

Name of Claimant

TAMURA, Morikiyo
" Toshiko

Case 789

Custodian File

5279 & 5286

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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					664.		863.61			863.61
							815.69			815.69
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 & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount		% of Total	Amount
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		
					% of Total	Amount		% of Total	Amount	
			46%	100.00		46.00			46.00	
TOTAL RECOMMENDATION										861.69

CASE NO. 789.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

October 14th, 1948.

IN THE MATTER OF THE CLAIM OF

MORIKIYO and TOSHIKO TAMURA.

PROCEEDINGS AT HEARING.

Original

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

(HIS HONOUR JUDGE R. M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,

October 14th, 1948.

IN THE MATTER OF THE CLAIM OF
MORIKIYO and TOSHIKO TAMURA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C. , appearing for the
 Dominion Government.

A.G. VIRTUE, Esq., K.C., appearing for the
 Claimant.

MISS LILLIE THOMAS, Secretary.

D.J. HANDFORD, Esq., Official Interpreter.

S.R. HOWARD, Esq., Official Reporter.

30

M. Tamura,
In Chief.

THE SECRETARY: Case No. 789, Morikiyo Tamura and
Toshiko Tamura.

MORIKIYO TAMURA, the claimant herein,
being first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Tamura, your wife's name is Toshiko Tamura?

A Yes.

Q And I believe you owned your property jointly?

10 A Yes.

Q And in your claim you are speaking on behalf of
your wife as well as yourself?

A Yes.

Q You live together? A: Yes.

Q And she is not here, but you are going to speak
for her? A: Yes.

Q Now, I believe you owned a property of approximately
seven acres near Haney, British Columbia?

A Yes, I did.

20 Q Haney is in the Fraser Valley?

A Yes.

Q How far from New Westminster?

A Oh, about fifteen miles, I suppose.

Q Was that a productive part of the country and
of the Valley? A: Quite, yes.

Q And did you buy these lands yourself?

A Yes.

Q What did you pay for it? A: \$1200.00.

THE SUB-COMMISSIONER: Q: How much?

30 A \$1200.00.

M. Tamura,
In Chief.

Q Just speak up a little, will you.

MR. VIRTUE: Q: And at the time you bought the lands
what was their condition? A: It had been
lived in I think six months previous to our
occupancy.

Q Yes. There were some buildings, were there?

A Yes.

Q And the buildings, I see here you have depreciated
from the original cost, that is the clearing and
buildings, down to \$400.00? A: Yes.

10

Q So that in the \$1200.00 you paid for the land
at the time you purchased it, you have it as
worth \$400.00 and the buildings and improvements
at \$400.00, making a total of \$800.00?

A Yes.

Q Now, you erected some building after your purchase?

A Yes, I added a leanto to the house.

Q On the second house? A: Yes.

Q Or a second house, I mean? A: Yes.

20

Q And a chicken house? A: Well, the chicken
house was there.

Q Oh, yes. You bought buildings, or you put on, I
mean, buildings which cost you about \$900.00?

A I think so.

Q Now, the total cost of the land to you came to
\$1700.00? A: Yes.

Q But you only valued it at the time of your evacuation,
that is, the entire property, at \$1200.00?

A Well, I thought that was a very reasonable price.

30

Q You thought that was a very reasonable price?

M. Tamura,
In Chief.

A Yes.

Q You feel you could have, had you had a little time, you could have sold it readily?

A Seeing that the real estate sky-rocketed afterwards I think I could.

Q But even at that time you considered the value as very reasonable? A: Yes.

Q The Custodian, you know, sold that property for \$664.00? A: Yes.

10 Q What do you think about that price?

A Very cheap.

Q Do you consider it reasonable at all?

A Well, I have heard that the neighbour close by there subdivided his land and sold a lot, a small city lot for about \$300.00, so that I think it was very, very cheap.

Q Very, very cheap? A: Yes.

20 Q You left a small quantity of personal property, a piano, stove, table and chairs, which you valued at \$250.00? A: Yes.

Q What have you to say about that value?

A I think that is very reasonable too.

Q You got nothing from the Custodian for your personal property? A: No.

Q Now, this summary of evidence, you might glance over it, it contains a statement of your property, and the time that you purchased it and so on, and also the rest of your personal property; is that your signature on that and of your wife?

