"	75.00
Double Bed & Spring	1938	new	36.00	"	20.00
Dresser	1930	new	25.00	~~Good~~	10.00
Dresser	1929		10.00	Fair	3.50
Chest of Drawers & shelves	1935	used	15.00	Fair	7.50
Wall mirror	1938	new	12.00	Good	8.00
9 Kitchen chairs	1937	new	Don't recall	Fair	8.00
4 Cross cut saws.	1938-40	new	Don't recall	Good (not used much)	20.00
Int'l. Truck chains	1941	new	$10.00	unused	10.00
Brown's Crystal Duster	1938	new	7.50	Good	5.00
					$217.00

K. Nagamatsu

EXHIBIT No.
DATE
FILED BY

EXHIBIT No. 200-3
DATE 23 April 1948
FILLED BY Claimant

TSURUYE NAGAMATSU.
(Claimant's Name)

PERSONAL CHATTELS

14 214
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 attached.					

Description of Storage of Goods: My husband and I left all our chattels at 2291 Ford St. Port Meadows B.C. and locked the door.

In October 1942 the custodian advised that Mrs. Fred J. Walsh wanted to rent my place and asked me to let him rent certain chattels until Dec 31, 1943. I agreed that they be included in the lease made by the custodian.

General Statement as to Chattels not Described above:

All chattels for which I am claiming are on the attached list. My husband has agreed that any of these which might be deemed to be his chattels should be claimed for by me.

Additional Comments, if any: All these chattels appear on an Inventory taken by the custodian in Oct 1942 & headed with my husband name.

About may 1943 I asked the custodian to ship to me my Range, Washing machine & other household furniture but never received the same.

T. Nagamatsu
SIGNATURE

EXHIBIT No. 200-3
DATE 23 April 1948
FILLED BY
Claimant

Hastings Park,
August 28, 1942.

ADDITIONAL REGISTRATION

NAME NAGAMATSU, Tsurniye

REG. NO. 14214

The following goods left in the care of Mr. Fred Walsh at 2291 Ford Road, Pitt Meadows, B. C. Mr. Walsh has leased property from Mrs. Nagamatsu for $150.00 per year.

1 Electric Washing Machine (Thor)

5 Double beds

5 Springs

2 Cardboard Wardrobes

1 Coat Hanger

1 Kitchen Range (Beach Lady Ann

1 Full length mirror

1 Winnipeg Couch

8 Chairs (kitchen chairs)

Kitchen utensils

Farm Impliments (In basement)

2 Bureaus

SIGNATURE ....."T..Nagamatsu"...

WITNESS.."F.T.Williams"..

200 - 4
EXHIBIT No.
DATE 23 April 1948
FILED BY Crown

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

May 20, 1948

Nagamatsu

F.M.

File No: 1482 October 30, 1942

Name: Mr. Tsuruye NAGAMATSU

Reg. No: 14214

"To be used by lessee."

INVENTORY OF CHATTELS XXXXXXXXX ~~AT 2291 FORD ROAD, PITT MEADOWS, B.C.~~

1 kitchen range (Beach, Lady Ann)
1 electric washing machine (Thor)
1 double bed (iron) -- complete
1 Winnipeg couch
8 kitchen chairs
2 bureaus
1 Beatty electric pump in basement

This gives my consent to have these chattels included in the lease as applied for.

Confirmed:

DATE: ..... SIGNED:....(Mrs.)."Tsuruye.Nagamatsu".....

Please sign and return one copy to the Custodian.

EXHIBIT No. 200 - 5
DATE 23 April 1948
FILED BY
Crown

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

May 20, 1948

M Nagamatsu
F.M.I

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8717 EXHI

NAME Tsurine NAGAMATSU (Mrs. Goichiro) REG. No. 13844

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.
Declaration Mar. 28/42 Evacuation Sept. 12/42	Taken by Date			Auction	Tender &c	
List of chattels left on property as at Nov.6 1942.		Household furniture	$500 00			
1 kitchen range		1.				
1 electric washing machine		2.		25 00		
1 double bed & spring		3.				
2 cardboard wardrobes		4.		1 00		
1 coat hanger		5.				
1 mirror		6.				
1 Winnipeg couch		7.		6 50		
8 chairs (kitchen)		8.		1 50		
Kitchen utensils		9.		M		
Farm Implements		10.		3 00		
2 bureaus		11.		5 50		
1 electric pump		12.				x
				Misc. 2 20		
				$45.20		

Proceeds of auction sale credited to husband's account, File 8684, as both husband & wife declared chattels.

