Name of Claimant TSUYUKI, Tokutaro Case 48

Custodian File 7003

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	
		13000	1300.00	12.50 650.00							1962.50

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	

TOTAL RECOMMENDATION	1962.50

CASE NO: 48.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,

January 19th, 1948.

IN THE MATTER OF THE CLAIM OF

TOKUTARO TSUYUKI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 48.

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)

Lytton, B.C.,

January 19th, 1948.

IN THE MATTER OF THE CLAIM OF

TOKUTARO TSUYUKI.

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.

TOKUTARO TSUYUKI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Might I have the claim form, please? Is this your signature on this claim form and did you swear that declaration?

A Yes.

MR. McMASTER: My lord, in this case it is quite apparent from the claim form itself, I think, that the claim is in excess of the fair market value. When one reads the lists attached and in the detail which will appear as to the date of the building of these various premises, it becomes apparent it is in excess of the fair market value.

THE COMMISSIONER: How do you mean in excess of the fair market value?

MR. McMASTER: It appears to me, my lord, in any event, in reading the material that is filed there that it relates to cost of buildings, and so on, and therefore the claim for $49,000.00 would not, on the face of it, be the fair market value.

THE COMMISSIONER: No depreciation has been allowed?

MR. McMASTER: It will appear from the evidence, my lord, that it is extremely difficult, if not impossible, for this claimant to say what the fair market value is. Therefore I am not going to apply to reduce the claim, but it will be a case of establishing by other evidence the value, or what that value should be.

THE COMMISSIONER: Probably his difficulty is no greater than mine.

MR. McMASTER: My lord, in this case in view of the considerable language difficulty and the length of the matter, I thought it might assist the Commission to have my client give me instructions for the preparation of a statement concerning matters relating to the claim. I supplied my learned friend with his copy yesterday and I understand he has no objection to the statement being filed in that manner.

THE COMMISSIONER: Very good.

MR. McMASTER: I don't think it is necessary for the Reporter to take this down. I would like to refer to certain portions of the statement and file it as an exhibit.

THE COMMISSIONER: You better have it identified first.

MR. McMASTER: Q: Is that a statement which you instructed your solicitor to prepare?

A Yes.

Q And is that your signature on the statement?

A Yes.

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

A Yes.

THE COMMISSIONER: This is what?

MR. McMASTER: This is the statement relating to his greenhouse business and lands and premises situated near Haney, B.C. I am going to refer to certain portions of the statement which

it will not be necessary for the Reporter to take down. (Reading). Perhaps if I file this, my lord, as Exhibit 1, your Lordship can follow it and I will refer to my own copy.

(STATEMENT MARKED EXHIBIT NO. 1)

THE COMMISSIONER: While you are on the subject of goodwill, I presume in view of the ruling previously made, you are dealing with goodwill only from the point of view of showing fair market value of the items of equipment, and so on, at the date of sale.

MR. McMASTER: No, my lord. My recollection of the argument and your Lordship's ruling with regard to goodwill was that the matter was to be dealt with in the individual case, and in this case, my lord, as the statement will proceed to show, he left the property which was leased immediately after he left and it was cared for by the lessee. The lessee himself was a purchaser of the property, so that at no stage did it cease being, in my submission, a going concern.

THE COMMISSIONER: I do not recall just what the decision was but I held I was not entitled to consider goodwill.

MR. McMASTER: I am sorry, my lord, but I do not have a copy of your ruling here. I might have Mr. Leckie bring it down if your Lordship would like to refer to it.

MR. HUNTER: I think, my lord, what you said was in the case under consideration at that time you

could not consider it within the terms of reference but in the case of a business sold as a going concern, you might still consider the element of goodwill in each case.

THE COMMISSIONER: That is more in line with what I had in mind of it. If it was sold as a going concern, then it is quite a different consideration to a case where the articles were sold as independent chattels.

MR. McMASTER: I recognize that distinction, my lord, and I submit in this case it was sold as a going concern and operated as a going concern from the time of the man's evacuation.

THE COMMISSIONER: Your submission is the sale by the Custodian was the sale of the going concern and not the sale of chattels.

MR. McMASTER: That is so, my lord. With regard to the leasing arrangements, my lord, at page 3 of the statement (reading).

THE COMMISSIONER: You might ask the witness what he has to say about the rental of $1750.00 a year. Did he negotiate it at a fair rental value?

MR. McMASTER: Q: Witness, in this statement you have advised us that about a day before you left Haney you made an arrangement with a Mr. Scott that he was to take over your place and whereby he was to pay a rental of $1750.00. Did you consider that that was a fair rental for your premises and business?

A Mr. Scott was an old neighbour of his and had

always been very kind to him, therefore he fixed it at as low a price as he could manage.

Q With regard to the arrangements he had previously made with the Chinese, Tom Yee, to rent the premises to him for $2000.00 a year, would he think that that was a fair rental?

A Yes, he thinks $2000.00 would have been a fair rental.

MR. McMASTER: I was dealing with these appraisal reports, my lord (reading). I would like to have these appraisals, if I might. My lord, I am producing three appraisals from the Custodian's file with respect to these premises. The first is dated April 12th, 1944, and is an appraisal purporting to have been made by William H. Ansell of R.R. 1 Whonnock, B.C. This is what he says (reading). I just want to refer to the description, my lord. I might say his valuation is $10,500.00. Then July 5th, 1944, an appraisal by H.J. Butterfield, florist, of New Westminster, B.C. (Reading).

(LETTER MARKED EXHIBIT NO. 2).

(LETTER MARKED EXHIBIT NO. 3).

MR. McMASTER: And then an appraisal by H.M. Eddie & Sons Limited, apparently done by H.M. Eddie, landscape specialist and florist, fruit and ornamental trees and shrubs, dated July 10th, 1944 (reading).

(LETTER MARKED EXHIBIT NO. 4).

MR. McMASTER: Needless to say, my lord, when it comes

to argument in this case, I will be referring again to these exhibits.

Q Now, witness, I would like to produce to you some pictures. Can you identify these pictures? There are five of them there.

A They are all pictures of his property.

Q Showing his greenhouse. Never mind describing each one.

THE COMMISSIONER: Taken when?

MR. McMASTER: Q When were those taken?

A In 1941.

THE COMMISSIONER: Put them all in as one exhibit.

MR. McMASTER: Yes, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 5).

Q Now, I observe from those pictures, witness, that a great deal of the framework of the greenhouses was wooden framework, is that correct?

A Yes.

Q And is it possible that dry rot would set in to the construction from time to time?

A Yes.

Q And what would be required to be done in the event of finding dry rot in any of the lumber of the greenhouses? A: He says the portions of the lumber which go into the ground had been treated with chemicals and that they would last a considerable time without a any rot.

Q Yes, but when he did find any dry rot, what would be required to be done?

A In such case he would take out the particular stud or beam and replace it as necessary.

Q That is to say a certain amount of repair work was required to be done from time to time on these buildings? A: About once a year, just before planting his seeds, is sufficient.

Q And did he do that regularly while he was there?

A In cases where the wood was warped from the heat or where any rot had set in, he would repair it in most cases.

Q Now, some time in 1943, you received some advice from the Custodian that Mr. Scott had expended certain money on repairs of your premises?