30 A Yes.

M. Tamura,
In Chief.

Q And are the statements in that summary of evidence true?
A: Yes, sir.

Q And the values reasonable? A: I think so.

(SUMMARY MARKED EXHIBIT NO. 1).

Q I show you a deed dated the 20th of March, 1941, from Arthur George Wilson and Cepha Burnice Wilson in favour of yourself and your wife covering this property?
A: Yes, sir.

Q Is that the deed by which you bought this property?

10 A Yes, sir.

Q And the purchase price there is shown as \$1200.00?

A Yes, sir.

Q Had you purchased it before 1941 and then you got the deed at that time, or was this actually the time of purchase?
A: This was actually the time of purchase.

Q This was actually the time of purchase?

A Yes, I paid cash for it at the time.

Q You paid cash at the time? A: Yes.

20

Q Did you consider that you got a reasonable buy at the time you bought it? A: Well, the man was asking us \$1500.00, but seeing we paid actually cash all in one lump sum he said he would let us have it for \$1200.00.

Q And you figured you got a good buy?

A Yes, I think so.

MR. VIRTUE: I will put that in as the second exhibit.

(DEED MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, this is a letter from the tax collector of the municipality with reference to your

30

M. Tamura,
In Chief.

lot, and he says that the assessment in 1942 was, improvements \$600.00, land \$650.00, a total of \$1250.00?

A Yes, sir.

Q You got that letter, did you?

A Yes.

MR. VIRTUE: I will put that in as an exhibit.

(LETTER MARKED EXHIBIT NO. 3).

MR. VIRTUE: All right, thank you.

10 MR. RICE: I am submitting, your Honour, that the real estate was sold at its fair market value.

I am submitting that the chattels claimed for were turned over to persons other than the Custodian and the Custodian is not responsible for the same. I am further submitting if the Custodian is held responsible in any manner for any of the claimant's chattels that the claim made to the same is exorbitant.

20 I submit the following documents as exhibits in the claim: Farm appraisal report respecting the land.

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

MR. RICE: Two summaries respecting real property regarding the appraisal and sale.

(SUMMARIES MARKED EXHIBIT NO. 5).

30 MR. RICE: I have a 1943 assessment which has the same figures quoted by my learned friend, but perhaps it would be well to have it go in for the record. The other was only a letter that you put in.

M. Tamura,
In Chief.
Cross Exam.

MR. VIRTUE: Yes, I think it would be wise to put
in the assessment.

MR. RICE: That is the 1943 assessment of the land,
which is the same as referred to in the letter.

(ASSESSMENT MARKED EXHIBIT NO. 6).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. RICE: And a chattel summary.

(SUMMARY MARKED EXHIBIT NO. 8).

10

CROSS EXAMINATION BY MR. RICE:

Q I show you a photograph (indicating); do you
recognize it, or what is it, please?

A I don't think that is my house.

Q You don't think it is your house?

A No, I don't.

Q Your name is T. Tamura? A: No, M. Tamura.

Q M. Tamura. Your wife's name is T. Tamura?

A Yes.

Q You say you don't think it is. Can't you be
sure whether it is or whether it is not a picture
of your house? A: No, it isn't.

Q It is not? A: No.

MR. RICE: I would like that picture marked for identifi-
cation. The claimant says it is not a photo of
his house, and I am tendering it as such.

THE SUB-COMMISSIONER: All right, Exhibit "A" then.

(PHOTOGRAPH MARKED EXHIBIT "A" FOR IDENTIFICATION).

MR. RICE: Q I show you a J.P. form, dated the 23rd
of April, 1942 (indicating); was that document

30

M. Tamura,
Cross Exam.

completed by you and does it bear your signature?

A That is my signature, yes.

Q And that is your J.P. form completed when you
were evacuated?

A: Yes, I think so.

MR. RICE: I tender the J.P. form.

(J.P. FORM MARKED EXHIBIT NO. 9).

MR. RICE: Q: Before you were evacuated you rented
your property to one Hector Teskey, did you not?

A Yes.

10 Q For \$15.00 a month?

A: I don't remember
was it was, but it is in the document.