No. 8717 EXHIBIT No. _____ CASE No. _____

No. 13844 VENUE Vernon

SALES ON	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
						x			
00									
00						x			
						x			
50									
50									
00									
50		x							Fixture
20									
.20									
ed to s both s.									

EXHIBIT No. 200-6
DATE 23 April 1948
FILLED BY Crowe

FORM "JP"

FILE No. 1482

Powell St.

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: (Tsuruye) NAGAMATSU (Mrs Goichiro)

HOME ADDRESS: P.O. Box 567, Pitt Meadows, B.C.

REGISTRATION NUMBER 14214 SEX: Female AGE: 47

OCCUPATION: Berry Grower.

(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? Yes

NAME OF WIFE OR HUSBAND: Goichiro

ADDRESS OF WIFE OR HUSBAND: P.O. Box 88, Pitt Meadows, B.C.

NAMES OF ANY LIVING CHILDREN: Sumiko (F) Toruo (M) Taye (F)

ADDRESS OF CHILDREN: P.O. Box 567, Pitt Meadows, B.C.

AGE OF CHILDREN: 11, 8., 7.

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

1. LOCATION AND DESCRIPTION: 2291 Ford Road, Pitt Meadows, B.C.

P.O. Box 567. (1) Municipality of Pitt Meadows Lot A.,Block 11. Certificate of Title No. 98501 E,(From Certificate No 59144E) of Section 36, Block 6, North Range,1, East Map 1707. (2) Certificate of Title No. 98500E, (From Certificate No. 59143E) Municipality of Pitt Meadows Lots 9 and 10, of Section 36, Block 6, North Range 1, East Map 928 in the district of New Westminster. B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden Frame Dwelling House

2 Storeys and Basement. Wood Shed, Garage, Chicken House, Pig Pens

3. INSURANCE (Give particulars; state where policies are) $1000.00 Fire Insurance Mercantile Insurance Co. Vancouver B.C. No. 442219 in possession of declarant.

4. TAXES (Amount and where payable) $23.49 paid last year at Corporation of the District of Pitt Meadows. New Westminster B.C.

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

None

200 - 7

EXHIBIT No. 23 April 1948

DATE

FILED BY Crown

6. OCCUPANCY AND LEASES (If vacant so state)

None Occupied by self and family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owner's possession

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

9. IF FARM LAND STATE CROPS SOWN Strawberries, vegetables, fruit trees (Apple and Cherry) on 4 Acres.

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:

2291 Ford Road, Pitt Meadows B.C. Refrigerator, Cooking stove, 2 tables 1 Cupboard, 1 Box of Aluminum Cooking ware, glass and china, in kitchen. in the basement Electric Washing Machine, water pump with tank, Living room 6 Chairs, 1 Stove, 2 Tables, 1 Bed couch, Mirror, Bedroom, 1 Bed, 2 Bureau 1 shoe Closet, 1 Clothes closet, 1 book shelf, 2nd Bedroom, 2 Beds, 1 Table Upstairs, 2 Chairs, 2 Beds, 1 Table, 2 Wardrobes, 1 clock, Basement Farming Equipment including shovels, axes, sledge hammers, hoes, saws, forks etc.

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

15 Chickens, 1 cat. 2 Sows and 18 young Pigs,

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

FORM "JP FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: $1000.00 Fire Insurance policy number unknown (Policy Left at home) (Brought later) 193978. North West Fire Insurance Co.Policy in declarant's possession.

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 Pounds Imperial Japanese Gov. 4% Sterling Loan (Thirteen.)

2 - $5.00 War Savings Certificates in the name of 2 Children Sumiko and Torio. In owner's Possession.

8. BANK ACCOUNTS: Approx $300.00 Bank of Montreal Haney, B.C.

9. LIFE INSURANCE: Pension Bond, No. 563544 on the life of Torio Nagamatsu with the Confederation Life Association (41 annual premiums of $32.32) Premiums paid up to date $96.96. In Owner's Possession.