A Yes.

Q And the amount which the Custodian advised you was $216.60? A: He received a letter saying the amount was as stated, but with no detailed particulars as to what repairs had been done.

Q And was that amount deducted from his account?

A Yes, it was deducted.

Q Now there were three of these hothouses that were built in 1934, is that right?

A Yes.

THE COMMISSIONER: Just before you leave the question of repairs if you don't mind, Mr. McMaster, would you relate the evidence he has given to the time in which those repairs became necessary? In other words, he was evacuated in 1942, and

the place was sold in 1944, was it?

MR. McMASTER: That is correct. He says in 1943 he was advised.

THE COMMISSIONER: That represents approximately one year's depreciation necessitating repairs, is that it?

MR. McMASTER: Well, I wouldn't submit so, my lord, but I think perhaps I will file the letter from the Custodian in a few minutes and that indicates what the repairs were directed to. I might put that question to him direct.

Q Witness, would you think that the sum of $216.00 would represent a normal expenditure for repairs about your greenhouse each year?

A He thinks it is a little expensive but since he wasn't doing the work himself he couldn't say exactly.

THE COMMISSIONER: That meets the point I wanted to get clear.

MR. McMASTER: Very well, my lord.

Q Now, I refer to the fact that three of your greenhouses, according to your statement, were constructed in 1934? A: Yes.

Q And those were the oldest of your greenhouses?

A Yes.

Q What was the condition of those three greenhouses as related to all of your greenhouses?

A As he had treated the timbers with tar and kept them painted, he considered they were still in fairly good condition.

MR. McMASTER: This is a letter, my lord, dated October 15th, 1943, addressed to the claimant on the stationery of the Department of Secretary of State, office of the Custodian, purporting to be signed by R.D. Richardson, Farm Department. I will just refer to a portion of the letter, my lord (reading).

Q Now, witness, is that a letter that you received from the Custodian? A: Yes.

Q Now I would like you, Mr. Interpreter, to translate to the witness a portion of this letter which I am now going to read.

THE COMMISSIONER: Supposing you have the Interpreter read it himself and translate it at the same time. It will be easier for him to do it.

THE INTERPRETER: Read it in English, my lord?

THE COMMISSIONER: Yes, read it in English and just as you wish make your interpretation.

THE INTERPRETER: "Arrangements have now been made under a new lease to Mr. Scott for the coming season at the same rental figure of $1750.00. As you will know, there are three old green-houses which are in very poor condition through the rotting of foundation sills and rafters. Next year these three houses should be taken down and the material salvaged or rebuilt, but for this year, we have informed Mr. Scott that the best thing to do would be to build T-supports down each side of the roof for

support. The expense of this will have to be borne by you as if these three houses were taken down, the rent would be reduced and also considerable expense in demolishing would result."

MR. McMASTER: Q: Now, witness, at the time you left the premises in August, 1942, were you aware or were the three greenhouses referred to in that paragraph in the condition described there?

A He says he can't say anything definite on that subject but it is his opinion they were good for about another three or four years.

Q Did he make any examination of his premises before he left in August, 1942, with regard to the state of repairs? A: Yes, he had made minor repairs so there shouldn't be anything much or heavy to do for another year.

Q Yes, now did Mr. Scott visit you at Lillooet or some other place in the Interior in the year 1943? A: Yes.

Q Does he remember what part of 1943?

A About the end of September or October.

Q Yes, and was it a business visit or just a casual friendly visit? A: It was in the nature of a friendly visit, but while he was there the witness gave him various advice as to what to do in certain events in regard to the property.

Q And did Mr. Scott make any mention of the greenhouses having become dilapidated or in poor

condition? A: He says not, generally speaking.

THE COMMISSIONER: Have you put that letter in yet, Mr. McMaster?

MR. McMASTER: No, I just realized I hadn't, my lord. It should be in. I will file it as Exhibit 6.

(LETTER MARKED EXHIBIT NO. 6).

Q Witness, before you went away, did you have any insurance on these premises?

A He thinks his fire insurance had expired just about that time.

Q Subsequently he received a suggestion from the Custodian that he ought to put fire insurance on? A: Yes.

Q In any event, the insurance which was put on by the Custodian, I believe with your approval, did that insurance represent the fair market value of your premises?

A No, it was much lower than that.

Q Yes; and would it, in his opinion, represent the replacement value of the buildings which were placed on the property?

A No, it would have been quite insufficient for such a purpose.

THE COMMISSIONER: What was the amount of the insurance?

MR. McMASTER: I am not sure what they actually put on, my lord.

THE COMMISSIONER: Can you give me that figure, Mr. Hunter?

MR. HUNTER: I don't seem to have it, my lord.

THE COMMISSIONER: Your sparring was for nothing, Mr. McMaster.

MR. McMASTER: I just wanted to make sure, my lord.

Q Witness, do you write English?

A He doesn't write too well.

Q Does he write any English?

A Actually his signature.

Q Yes, does he recognize the handwriting in that letter? A: This is his son's handwriting.

Q And whose signature is that on that letter?

A This is his son's signature.

Q Now before I showed you that letter yesterday, had you ever seen the letter before?

A No.

Q I would like him to examine that signature again if he would, please?

A It is his son's signature.

Q He is sure of that? A: Yes.

THE COMMISSIONER: I did not hear the answer.

MR. McMASTER: He is sure of that, yes.

THE COMMISSIONER: It is his own signature?

MR. McMASTER: It is his son's signature.

Q What is your son's name?

A T. Tsuyuki, the same.

Q What is hisfirst name? A: T. Tsuyuki.

Q What does the "T" stand for?

A Takaaki.

Q Is that his own signature on the J.P. form?

A That is his own signature.

THE COMMISSIONER: I would like you to have both documents put in.

MR. McMASTER: Yes, my lord. The first document is a letter dated July 29th, 1943, addressed to Mr. S.M. Gibson, Insurance Department.

THE COMMISSIONER: S.M. Gibson of the Custodian's office?

MR. McMASTER: It doesn't say so here, but I presume it is; signed T. Tsuyuki, Registration Number 13931. The second document is the J.P. form dated April 30th, 1942.

Q Now up until I showed you this letter yesterday, had you been aware that that letter had been written by your son?

A I just asked him that question and he said he had never seen it before and was very surprised.

Q And when I had the contents of that letter translated to him, had he ever instructed his son to write that letter?

A He has never seen it before and his explanation as to why he didn't know that letter had been written was that he was at the 15 mile camp. He was absent for two weeks at a time, and no doubt this letter was written in his absence.

Q Does he positively say he didn't give instructions to have that letter written?

A No, he didn't give any such instructions. If he had, he would have signed it himself.

Q I want to refer to one paragraph in that letter,

if you would be good enough to translate it to him. Would you do as you did before, Mr. Interpreter?

THE INTERPRETER: "I had left everything scattered when I was notified to leave the Coast last September. Moreover, I would like to discuss matter to Mr. Scott regarding the 5 or 6 hothouses and other buildings which are badly in need of repairs before it collapse by faulty repair."

Q The information contained in that paragraph, would that be true about your premises at the time you left them? A: The date?