Q Well, it is only a copy of a document I have here.
Would that be a copy of the document (indicating)
that was made between you and your wife as lessors
and Teskey as lessee? There is no original sig-
nature on it. It is a lease setting forth the
payment of \$180.00 a year, payable \$15.00 a month,
and the goods left on the place consisted of a
stove, a piano, kitchen table, six kitchen chairs,
two rolls chicken netting, and two boxes of mis-
cellaneous goods to be left for the time being.

20

A Yes, that sounds like what I left.

Q That would be the terms of the lease?

A I think it must be, although they have not got
my name on it.

Q No, it is only a copy; I haven't got the original,
but it sounds like the terms of your lease?

A Yes, it sounds like it.

Q Did you write Mr. Wilson regarding your piano,
and is that a letter that you wrote him? You

30

M. Tamura,
Cross Exam.

can tell by looking at it? A: Yes, that signature is mine.

Q That signature is yours? A: Yes.

Q A letter apparently written care of J. T. Heninger, Lucky Strike, Alberta? A: Yes.

Q That letter is yours? A: What is the date?

Q There is no date on it.

THE SUB-COMMISSIONER: Is there a receiving date?

MR. RICE: No, it was a letter addressed to Mr. Wilson.

10 Q What Wilson would that be? Perhaps I have his name here. A. G. Wilson, or do you know his name?

A I don't know his initials.

Q But you knew a Wilson? A: I think that is the previous land owner.

Q I beg pardon? A: I think that is the previous land owner.

Q Previous land owner? A: The man I bought the land from.

20 THE SUB-COMMISSIONER: The man that he bought the land from.

MR. RICE: That exhibit that was filed would give his name, in the deed. Arthur George Wilson. But that is the man that you wrote to regarding your piano, the man that you bought the land from?

A Well, he wrote me, it is quite a long time ago so that I don't know the exact details, I have forgotten, but if I remember correctly, he wrote me a letter to find out whether he could have that piano, and I wrote him that he could have it if it was okay with the Custodian.

M. Tamura,
Cross Exam.

THE SUB-COMMISSIONER: Q: If which?

A If it is all right with the Custodian.

MR. RICE: Q: Yes, I think that is the contents of
your letter, practically. I will read your letter,

"Received your letter of August 24th.

My wife and I both agree that the piano could
be in a much better place, and would be glad
if you would take care of it for us. I have
written to Mr. Menzies about it, he is acting
as our agent.

10

"You may have to see the Custodian of
enemy property about it. Its agent in Haney
is Mr. Norman Whitehead, manager of B. & K.
Milling Company in Haney.

"Please let me know when you take the
piano and stool over to your house."

I tender that letter as an exhibit.

(LETTER MARKED EXHIBIT NO. 10).

MR. VIRTUE: Pardon me, Miss, Thomas, wasn't the
lease Exhibit 10?

20

THE SECRETARY: No, it wasn't put in.

MR. VIRTUE: You didn't put it in?

MR. RICE: No. It was just a copy. I will if you
want me to put it in. Perhaps it would be better
if I put it in.

THE SUB-COMMISSIONER: Yes, all right.

(LEASE MARKED EXHIBIT NO. 11).

MR. RICE: For the purpose of the record, your Honour,
I would point out that the Custodian wrote to
Mr. Wilson regarding this piano under date of

30

M. Tamura,
Cross Exam.

June 24th, 1948, and received a reply on the foot of the letter, but perhaps I had better read the letter and the reply.

"In December of 1942, a piano and stool belonging to the above named, were left in your care, and we hold your acknowledgment to this effect. As Mr. Tamura has lodged a substantial claim with the Commissioner for Japanese Claims for these articles, we shall be pleased to hear from you in this regard, at your early convenience."

10

And the reply at the foot,

"In reply to your letter, we think we should collect storage for keeping this long, also for moving it around. The storage is \$18.00 a year for 6 years, it would be \$108.00 and \$15.00 for cartage. We have taken good care of it and its as good as the day we took it.

20

Yours truly,

A. G. Wilson"

(LETTER MARKED EXHIBIT NO. 12).

MR. RICE: Q: You appointed Mr. Harold Menzies as your agent at Haney when you were evacuated, did you?

A Well, we did all our business with him before, and as far as that lease is concerned, we drew the lease with Mr. What's-his-name, Mr. Teskey, was it?