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, B.C.

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS:

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. (Not on original)

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 March 1942

(Signature) Tsuruye Nagamatsu

"Dorothy M.Chope"
Witness

FOR DEPARTMENTAL USE

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

May 20, 1948 M. Nagatsu

F.M.

File No: 8684

October 13, 1942

Name: Mr. Goichiro NAGAMATSU

Reg. No: 14594

Address: 2291 Ford Road, Pitt Meadows, B. C.

EXHIBIT No 200 - 8
DATE 23 April 1948
FILLED BY Claimant

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house (downstairs)

wall mirror
bed couch, mattress, pillow
2 dressers
ironing board
9 kitchen chairs
heater, protection pad
sml. wood box
end table
sml. wall rack with 2 hooks
3 linoleum rugs
lsmp shade
2 double sockets
2 coat hangers
1 framed picture
flower vase (sml.)
8 window blinds
10 window curtains
7 curtain rods
ctn. (cont. child's dolls,poor)
Chest drawers, shelves cont:
misc. books, dress patterns,
2 sets Jap. playing cards,
rags.
wooden wardrobe (complete with
hangers, 3 ties)
sml. school suitcase
2 prs. eye glasses in cases
3 window screens
cardboard wardrobe (cont. 3 coats,
1 cushion, 4 cushion covers)
2 beds, springs, mattresses
1 bed pillow
sml. mantle clock
sml. table (cont. misc. in drawer)
flat metal tin with cap
kitchen cabinet (cont. misc. art.NV)
kitchen range (Beach Lady Anne)
lge. rice tin
6 lgr. biscuit tins (empty)
sml. roasting pan
sml. table with drawers (cont. misc.
utensils)
wash stand
enameled wash basin
heavy roll waxed paper marked
Mother Hubbard Bread
metal dish holder
porcelain sink
4 cups (no handles)
jar (cont. 2 sml. rolls incense)
1 metal towel rail
broom (poor)
Jap. paper lantern

Kitchen table

2 benches
sml. book shelf
box (cont. old clothes)
water pail
2 door mats (1 rubber)
hand water pump and wooden drain
frying pan
aluminum pot
1 1 gal. glass jug
2 tins of floor wax (used)
2 sml. coffee tins (empty)
cooky baking tin
1 1# Ctn. Parawax
sml. liquor measuring glass
statue mantle doll
cooler (homemade)
sml. wooden bench
2 stove lid lifters, ash shaker
sml. religious picture (round)
stairway curtain

In house (upstairs)

cedar fumed wardrobe (cardboard)
1 kitchen chair
2 beds and springs
1 window screen
sml. box (cont. 2 Budahs)
sml. box (cont. ash tray)
ctn. (cont. misc. books)

File No: 8684

Name: Goichiro NAGAMATSU

Reg. No: 14594

Inventory of Chattels continued

3 table leaves
bundle of wool padding
badminton racquet
wooden table lamp and shade
lge. quantity misc. books, magazines.
bench

In basement (pump. room)

elec. pump and tank
1 5 gal. stone crock
1 6 gal. stone crock (cont. beans)
1 10 gal. stone crock
lge. dish pan
ctn. (cont. sake bottles)
2 alum. pots
lge. mixing bowl
lge. alum. kettle
3 section box (enam. wash basin)
ctn. (cont. dishes)
5 ctns. (tied up, cont. unknown)
Jap. brass bound tub (cont. dishes)
2 sml. wooden boxes (black)
ctn. (cont. 2 china jars)
3 section Jap. dish
iron kettle
enameled roasting pan
2 alum. roasting pans
enameled tea pot
2 china tea pots
3 2 qt. sealers
alum. pot (cont. al. pot, misc. kitchen utensils)
sml. wicker basket
wooden tray
wooden scrubbing board
lge. wooden box