Q July 29th, 1943. A: No, he says absolutely not.

THE COMMISSIONER: What is the number of that paragraph? Have you numbered it from the beginning?

MR. McMASTER: It is the second paragraph, my lord.

THE COMMISSIONER: That is Exhibit 7, is it?

MR. McMASTER: Yes, it is Exhibit 7. I might, my lord, just draw attention to the following paragraph which says: "Please permit me and my son (Takaaki Tsuyuki Reg. No. 13933) as interpreter to re-enter the Protected Area for a few weeks to straighten matters relating to hothouses and my property with Mr. Scott;"

I might say, my lord, I propose to call the son.

THE COMMISSIONER: Yes, allright.

MR. McMASTER: Your witness, Mr. Hunter.

THE COMMISSIONER: Now, Mr. Hunter, would you prefer to go on with your cross-examination now, if it is going to be short, or would you like to proceed after the adjournment? It is now afterr hhalf-past 12.

MR. HUNTER: I don't think I should be too long, my lord.

THE COMMISSIONER: All right, go ahead, then. Mr. Secretary, the last letter will be Exhibit 7 and the J.P. Form Exhibit 8.

(LETTER MARKED EXHIBIT NO. 7)

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

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Tsuyuki, did you say your son wrote that letter? A: Yes.

Q How do you explain the fact that the letter is written in one handwriting and the signature is in another? A: He can't explain that. He says as far as he can see that it is written by the same person.

Q But he has already said his son signed that letter, and that is his son's signature?

A Yes.

Q Whose registration number is that at the foot of the letter? A: It is his own registration number.

MR. HUNTER: If your Lordship will look at that letter he will see the signature is different from the body of the letter.

Q How old is your son, Mr. Tsuyuki? The son who wrote this letter, how old is he?

A He is now twenty-four.

Q And did he live with you on this greenhouse property? A: Yes, he was living there and going to school.

Q And was he familiar with the greenhouse property?

A He didn't know very much about it. He was attending school and didn't work around the place.

Q He is twenty-four now. Six years ago he was 18. Now do you mean to tell me, Mr. Tsuyuki, that you had a boy 18 who didn't work on that farm or take much interest in it, or know much about it?

A He used to work under the witness' direction, chiefly on Saturdays and Sundays.

Q In other words, he worked a day and a half a week? A: Sometimes he worked on Sundays, some times a day or a day and a half a week.

Q And he was around the farm working there that part of the week, every week?

A He worked only on minor jobs under the witness' instructions and direction.

Q Is he a normal, intelligent boy?

A It is very difficult for him to say one way or another about his own son.

Q You wouldn't think he was stupid, though, would you? A: No, he thinks not.

Q Did you know that Mr. Scott had fallen down in his payments rather consistently?

THE COMMISSIONER: The payments on the purchase price?

MR. HUNTER: On the purchase price under the agreement for sale.

A He first knew about it through letters from the Custodian.

Q Yes. Do you think Mr. Scott was able to run the business? A: He thinks he should be able to do if he applied himself but he hadn't very much experience.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Q Mr. Tsuyuki, what was the total amount of fire insurance that you carried on the buildings up until 1942?

A He had about a thousand dollars on his house because he thought he could replace it for about that amount.

Q Yes. A: The greenhouses were not insured because he employed a night watchman.

Q Do you remember what amount of insurance the Custodian put on the greenhouse when his department insured it in 1942 or 1943?

A He can't remember anything definite about it.

MR. HUNTER: My lord, I have a letter here from Mr. George A. Shewfelt which is addressed to Mr. Gibson of the Custodian's Department, dated June 12th, 1943, and it refers to the claimant here and the property which is in answer

apparently to a letter from the Custodian in which he states: "Most of the buildings on this property are not in first class condition except the Glass Houses which are very fair so therefore I had to make allowance for their condition.

I am making a diagram on the back of this letter for your convenience and hope it will be of help to you.

Thanking you for your letter I might say in conclusion that I gave all the buildings a thorough inspection and what I left off are not worth insuring."

And he has a diagram of the place on the back of the letter and he also has various amounts under the heading "Insurable Values", and under the buildings he puts various amounts totalling $7,250.00. We shall have to find out whether that was the actual amount we placed but that letter may be of some help. I don't introduce it at this time because I am not in a position to prove its contents.

THE COMMISSIONER: I thought you might have the insurance policy or the claimant might know the amount he authorized to be placed, but since he does not know, Mr. McMaster's examination was in the nature shadow boxing, though I do not think he realized it at the time.

MR. HUNTER: I don't know whether you want this letter in, my lord?

THE COMMISSIONER: I think not, because its contents can't be proven.

MR. HUNTER: No, my lord, we will have to call Mr. Shewfelt.

THE COMMISSIONER: That is all, Mr. Hunter? Any re-examination, Mr. McMaster?

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, in the community at Haney there were a number of greenhouses operated by Japanese persons, is that correct?

A Yes, there were.

Q Do you know whether it was generally the practice amongst the Japanese greenhouse operators to put any insurance on their greenhouse buildings?

A He says that depends upon the person. He says if he is a very careful person and takes great care in fire prevention, then it wouldn't be necessary to take out insurance.

MR. McMASTER: That is all, my lord.

THE COMMISSIONER: That is all, witness.

(Witness aside)

THE COMMISSIONER: Just before adjourning, I would like to express my appreciation to Mr. McMaster for the way in which this claim has been prepared. It could have taken a very long time to elicit the information that we have elicited in only about an hour. That has not been an unusual thing at this session and it has been very helpful to have the claimant's cases presented in the

way it has been here. We will adjourn now until 2:30.

(PROCEEDINGS ADJOURNED UNTIL 2:30 P.M.)

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

T.P. Horrobin

"T.P. Horrobin"
Official Reporter.

(2:30 P.M. PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

TAKAAKI TSUYUKI, a witness called on behalf of the claimant, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, you are the son of Tokutaro Tsuyuki, is that correct? A: Yes.

Q I wonder if you would take a piece of paper and a pen and write your name about six times on that piece of paper. Just sign it"T. Tsuyuki".

A (Witness complies).

Q Thank you. I would file that as an exhibit, my Lord.

(SHEET OF PAPER MARKED EXHIBIT NO. 9).

Q Now, witness, who else was residing at your father's home in Lillooet besides yourself?

A At that time?

Q In 1943. A: Well, there was --

Q Who was at that time? A: My two brothers and my mother, and I don't know if my next brother -- my next brother went to the East some time during 1943.

Q Your third brother? A: That is my second brother.

Q Second brother. How old are your brothers?

A One was one less than me and the other ones was going to public school.

Q When letters came to your house for your father, who normally opened them?

A Well I opened them.

Q Yes. When your father had correspondence or letters that he wanted to write to the Custodian, who usually wrote them?

A I did.

Q Do you remember around July, 1943, that a letter came to your house from the Custodian with respect to the matter of insuring your father's place?

A Yes.

Q Did you tell your father about that letter and what was in it? A: No.

Q Why didn't you? A: Well, he was away most of the time and during the farming season about 50 miles out and I didn't see him very often, too.

Q Whereabouts? Isthis a farm that he owns out of Lillooet some place?

A No, he is just running it.