Q Yes?

A: Up with Mr.

Menzies, and that ended the matter on that.

30

We didn't appoint Mr. Menzies because we knew

M. Tamura,
Cross Exam.

that the Custodian was going to take it over
anyway.

THE SUB-COMMISSIONER: Q: Because which?

A Because we knew that the Custodian was going to
take over all the management anyway.

MR. RICE: Q: Well, I understood you to say that
you did appoint Mr. Menzies to look after your
property for you? Didn't Mr. Menzies act as your
agent at Haney?

10 MR. VIRTUE: He said before they were evacuated he
acted as his or their agent.

A Yes, but when we evacuated the Custodian took it
over, as I understand it.

MR. RICE: Q: The keys to your place, who did you
give those to? A: It was left in
the care of -- no, it was left in care of Mr.
Menzies until Mr. Teskey took it over.

Q Mr. Menzies then was your agent? He had not been
appointed by the Custodian to take over the house
or the property, had he? A: Possibly not,
20 I don't know.

Q Why did you leave the keys with Mr. Menzies?

A We had to leave them with somebody.

Q But you left the keys with Mr. Menzies to turn
over to the tenant when he was ready to take
over the property? A: Yes.

Q And you left your chattels that you are claiming
for on the property and in care of the person
that you had leased the property to, Mr. Teskey,
30 Hector Teskey? A: Yes.

M. Tamura,
Cross Exam.

Q In your claim you say that the rental of this property is \$300.00 a year; that is your estimate. Why do you say that when you leased the place for \$180.00 a year? A: Well, we had to take the first offer when we left. We were rushed for time, and I feel it is quite reasonable that \$300.00 should be the price, but we had to take the first bid.

Q Well, it was the first offer that you had, Teskey's?

10 A The first offer of any kind we had, and we had only a few days to make up our mind.

Q Well, why do you value a stove that you paid \$60.00 for at \$60.00 after using it for three years? Wouldn't have any depreciation?

A It was a pretty good stove, kept in very good condition.

Q Yes, but if a stove is used three years surely it would have some depreciation on it, would it not, or is that your idea of values?

20 MR. VIRTUE: This is, I take it, a matter of argument.

MR. RICE: It isn't argument at all.

THE SUB-COMMISSIONER: Of course, Mr. Virtue, he is subject to cross-examination now. I think it is a proper question.

MR. RICE: Q: But your idea of value is that it is still worth \$60.00 after being used three years?

A Yes. The prices had gone up too.

Q Well, the table that you bought for \$25.00 and used it for three years, you say that is still worth \$25.00; that didn't depreciate at all for all you

M. Tamura,
Discussion.

had used it three years? A: Yes. The price of good tables had gone up too.

Q All right, thanks.

MR. VIRTUE: Q: It is common knowledge that along about 1942 and 1943 there was a general rise in the cost price of practically all goods, isn't that right? A: Yes.

Q All right, thank you.

10 THE SUB-COMMISSIONER: Is that all?

MR. VIRTUE: I wish to call attention, sir, to the farm appraisal report put in as an exhibit. The nearest rail point, Haney, one mile; church and school, one mile. "Roads: Property fronts on 5th Avenue, paved road, and only 500 yards from Lougheed Highway." "Is this district a good one? Yes, most small holdings." "Water supply: 22' dug well at house with hand pump." "Electric light installed in the house -- to house". The answer to the question, "Is dwelling habitable without repairs? Yes," and he goes on to say, "Tenant is laying new floors in lean-to and intends finishing up interior. Japanese owner paying for same."

20
30 Then we have this situation on the second page where the cultivated land is only valued at \$80.00 an acre, whereas the valuator gives the cost of reclamation at \$100.00 to \$150.00 an acre, the same land. Here is an interesting statement also on page 2 to which I wish to

M. Tamura,
Discussion.

call attention. "Describe condition of farm"
and so on, "Owner away from holding and property
rented to a Mr. Teskey for \$15.00 a month, with
option to purchase at \$1100.00."

And on the back page, it shows 5.52 acres
cleared on which he puts no value at all.

I also wish to call attention to the
analysis of personal property put in as an exhibit,
and in the column "Not accounted for, theft, etc.,"
10 is every one of the articles claimed for with the
exception of the piano, which appears still to be
in the custody of Mr. Wilson.