In main basement

6 Jap. tubs
sml. box (cont. misc. gard. tools)
sml. shelf (homemade)
2 straw hats
6 Conduit nipples
ctn. old clothes
13 burlap sacks
roll twine on stick, used
box cont. bicycle pedal, 2 hinges, misc. sml. tools
sml. Jap. saw
ctn. (cont. 2 stove steel spindles)
3-4 gal. tins (empty)
bdle. paper fruit labels
spool (cont. 20' Packard cable, #18 gauge)
2 Jap. parasols (lge.)
axe (SB) poor
3 prs. work gloves
sml. hand Flit sprayer
sml. ctn. (½ full paper tags)
2 mole traps (1 new)
sml. ctn. (cont. misc. parts for bi cycle)
3 baseball gloves
1 baseball mitt
12 plum baskets (used)
30 sml. grape baskets
1 Brown's Crystal Duster
2 cultivator attachments
sml. ironing board
block (wood)
lge. table
20 berry trays
ctn. (cont. 7 light fixtures)
bdle. of knock-down boxes
3 window frames (glass broken)
2 window frames (glass o.k.)
½ gal. varnish
4 tins misc. paint (partially used)
3' x 3' sheet galv. iron
ctn. (cont. P.C.U. berry statements)
50# sack of sulphur flour
4 cross cut saws (good)
lantern

File No: 8684 Oct. 13, 1942

Name: Goichiro NAGAMATSU, #14594

Inventory of Chattels continued

½ gal. tin with cap (empty)
suitcase (old)
box (cont. wooden block and 7 iron brackets)
1 5 gal. oil can
box (cont. 8 wooden trays)
washing machine, wringer (GE)
2 beds and springs
2 shovels
2 mattocks
3 hoes
1 potato fork
1 DB axe
2 pickaroons
sack (cont. 50# cement)
1 peavey (short handle)
2 sledge hammers
1 grub hoe
2 bicycle tires
6 picker's berry tins
box (cont. rubber boots, poor)
5' 1" water pipe
15' garden hose
2 crow bars
Jap. tub (wrapped with wire)
2 wicker clothes baskets
baby's crib (cont. old blankets)
high chair
wooden clothes drier
ctn. (cont. set International Truck chains)
tool box (empty)
1 bench
sml. quantity of odd chains

In Woodshed

1 shovel
1 hoe
½ cord wood
baby bed and spring
1 pr. rubber boots

Jap. basket
water pail

In garage

2 wheelbarrows
16 berry trays
pr. of truck chains (old)
1 10 gal. oil drum (empty)
1 5 gal. tin (empty)
sml. quantity mixed lumber
8 burlap sacks
cream can (old)
3 Jap. tubs (wrapped with wire)
12' ladder
lge. milk can (old)

On front porch

3 sml. flower pots
5 flower pots cont. cactus plants
1 umbrella
1 screen door
1 door mat
2 sml. mats

In front of house

sml. quantity of bean poles
¼ cord of wood

On house

radio aerial

At north end of property

2 cords of wood

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: ..... SIGNED: .....

Please sign and return one copy to the Custodian.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 1482

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

October 30, 1942

Mr. Tsuruye NAGAMATSU,
Registration No.14214,
New Denver, B.C.

Dear Sir:

Mr. Fred J. Walsh has applied to lease your property at 2291 Ford Road, Pitt Meadows, B.C., and has asked for the use of certain chattels left on the property for the year ending December 31, 1943.

Enclosed you will find a list in duplicate representing the chattels to be included in the lease. If you are agreeable that these be included in the lease, kindly sign and return one copy to this office as soon as possible.

Yours truly,

R.D. Richardson

R.D. Richardson,
Farm Department.

GLA:FC
Enclosure.

EXHIBIT NO. 200-9
DATE 23 April 1948
FILLED BY Claimant

File No: 1482 October 30, 1942

Name: Mr. Tsuruye NAGAMATSU

Reg. No: 14214

INVENTORY OF CHATTELS REMAINING AT 2291 FORD ROAD, PITT MEADOWS, B. C.

1 kitchen range (Beach, Lady Ann)	ストフ
1 electric washing machine (Thor)	ワシンシン
1 double bed (iron) -- complete	ベード
1 Winnipeg couch	ソウチ
8 kitchen chairs	チヤ
2 bureaus	ビューラ
1 Beatty electric pump in basement	ポンプ

This gives my consent to have these chattels included in the lease as applied for.

Confirmed:

DATE: ..... SIGNED: .....

Please sign and return one copy to the Custodian.

exh. # 1