Q He just runs it? A: Kind of leases it.

Q Now do you recognize that letter, Exhibit No. 7, in this case? A: The writing?

A Yes. A: Sure, that is my writing.

Q And who signed that letter?

A I signed that.

Q Is that your father's registration number under your name? A: I don't know his number but I think that is.

Q You think it is. Did you write that letter?

A Yes.

Q Did your father instruct you to write it?

A No.

Q Why did you write it then?

A I wanted to go down to the Coast and see my school friends.

Q Yes. What other reason did you have for writing it? What made you think that would get you down to the Coast? A: Well, my friend in East Lillooet went -- wrote down to the Custodian and got a travelling permit there, so I thought I could get it, too.

Q For what reason did he get his travelling permit, did he tell you?

A Well something on that line.

Q I see. What is your friend's name?

A Paul Hasegawa.

Q Now how old were you when you left Haney when you were evacuated? A: Gee, it is about 17 or 18.

Q And were you going to school?

A Yes.

Q What grade were you in at school?

A Eleven.

Q Did you used to help your dad around the greenhouse at all? A: Yes.

Q What did you do? A: Driving a truck.

Q Did you do any work in and about the greenhouses at all? A: Yes, whatev

my dad tells me to do.

Q Did you take very much interest in the greenhouse business while you were there?

A Not very much.

Q Did you know anything about the real condition of these premises? A: No.

Q Do you remember your father giving any instructions as to what you were to write the Custodian about insurance? A: Not that I know of.

Q Now, witness, I observe in this letter that apparently the writing itself differs from the writing in the signature. Can you explain why that is? A: Well, my writing -- I always write in all sorts of queer ways.

Q Well, did you deliberately write that name differently? A: Yes.

Q You did that with a view to the Custodian believing that it was your father's signature?

A Yes.

MR. McMASTER: Your witness, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q How often did you work around your father's property? A: Why, during the weekends.

Q Most weekends?

THE COMMISSIONER: Let me see Exhibit 7, will you? (Handed to Commissioner). Go ahead, Mr. Hunter.

MR. HUNTER: Q: Most weekends?

A Well whenever my father was busy.

Q And that would be most weekends?

A Yes.

Q You worked around the greenhouses?

A Yes, to help my father.

Q I beg your pardon? A: To help my father.

Q Yes, and you knew the condition of the greenhouses?

A Well not very well.

Q This is the Exhibit 7 in which you state the following: "Moreover I would like to discuss matter to Mr. Scott regarding the five or six hothouses and other buildings which are badly in need of repairs before it collapse by faulty repair."

Were you familiar with those five or six hothouses? A: No.

Q You didn't know anything about them?

A No.

Q Not a thing? A: Well, I knew a little bit about them.

Q How much did you know? Did you know they were badly in need of repairs?

A Not at that time.

Q You didn't know, yet you put it in the letter?

A Yes.

Q I see. And you wanted to get a permit to go down and talk to Mr. Scott? A: Well, not me.

Q Well you just said that you were the one who was trying to get it? A: Well I wanted to see my school friends and talk to Mr. Scott, too.

Q I see. You don't think Mr. Scott would have been able to distinguish between you and your father?

A Distinguish?

THE COMMISSIONER: In fairness to the witness he asked for a permit for his father and himself.

MR. HUNTER: Q: You had worked about those buildings how long? A: Well since I was able to help dad.

Q How old were you then? A: Gee, I was born on the farm so I guess --

Q You would be working there ever since you were old enough practically to walk, hadn't you?

A Since -- well, since I am able to understand things.

Q There is no defect in your eyesight, is there?

A No.

Q You understand how these buildings are built? Have you ever seen them being built?

A Well just some parts.

Q You have been around there when they were being built, haven't you?

A I was going to school then.

Q You are not at school night and day; they don't just build them while you are at school or do they stop as soon as you leave school?

A Well, when I come home from high school it is

near dark now.

Q It is now, but it isn't in the summertime?

A They don't build in the summer.

Q Were you ever working in the summertime? What about summer holidays; what did you do with them?

A Well I helped dad in the ground work.

Q You helpx him there, don't you? Isn't it true that you were in and out of those buildings all the time and you are perfectly familiar with them? A: Pardon?

Q Isn't it true you were in and out of those buildings all the time and you are perfectly familiar with them?

A Yes, as far as how it stands, but I don't know the construction of it.

Q You took no interest in that whatsoever, is that right? A: No.

Q You weren't even vaguely curious about how they were built? A: Not then.

Q You don't know a thing about it? You have been there all your life, is that right?

A Well I might know something.

Q Sure you know something. I bet you know plenty about it, don't you? Why not admit it frankly? You know how those things are built, you know the condition they are in, don't you? You are not so stupid that you can be around that place all your life and not know how those places are built and what condition they are in?

A I know the condition they are in.

Q Sure you know the condition they are in. When you wrote that letter you knew the condition they were in, didn't you?

A No.

Q Certainly you did, didn't you, really, now, honestly? A: I know the condition well not very good when I left the Coast.

Q Sure you knew that and you knew they were likely to be in worse condition, didn't you? I mean you weren't writing something that was completely stupid when you wrote that letter, were you?

A Well, I --

Q I mean you wouldn't have put it in the letter if it hadn't been fairly plausible, would you?

A Just to make things that I could go down to the Coast.

Q But you had to put in something that waslikely to be true or you wouldn't have put it in, would you? A: Well I --

Q I mean you wouldn't put something in a letter that you knew the Custodian would know was crazy, would you? You picked out the worst buildings there and you put in something that was plausible, didn't you, something you knew was likely to be correct, so you could get the permit? There was no sense asking for a permit if you were going to write something wrong, isn't that right?

THE COMMISSIONER: Your question is a little involved, Mr. Hunter.

Q What Mr. Hunter is putting to you, witness, is this, that when you wrote that letter you were trying to convey to the Custodian some information that he would know about, namely, that the greenhouses were not in very good condition and that it was a proper thing for your father to go down and inspect them; is that correct or is that not correct?

A Well, I don't know what condition it will be, but it shouldn't break down in two or three years.

Q Well, why, then, did you say anything about the bad condition of the greenhouses, that is what Mr. Hunter is asking you?

A So that I could go down to the Coast and see my friend.

MR. HUNTER: Q: Why did you pick out those particular greenhouses? A: Gee, I don't know what made me do it.

Q Didn't you know that certain greenhouses were likely to be in a bad state of repair; isn't that a fact? A: Oh yes, if you leave it alone, well, things willgo down.

MR. HUNTER: Sure. That is all, my lord.

THE COMMISSIONER: Q: Witness, when did you tell your father about this letter that you had written to the Custodian in reply to the Custodian's letter of July 6th, that is this one?

A When did I notify him?

Q When did you tell your father?

A I didn't tell him.

Q Did you keep the Custodian's letter of July 6th away from your father?

A That one, the answer came.

Q You see -- Mr. Secretary, show this letter to the witness (handed to witness). Now, if you read the first page of that letter, the first line, rather, you notice that your letter is a reply to a letter from the Custodian dated July 6th. Can you read that?

A Yes.

Q Did you not tell your father about having received the letter of July 6th from the Custodian?

A Gee, I don't remember.