That is all, sir, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing
transcript is a true and accurate record
of the proceedings herein.

S.R. Howard
"S.R. HOWARD" Official Reporter.

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

R. W. Edmanson
SUB-COMMISSIONER.

NOV 28 1947

ACKNOWLEDGED

JD

5279 Case No. 789
5281
Hell

CANADA)
) IN THE MATTER OF ORDER IN COUNCIL P.C. 1810 DATED
 PROVINCE OF ALBERTA)
) JULY 18th, 1947, AS AMMENDED.
)
) AND IN THE MATTER OF A COMMISSION TO INVESTIGATE
 TO WIT:) CLAIMS OF PERSONS OF THE JAPANESE RACE.

WE, MORIKIYO TAMURA and TOSHIKO TAMURA, both of Rosemary in the Province of Alberta, Farmer and Wife, respectively, jointly and severally declare as follows:

(1) Our names in full and registration numbers are as follows:

Morikiyo Tamura, Registration No. 14109
 Toshiko Tamura, Registration No. 13923.

(2) Our address at the time of our evacuation from the Protected Area was Haney, British Columbia.

(3) Our present address is Rosemary, Alberta.

(4) Our claim relates to both real and personal property. The particulars with regard to our personal property are set forth in Paragraph numbered (5) below. The particulars with regard to our real property are as follows:

- (a) The property is located at Town Line Road, Haney, British Columbia.
- (b) The legal description of the property is No. 13 of Block Two (2) of Lot Two Hundred and Forty-five (245) of Group One (1) as per Map 1007, District of New Westminster, Municipality of Maple Ridge.
- (c) The real property consisted of a farm which was used primarily as a residence and on which we raised some vegetables.
- (d) We held Title to the land in fee simple.
- (e) The fair market value at the date of sale was as follows:

(a) Land	\$800.00
(b) Buildings	400.00

TOTAL	<u>\$1200.00</u>
-------	------------------

(f) The amount of loss which we sustained in connection with the sale of this property was the sum of \$550.00, the Custodian having sold the same for \$650.00, and our cost in 1941 having been \$1200.00.

(5) Our claim relating to personal property is as follows:

- (a) The property was located in the house on the farm described above.
- (b) The property was left in the house which was locked.
- (c) The said property was left in the care of The Custodian of Enemy Alien Property.
- (d) An itemized description of the property with itemized list of values follows:

<u>CHATELS</u>	<u>VALUES</u>
Piano	\$ 150.00
Stove	60.00
Table	25.00
Chairs	15.00
	<hr/>
	\$ 250.00

(e) The amount of our loss in connection with the above chattels is \$250.00 as we have received nothing whatever for the sale.

(6) Our total claim for land and chattels is the sum of \$800.00.

(7) We will not require the services of an interpreter as we are respectively an American Citizen and a British Subject by Birth and both have an adequate knowledge of the English Language. We would prefer to have this claim heard at Lethbridge, Alberta.

AND WE 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 by both of the above named,
Morikiyo Tamura and Toshiko Tamura,
at the Town of Brooks in the Province
of Alberta, this 24th day of November,
A.D. 1947.

) *M. Tamura*
)
) *T. Tamura*

Paula George

A NOTARY PUBLIC IN AND FOR THE PROVINCE
OF ALBERTA.

TO:

The Commissioner,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

November 24, 1947.

IN THE MATTER OF ORDER IN COUNCIL P. C.
1810 DATED JULY 18th, 1947, AS AMENDED?
AND IN THE MATTER OF A COMMISSION TO
INVESTIGATE CLAIMS OF PERSONS OF THE
JAPANESE RACE.

#####

D E C L A R A T I O N

#####

BEST-VALUE BOND
HOWARD SMITH

DE LA VERGNE & WILLIAMS
BARRISTERS & SOLICITORS
BROOKS ALBERTA

July

A.D. 1948

JAPANESE PROPERTY CLAIMS COMMISSION

MORIKIYO TAMURA & TOSHIKO TAMURA

C. R. de la Vergue, Jr.
Barrister and Solicitor
Brooks - Alberta

Aug 19, 1948
Real Property - Personal
Probly Charles W. Crest, J.P.
O.K. (see in De la S.
also

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 162

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full:

Morikiyo Tamura - Claiming jointly
Toshiko Tamura

2. Registration Number:

14109
13923

3. Present Address:

Rosemary, Alberta.
Rosemary, Alberta.