THE COMMISSIONER: All right. That is all, thank you.

MR. McMASTER: That is all, thank you.

(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.

21 NOV 27 1947 Case 48

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 7003 NOTIFIED

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

(1) NAME Tsuyuki (Print) Surname Tokutaro (Mr.) Given Name (RCMP) Reg. No. 13931

(2) Pre-Evacuation Address Haney, B.C.

(3) Present Address Lillooet, B.C.

(4) REAL ESTATE

(a) Street Address (if any) Haney, Municipality of Maple Ridge, B.C.
City or Municipality, Province

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

~~Title No. 48061E~~
Property Lot 11. Township 12. Section 10 nw. Map 809.
19 Acres Municipality of Maple Ridge, B.C.

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

(i) Farm
(ii) ~~Residence~~ Type of business Hothouse 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 - - - - - - - - - - - - - - - - $ 3000.00
(ii) Buildings, Chattle and Equipment - - $ 46106.53
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 49,106.53
(v) Amount at which Custodian sold property and credited your account - - $ 12,331.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 36,775.53

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(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") _____

_____

Custodian

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

1. _____ Estimated Value $_____
2. Attached herewith 5 papers on Estimated Value $_____
3. the Description of Items. 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 $_____

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) - $ 36,775.53

(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 British)
Columbia TO WIT:)

I, Tokutaro TSUYUKI of the Village
of Lillooet 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".

Tokutaro Tsuyuki

DECLARED before me at the Village of Lillooet in the County of Cariboo this 24th day of November A.D. 1947.

O.A. Estabrook

A Commissioner &c. a STIPENDIARY MAGISTRATE IN AND FOR THE COUNTY OF CARIBOO

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.

_____

_____

_____

_____

No 1

Statement of Property

Title No. 48061E Original Tax 1942 $178.92
Real Property Lot 11 TWP 12 Sec. 10 N.W. Map 809
19 Acres Municipality of Maple Ridge B.C.
Name and Address.-

Mr. Tokutaro Tsuyuki. Reg. No. 13931.
Lillooet, B.C.

---

19 Acres Land	-	Bought in 1919 at $2,500.00 (Bushland)		$ 3,000.00
1 Dwelling House		40x40		2,500.00
1 dwelling House		16x24 (South Side)		500.00
1 Barn		35x40		500.00
1 Chicken House				300.00
1 Garage				100.00
1 Packing House				150.00
1 Root House		(Cement)		250.00
1 Wood Shed		20x30		150.00
4000 Feet Lumber				128.00
11000 4 inch Pots		@ $ .03		330.00
1500 Cucumber Boxes		@ $ .10		150.00
500 Tomato Boxes		@ $ .13		65.00
Tomato Paper				20.00
1 1½ Horsepower Gas Pump				60.00
Pipe Fittings of all kinds				100.00
Tool and Blacksmith's outfit				100.00
2 Cultivators and 2 Harrows				40.00
1 Scale				18.00
2000 Tin Basket for Tomatoes				30.00
1 Gas Engine (Car)				20.00
2 ½Tons Trucks		@$100.00		200.00
1 100 Gal. Water Tank				7.00
1 Electric Pump and Motor				150.00
1 Electric pump and Motor				70.00
1 Cooking Stove				70.00
800 Fire Bricks				40.00
		TOTAL -		$9,048.00

No. 2

13 Hothouses Lumber

2x3x10 ft. Roof	3324 pieces-	16640 ft. @ $50.00 M		$ 832.00
2x3x5 ft. side	1408 pieces -	3520 ft. @ $50.00 M		176.00
2x3x10 ft. end	338 pieces -	1690 ft. @ $50.00 M		84.00
2x3x26 ft. Vent.	236 pieces -	3042 ft. @ $50.00 M		152.10
2x4	Plate & Foundation	4320 ft.L.	2880 BFM	144.00
6x6	Foundation (Cedar)	1944 ft.		77.00
2x3x180	Gutter	360 BFM		18.00
2x12x180	Gutter	720 BFM		36.00
3x10x180	Gutter	900 BFM		45.00
2x3x180	Gutter	360 BFM		18.00
6x8x180	Gutter 4 rows	2880 BFM		144.00
3x6x180	side plate 10 rows	1350 BFM @ $58.00		78.00
2x4x18	Inside Beam 119 pieces	1428 BFM		71.40
2x4x10	Inside Post 70 pieces	468 BFM		23.40
4x4x10	Inside Post 63 pieces	840 BFM		42.00
4x4x5	Gutter Post 92 pieces	616 BFM		30.00
2x3x18	Beams 54 pieces	486 BFM		24.30
2x3x10	Post (end) 102 pieces	510 BFM		25.50
	Total			$ 2,033.60

No. 1 Sawdust Bunker 85 ft. x 40 ft.

2x6x10 ft. 64 pieces @ 32.00	640 BFM		$ 20.40
2x6x24 ft. 44 pieces	1056 BFM		33.78
2x6x24	800 BFM		25.60
3x12 50ft. Ramp	2400 BFM		76.80
3 inch plank for floor	9000 BFM		288.00
1 inch board for walls	8815 BFM		282.80
216 pieces Corrugated Roofing	@ $ .80		172.80
4 Kegs Nails size 3,4,5,6,8.	@ 6.00		24.00
Iron Spikes made to order			10.00
Cost of Logs			50.00
Labour for Building			750.00
200. cords 4 ft. Firewood	@ 4.50		900.00
150 cords 16 inch slabwood	@ 3.50		525.00
Cables for bracing			8.00
300 loads Sawdust	@ 4.50		1350.00
			$ 4465.38

Total together $ 2033.60 and $ 4465.38 = $ 6,498.98

No, 3

7 HOTHOUSE FRONT OF HOUSE 18' x 180'

PIPES AND FITTINGS

size	pipes Ft.	pipes price	L's Qt.	L's price	T's Qt.	T's price	union Qt.	union price	valve Qt.	valve price	flanges Qt.	flanges price	nipple Qt.	nipple price
1"	-	-	-	-	-	-	-	-	1	$ 3.00	-	-	-	-
1"	2100	$273.00	40	$ 14.00	10	$ 4.00	9	$ 4.05	16	$ 24.00	-	-	10	$ .60
1½"	750	112.50	3	1.80	2	1.20	3	1.95	1	3.00	-	-	-	-
2"	10041	2510.25	58	40.60	3	2.25	11	082.50	30	135.00	-	-	-	-
3"	64	48.00	1	1.25	8	14.00	1	2.00	1	10.00	-	-	-	-
4"	146	219.00	5	10.00	23	58.65	-	-	1	15.00	4	$ 8.00	-	-
5"	56	126.00	-	-	26	91.00	-	-	-	-	4	10.00	-	-
6"	90	270.00	3	13.50	25	125.00	-	-	1	38.00	6	30.00	-	-
1½"	-	-	-	-	-	-	-	-	2	5.00	-	-	-	-
		$3558.75		$ 81.15		$296.10		$90.50		$233.00		$48.00		

20	Air Valve		$ 6.00
850'	Cable	@ $.06 for Opening Ventilater	51.00
	Soft Steel Cable		5.10
~~4"xxx Tilexx~~			
900	4" Tile		36,00
150	8" Tile		15.00
30	Gal. White Paint	@ 5.00	150.00
250	Sks Cement	@ .95	237.50
332	Box 16" x 16" and 16" x 22" -Glass	@ 7.00	2324.00
7	Ventilater Opener	@ .75	5.25
420	Lbs Wire		33.60
126	Pairs Galv. Hinges	@ .65	81.90
Labour ~~xxxxxxxx~~ - including Hauling Material, Gravel, - - Leveling Ground for 7 House @ 800.00 per House			5600.00

No. 2 SAWDUST BUNKER 30 x 75

40 foot Ramp	3 x 12 x 12'	1440	bfm	46.00
Floor	3 x 12 x10 '	1800	bfm	51.00
Wall 1"		4525	bfm	143.20
40 piece	2 x 4 x 8'	500	bfm	16.00
40 piece	2 x 4x10'	580	bfm	18.00
40 piece	2 x 4 x 14'			19.00
	1 x 12	755	Bfm	24.16
Corrugated Roofing 150 piece @ .80 2nd.				120.00
Galv. Sheet Metal 3 x 8' 10 piece@ 1.10				11.00
Corrugated Roofing for No. Boiler House 3 x 6' 58 piece @ .90				52.00
Lumber for Boiler House		1500	bfm	48.00
4 keg. Nails				24.00
225 Load Sawdust	@ 4.50			1012.50
Labour and all Posts and Logs included				500.00
	Total -			$ 14938.31

No. 4

BOILERS

No. 1 Boiler	
Size 3½ x 10	$ 350.00
1000 Fire Bricks	110.00
2000Ø Red Bricks	60.00
Labour - Hauling and Materials	500.00
No. 2 Boiler	
Size 4 x 14	500.00
2000 Fire Bricks	220.00
5000 Red Bricks	150.00
Labour, Hauling and Materials	750.00
No. 3 Boiler	
Size 4½ x 14	500.00
1500 Fire Bricks	165.00
2000 Red Bricks	60.00
Labour, Hauling and Materials	650.00
No. 4 Boiler	
Size 4½ x 14	400.00
1000 Fire Bricks	110.00
1500 Red Bricks	45.00
Labours, Hauling and Materials	400.00
No. 5 Boiler	
Size 4½ x 14	
Lying in the yard	350.00
Total	$ 5320.00

No. 5

6 HOTHOUSE SOUTH END 18' x 180'

PIPES AND FITTINGS

Size	Ft.	price	Qt.	price	Qt.	price	Qt.	price	Qt.	price	Qt.	price	Qt.	price
1"	2414	$362.10	10	$ 3.50	7	$2.25	50	$ 2.25	9	$18.00	20	$ 6.00	4	$ .24
2"	10584	2646.00	56	39.20	-	-	108	81.00	22	99.00	64	89.00	-	-
3"	72	54.00	2	2.50	-	-	-	-	1	19.00	-	-	-	-
4"	52	78.00	-	-	8	20.40	-	-	-	-	8	10.00	-	-
5"	92	207.00	2	7.00	-	-	-	-	1	30.00	6	12.00	-	-
6"	308	924.00	6	27.00	2	10.00	-	-	2	60.00	6	15.00	-	-
		$4271.10		$79.20		$32.65		$83.25		$226.00		$132.00		$ .24
		Above - pipes		Above- D's		Above- T's		Above- Union		Above- Valve		Above- Flanges		Above- Nipple

108	Pairs	Galv. Hinges	@ $	.75			$ 81.00
		Soft Steel Cables	@	.05			15.00
6	Box	8" Galv. Bolts	@	4.75			28.50
800		4" Tiles	@	.04			32.00
5	Gal.	Creosote					2.00
3	Keg.	Galv. Nails	@	8.00			24.00
4		¾" Rubber Hose					32.00
40	Gal.	White Paint	@	5.00			200.00
400	Sks,	Cement	@	.95			380.00
292	Box	16" x 16" - 16" x 22"	@	7.00	Glass		2044.00
360	Lbs.	Wires for Tomato Vine	@	.08			28.80
6		Ventilater Opener					4.50
Labour including Hauling Material, Gravel, Leveling Ground for - - 6 House -			@	800.00	per House		4800.00

No. 3 SAWDUST BUNKER 25 x 35

Inside Truck Road	3 x 12 x 25 ft.	35 Piece	2,250	bfm	$ 84.00
Outside Truck Road			1,500	bfm	48.00
Wall			3,000	bfm	96.00
Cedar for Roof					15.00
Nails					10.00
40 Loads Sawdust		@ 4.50			180.00
Cost for Post anf Logs - Foundation					15.00
NO. 2 Boiler House Lumber			960	bfm	27.00
2 x 4's		2nd.			20.00
Corrugated Roofing for Boiler House - 75 Piece		@ .80			60.00
Labour for Building					xx.xx 250.00
		Total -			$ 13300.24

EXHIBIT No. 48-1
DATE 19 Jan 1948
FILED BY R. J. Wegmaster.

Tokutaro Tsuyuki Reg. No. 13931.

Greenhouse Business
(and Land & Premises)

Land 20 acres more or less (Road allowance taken off)
situate about 2½ miles from Haney B.C.
Bushland when purchased in 1919
Cost - $2500 (no improvements)

I cleared about 15 acres and for many years had these cultivated and planted with small fruits. Over the years I changed over from berry growing to greenhouse. At the time of evacuation I had about 2 acres on Raspberries.

Buildings	Size	Date Built or installed
Dwelling house	40 x 40	1924
Dwelling house	16 x 24	1931
Barn	35 x 40	1922 Remodelled 1936
Chicken House	18 x 30 (2 floors)	1927
Garage	12 x 26	1928
Packing House	12 x 20	1935
Cement Roof House	10 x 12	1940
Wood shed	20 x 30	1927

(The values shown for the above items on the Inventory attached to my claim form are rough estimates as at the date of evacuation)

3 Plot Houses	18 x 180	1934
2 "	18 x 180	1936
2 "	18 x 180	1937
3 "	18 x 180	1939
3 "	18 x 180	1941

(The values shown on my inventory for lumber and pipe & fittings for these are estimated average cost prices for materials ~~and labour~~)

No 1. Sawdust Bunker	55 x 40	1938
No 2 " "	30 x 75	1935
No 2 Boiler		1933
No 1 Boiler		1935
No 3 Boiler		1939
No 4 Boiler		1941
No 5 Boiler		1941

(The values shown on Inventory are estimated costs)

Stock
- 4000 ft. new lumber
- 11000 4" Pots
- 1500 Cucumber boxes
- 500 Tomato Boxes
- quantity of Tomato papers
- " of pipe fittings
- 2000 Tin baskets for Tomatoes
- 800 Fire Bricks

Iwakutaro Inuzuka (Statement contd.) Reg. No. 13931

Seed for 15,000 Tomato plants (not shown on Inventory)
(Where value is shown on Inventory for items of stock it is shown at cost price)

Equipment

1½ Horsepower Gas Pump	Old but in working condition	
2 Cultivators }	" " " " "	
2 Harrows }		
1 scale	Purchased in 1937	
1 gas engine	(1926 Chev)	Repaired & in working order.
2 ½ ton trucks	(1927 Chev 1928 Stud)	Used on farm only
100 Gal. Water Tank		
Electric pump & motor	Purchased new	1934
" " " & "	Purchased new	1942
1 Cook stove	Old but in good working order.	