4. Address Prior To Evacuation:

Haney, British Columbia.
Haney, British Columbia.

EXHIBIT NO. 789-1
DATE October 14/48
FILED BY A. G. Vister

Brought forward

\$ 800.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Leanto attached to house	12 x 22	1941	\$ 150.00	\$ 350.00	\$ 500.00
House	20 x 22	on land at time of purchase by claimant and depreciated from original cost price which is unknown to the claimant.			400.00
chicken house	14 x 30				

Total Cost of Buildings

900.00

Total Cost of Land and All Improvements \$ 1700.00

Fair Market Value \$ 1200.00

Sold by Custodian for \$ 664.00

Loss Claimed on Parcel 1 \$ 536.00

8. Assessment for 1942:

Land \$ 600.00

Improvements \$ 650.00

Total \$ 1250.00

9. Appraisal or Valuation (by Custodian):

Lands\$
Improvements\$
Total \$

10. Rental Value per Year: \$ 300.00 estimate by claimant

11. Fire Insurance on Buildings:

(List amount on each building):

on house only\$ 400.00
.....\$
.....\$
.....\$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence : Letter from The Custodian setting forth the sale price of the real property.

(g) Transfer of land dated March 20th, 1941 from Arthur George Wilson and Cepha Burnice Wilson of Port Hammond, British Columbia.

(h) Letter from the Corporation of the District of Maple Ridge advising as to the amount of the 1942 assessment on the property above mentioned.

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ 536.00
Parcel 2	\$
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$ 536.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
piano	1939	175.00	150.00	
stove	1939	60.00	60.00	
table	1939	25.00	25.00	
chairs	1939	20.00	15.00	
total			250.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

Item: Year: Month: Amount.

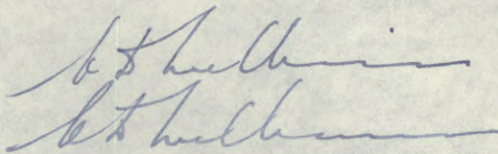
Total: \$ 250.00

Total Claim for Personal Property \$ 250.00

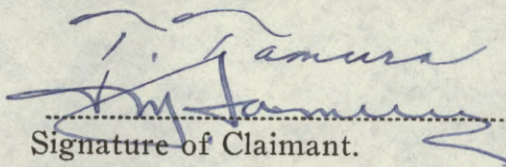
Deduct Payments from Custodian \$ nil

Net Loss on Personal Property \$ 250.00

I Certify the above to be True and Correct.


.....

Witness


.....

Signature of Claimant.

This Indenture

Made the **Twentieth** day of **March** in the year of our Lord one thousand nine hundred and **Forty-one**

In Pursuance of the "Short Form of Deeds Act"

Between

ARTHUR GEORGE WILSON of the town of Port Hammond
and
CEPHA BURNICE WILSON Mechanic, and his wife.
(Joint Tenants)

Insert full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

(hereinafter called the "Grantor")

AND

MORIKIYO TAMURA of the town of Haney B.C.
and
TOSHIKO TAMURA Truck-operator and his wife
(Joint Tenants)

(hereinafter called the "Grantee")

EXHIBIT NO. 789-2
DATE October 14/48
FILED BY A. G. Nutt

WITNESSETH, that, in consideration of **TWELVE HUNDRED (\$1200.00) -----**

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor **DOTH GRANT** unto the said Grantee, his heirs and assigns **FOREVER**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the municipality of Maple Ridge in the province of British Columbia and known and described as THIRTEEN (13) of BLOCK TWO (2) of LOT TWO HUNDRED FORTY FIVE (245) GROUP ONE (1) in the District of New Westminster according to the registered map 1007 SAVE AND EXCEPT 0.5 Acre portion heretofore conveyed as shewn on Sketch deposit Number 4903 and Save and Except 2.5 acre acre portion heretofore conveyed see sketch no 5989

TOGETHER with all buildings, fixtures, commons, ways, profit, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said GRANTOR RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require).