(In my Inventory I have tried to estimate a fair sale price at the time of my evacuation).

Goodwill

I first entered the greenhouse business in 1927 (my original greenhouses have been replaced) Every few years I had expanded the business until my evacuation.

In 1942 I grew and sold approximately 4000 crates of tomatoes. I received $3.50 per crate. ~~as $14,000 as grew I also grew and sold 2500 crates of cu~~ for #1 grade and $2.50 for #2 grade. About 2/3rds of my crop was #1 grade. I also grew and sold about 2500 crates of cucumbers. I received an average price of 70¢ per crate. My gross income from this source in 1942 was about $14,000.00. I estimate my expenses, excluding the work of myself and my wife & the part time help of my two school boys, was about 50% of the gross. (I was fortunate enough to get my tomato and cucumber crops sold before I was evacuated in 1942 - not being evacuated until August)

In addition to this had I been able to pick my raskerry crop I would have had the revenue from two acres of raspberries.

Between 1942 and 1944 when my business and lands were sold I believe the price of tomatoes and cucumbers advanced considerably.

~~I leased~~ My premises were leased as a going concern in my opinion.

I did not mention above the revenue from my tree fruits (I had about 200 mixed fruit trees).

Tokutaro Tsuyuki (Statement Cont'd) Reg. No. 13931

Lease Prior to my evacuation I was negotiating with Tom Yee, a chinese wholesaler in Vancouver, to lease the hothouse business and premises as a going concern, and had agreed on a rental of $300.00 per year. However, five days before my leaving he advised me that he was unable to obtain the services of a suitable operator and we therefore called the negotiations off.

As I had to leave shortly I arranged for my neighbour, Mr. Scott, to look after the premises and to keep the greenhouses operating until a suitable tenant was found. It was understood that I would pay Mr. Scott for this service but no amount was mentioned and as events turned out it was unnecessary.

I spent about one week showing Scott how to look after the greenhouses. Just before I left on Aug 31, 1942 I made a verbal arrangement with Scott that he should rent the place for $750.00 per year. It was part of the verbal agreement that Scott would continue the greenhouse operations and that when I was permitted to return he would vacate but I would permit him to take his crop off. Nothing was said as to the use of stock such as planting pots and tomato boxes. In my own mind I expected that if Scott used any stock he would replace it.

I am advised that on Dec. 10 1942 a formal lease was entered into between the Custodian and Scott running however from Sept. 1 1942 (the day after I left).

Sale I am advised that Scott carried on the business and that in or about September 1944 he bought the premises including the greenhouses and equipment for $3,000.00. It is my opinion that this price was very much below a fair value.

Appraisal I am advised the Custodian had three appraisals of the premises. I do not know the qualifications of the appraisers but I notice that Mr. Edobis specializes in flowers + trees and H.J. Butterfield is a florist. I know Mr. Ansell as he resides in Hatzic district. He is a chicken rancher + farmer.

I think Mr. Arnell's report is the fairest description of the land & buildings and it describes the premises as I left them. I do not think, however, that his valuation represents a fair estimate of the market value of the property and greenhouses.

Fair market value

It is extremely difficult for me to place a fair market value on my greenhouse business and property as I have no experience in such things. I do know what my property and buildings cost and that I had a nice business. From reports of sale prices of produce which improved even after I left Mr. Scott got a good business and I believe he got good lands and buildings. I will have to leave the determination of the fair market value to the Commissioner with such help as my Counsel may be able to give him.

T. Tsuyuki

EXHIBIT No. 48-V
DATE 19 Jan 1948
FILED BY
R. J. McMasters

588

R-R 1 Whonnock BC
April 12th/44

Dept. Sec of State
Dear Sirs

75 in poor condition
Sept 1 ans

No 588. Small 4 roomed House in poor condition 13 Greenhouses in Good Condition and ~~a~~ very well located 10 acre of Good land with Creek and ~~one~~ a considerable number of fruit trees Valued as follows

Greenhouses & Equip	$ 9000.00
House	500.00
Land	1600.00
Total	10500 00

Wm St Ansell
Apprasier

Lot 11 N.W¼ Sec 10 T.P 12
Apprasial Acct-$ 10500

NEW WESTMINSTER STORE
735 COLUMBIA ST.
PHONE 2508

GREENHOUSES
838 EWEN AVE.
PHONE 1827-R1

H. J. BUTTERFIELD

FflorIST

MEMBERS FLORIST TELEGRAPH DELIVERY ASSOCIATION

Rec'd JUL 10 1944
File No. 7003
Ans.
Referred

NEW WESTMINSTER, B. C. July 5, 1944

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

588

EXHIBIT No. 48-3
DATE 19 Jan 1948
FILED BY
R. J. McMaster

Attention Mr. F. G. Shears.

Dear Sir:

Replying to yours of June 29th re. Catalogue No. 588, Maple Ridge District, I valued this place on replacement basis but considering the construction the glass in the greenhouses is liable to heavy loss in case of snow as snow would break most of the glass is the place was not occupied.

Considering the location of this property and the fact that there is no water system, I would say that a fair valuation to buyer and seller would be Thirteen Thousand Dollars ($13,000).

Yours truly,

H. J. BUTTERFIELD

P.S. Please find enclosed my account for services rendered in the appraisal of the above property.

DEPENDABLE NURSERY PRODUCTS

FRUIT AND ORNAMENTAL
TREES AND SHRUBS
ROSES
EVERGREENS
ALPINES
PERENIALS, ETC.

EXHIBIT No. 48-4
DATE 19 Jan. 1948
FILED BY R. J. McMaster.



LANDSCAPE
SPECIALISTS
"FLORISTS"
FORCING STOCK

SARDIS, B.C.
July 10th. 1944

EVACUATION SECTION
Rec'd JUL 12 1944
File No. 7003
Ans.
Referred Shears

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

Calvary 588

Dear Sirs, Attention Mr. F.G. Shears

as requested I have visited the Japanese greenhouse property on 15th. Rd. Maple Ridge and herewith submit my valuation as follows:-

20 ac. land @ $50.00 per ac.	$1000.00
Dwellinghouse	1000.00
Outbuildings	200.00
Block of 7 greenhouses 18'X 180' salvage value only	3000.00
" " 6 " 18'X 180'	6000.00
2 Boilers	1000.00
3 Sawdust bunkers (salvage value only)	500.00
	$12700.00

REMARKS

The land probably cost $300.00 per ac. to clear but it is extremely poor and of most undesirable contour.

The block of 7 greenhouses is just about ready to tumble down. The block of six is newer but of the cheapest possible construction.

The boilers are not the best type for that sort of work and are in rather poor condition, their value is just about salvage.

The sawdust bunkers are just about tumbling down and have just about a salvage value.

Candidly, if I was spending $12.700.00 on a greenhouse proposition I would not invest in the above.

Your's very truly,

H. M. Eddie.

Foremost in Roses

Case 4 8

July 10, 1944

Office of the Custodian etc.

Dear Sirs:

As requested I have visited the Japanese greenhouse property on 15th Maple Ridge and herewith submit my valuation as follows:

20 ca. land @ $50.00 per ac.	$1000.00
Dwellinghouse	1000.00
Outbuildings	200.00
Block of 7 Greenhouses 18'x180' salvage value only	3000.00
Block of 6 greenhouses 18'x 180'	6000.00
2 boilers	1000.00
3 Sawdust bunkers (salvage value only)	500.00
	$12,700.00

Remarks

The land probably cost $300.00 per ac. to clear but it is extremely poor and of most undesirable contour.

The block of 7 greenhouses is just about ready to tumble down. The block of six is newer but of the cheapest possible construction.

The boilers are not the best tupe for that sort of work and are in rather poor condition, their value is just about salvage.

The sawdust bunkers are just about tumbling down and have just about a salvage value. Candidly, if I was spending $12,700.00 on a greenhouse proposition I would not invest in the above.

Yours very truly,

(signed) H.M. Eddie



EXHIBIT No. 48-S

DATE

FILED BY

104



EXHIBIT No. 48-S

DATE

FILED BY



EXHIBIT NO. 48-5

DATE

FILED BY

302



405

EXHIBIT No. 48-S

DATE

FILED BY



EXHIBIT No. 48-S

DATE 19 Jan 1948

FILED BY

R. J. McMaster.

302

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 7003

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

October 15, 1943.

EXHIBIT No. 48-6
DATE 19 Jan 1948
FILED BY R. J. McMaster

Mr. Tokutaro TSUYUKI,
Registration #13931,
Lillooet, B. C.

Dear Sir:

In accordance with your request for funds, we are enclosing herewith a cheque in the amount of $100.00 from funds held to your credit at this office.

The following is a statement of your account:-

		Debit	Credit
By	Maple Ridge Co-op. - fruit returns		4.92
	Wm. C. Scott rental		1750.00
To	Land Registry Office Certificate of Encumbrance	1.00	
	1943 Taxes	172.41	
	Wm. C. Scott - repairs to boiler & sawdust bunkers	216.60	
	Remittance enclosed	100.00	
	Credit balance at this office	1264.91	
		$1754.92	$1754.92

By balance at credit- - - - - - - - - - - - - - - - - - $1264.91

The sum of $216.60 paid to Mr. Scott for repairs covers the retubing of the lower boiler amounting to $177.60, and $39.00 for planks and nails in repairing the upper sawdust bunker. We trust you will find this satisfactory.

Arrangements have now been made under a new lease to Mr. Scott for the coming season at the same rental figure of $1750.00. As you well know, there are three old greenhouses which are in very poor condition through the rotting of foundation sills and rafters. Next year these three houses should be taken down and the material salvaged or rebuilt, but for this year, we have informed Mr. Scott that the best thing to do would be to build T-supports down each side of the roof for support. The expense of this will have to be borne by you as if these three houses were taken down, the rent would be reduced and also considerable expense in demolishing would result.

Further remittances to you in the amount of $100.00 per month will be made to you, but at this time we feel

EXHIBIT No. 48-7
DATE 19 Jan. 1948
FILED BY R. J. McMaster

File No. 7003

East Lillooet, B. C.
July 29, 1943

Mr S. M. Gilson
Insurance Department,
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION
Rec'd AUG 3 1943
File No.
Ans.
Referred Alexander

Dear Sir:

In reply to your letter of July 6th I would like the insurance placed on the buildings but first, I would like to see in what condition the buildings are now, after a years operation by the new operator. Secondly I am doubtful of the estimated value placed on some buildings.

I had left everything scattered when I was notified to leave the coast last September. Moreover, I would like to discuss matter to Mr. Scott regarding the 5 or 6 hothouses and other buildings which are badly in need of repairs before it collapse by faulty repair.

Please permit me and my son (TAKAAKI TSUYUKI REG. No. 13933) as interpreter to re-enter the Protected Area for a few weeks to straighten matters relating to hothouses and my property with Mr. Scott; and Mr. S. M. Gilson, Mr. A. MacAlister, and Mr. R. B. Alexander of the Custodian.

The Royal Canadian Mounted Police informed me that they cannot issue permission for me to enter the Protected Area without the request of the custodian. Therefore I am wholly relying on the custodian to obtain the permission to complete my burdensome business.

Yours very truly

T. Tsuyuki

Reg. No. 13931

EXHIBIT No. 48-9
DATE 19 Jan 1948
FILED BY R. J. McMaster.

T Tsuyuki
T Tsuyuki
T Tsuyuki
T. Tsuyuki
T Tsuyuki
&
T Tsuyuki.

FORM "JP" FILE No.

HANEY

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.

EXHIBIT No. 48-8
DATE 19 Jan 1948
FILED BY R. J. McMaster

PERSONAL INFORMATION

NAME: TSUYUKI, Tokutaro

HOME ADDRESS: R.R. No.1, Haney, BC

REGISTRATION NUMBER 13931 SEX: Male AGE: 52

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: Yes Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tori

ADDRESS OF WIFE OR HUSBAND: R.R. No.1, Haney, BC

NAMES OF ANY LIVING CHILDREN: Tadao (M) Shiro Roy (M)

ADDRESS OF CHILDREN: R.R. No.1, Haney, BC

AGE OF CHILDREN: 10, 7

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

1. LOCATION AND DESCRIPTION: (1) Lot 11 of the NW quarter of Sec 10 Twp 12, Map 809, District of New Westminster, BC Title #48061E (2) West ½ of the NW quarter of Lot 2535 Group 1, District of Cariboo, BC 80 acres. Title No. 8252

2. BUILDINGS AND OTHER IMPROVEMENTS: On (1) Six-room dwelling, 13 hothouses, 3 sawdust bunk, woodshed, barn, chicken house, packing house, garage, root house

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

4. TAXES (Amount and where payable) On (1) $130.49, payable at Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) Live on No. (1), expect to rent the hous when I leave. (2) vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

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

9. IF FARM LAND STATE CROPS SOWN ½ acre potatoes, growing vegetables in the green house.(tomatoes and cucumbers)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, machinery, 12000 4" pots, 3000 Feet lumber, 1500 ft. 1½" pipe, carpenter tools, blacksmith outfit. 700 cords fire wood, 2500 tomatoe boxes, 2000 cucumber boxes, farm implements, 5 boilers, electric washing machine, 2 water tanks, 20 cases of greenhouse glass, 2 scales, garden tools, on my property at R.R. No.1, Haney, BC. Key will be left in care of Custodian

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

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: 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) $50 owing me by the late Mr. S. Soyeda, $50 owing me by S. Yamada, Coquitlam.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) $200 Victory Bond, $200 shares in Maple Ridge Co-op Union at home

8. BANK ACCOUNTS: ~~$2000 will be deposited in the Bank of Montreal~~, Haney, tomorrow.

9. LIFE INSURANCE: ~~$2000 20-year endowment policy Sun Life Ins. Co.~~ Beneficiary my wife. Policy at home

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 30th day of April 1942.

(Signature) T. Tsuyuki

F. Williams
Witness

FOR DEPARTMENTAL USE