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED

In The Presence of

Signature of Witness Harold Meyer

Street Address

City or Town Honey Bl.

Occupation of Witness Notary Public

A. G. Wilson
C. B. Wilson

FOR ATTORNEY

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____ in the Province of British Columbia (whose identity _____, who is) has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia.

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated _____ March 20 _____ 19 41

Cobey Tamura

ARTHUR G. WILSON, and
CEPHA BURNICE WILSON,
"Joint Tenants"
TO

M. TAMURA, and
T. TAMURA,
"Joint Tenants"

Deed of Trust

HAL MENZIES,
HANEY, B.C.

FOR MAKER (Including Married Woman)

I HEREBY CERTIFY that, on the 20th day of March, 19 41, at _____, in the Province of British Columbia, ~~Arthur G. Wilson & Cepha B. Wilson,~~ ^{Haney,} (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that they are the person s mentioned in the annexed instrument as the maker s thereof, and whose name s are subscribed thereto as parties, that they know the contents thereof, and that they executed the same voluntarily, and are of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at HANEY, in the Province of British Columbia, this 20th day of March in the year of our Lord one thousand nine hundred and forty-one.

A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia.

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

Province of British Columbia }
To Wit:

I, _____ of the _____, in the Province of British Columbia, make oath and say:

- 1. I was personally present and did see the within instrument duly signed and executed by _____ the part thereto, for the purposes named therein.
- 2. The said instrument was executed at _____
- 3. I know the said part _____, and that _____ of the full age of twenty-one years.
- 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____ 19 _____

A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia.

S. MUSSALLEM
REEVE
HANEY, B.C.

H. M. DAVENPORT
CLERK AND COLLECTOR
HANEY, B.C.

Corporation of the District of Maple Ridge

TELEPHONES:

HANEY 6 : HAMMOND 3661

March 17th.1948.

Mr. Morikiyo Tamura,
Rosemary, Alta.,

EXHIBIT No. 789-3.
DATE October 14/48
FILED BY A. G. Virtue

Dear Sir:

Re: Lot 13 of Bk.2 of Lot 245 Gp.1.
Map 1007, N.W.D. Save & Except
Sketches 8403 and 5989.

This is to advise you that according
to our records the 1942 assessment on the
above noted property was as follows:

Improvements	\$600.00
Land	<u>650.00</u>
Total	\$1250.00

Yours truly,

H. M. Davenport
Collector.

BC-1-P
BC-1173-P

Farm Appraisal Report

File No. J.L. 72

Land Description Lot 13, Blk. 2 of Lot 245, Gp. 1, Map 1007, N.V.D. Except Sketch 5989 (cont. 2.50 acs.) & Sketch 8403 (cont. 0.50 ac.).
Containing 7.02 acres. Acres

Owner's Name TAMURA, M. & T. Post Office Address Haney, B.C.

Nearest Rail Point Haney, C.P.R. Distance 1 mile

Market Town New Westminster, B.C. Distance 17 miles.

Church (give denomination) All denominations Haney Distance 1 mile

Nearest School Public & High Schools Haney Distance 1 mile

State how property was identified: 5 corner Posts located & Map check.

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

Property fronts on 5th Avenue paved Road & only 500 yds. from Lougheed Highway.

Is this district a good one? Yes. Most small holdings.

Employment opportunity Fair, at Hammond sawmills.

Predominating Nationality and religion: British, Protestant. Japanese are fairly numerous in area.

Describe Fencing and its condition: Nil Value \$

Water supply: 22' dug well at house with hand pump Value \$ 50.00

BUILDINGS ON FARM

5279-5286

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 24	frame	9'	shgl	10 yrs	posts on rock	fair	300.00
Leanto	12 x 24			rubberoid			"	
Garage	12 x 16	frame	9'	shgl	10 "	sills on block	poor	nil
BARN	X							
Henhouse	20 x 40	frame	8'	shgl	20 "	cedar blocks	poor	50.00 salvage
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT NO. 759-4
DATE October 14/48
FILED BY G. A. Rice

Electric light installed to house.

Total present day value \$ 350.00

Total Value Buildings add to farm House & Henhouse \$ 275.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Tenant is laying new floors in leanto & intends finishing up interior. Japanese owner paying for same. \$

Describe the basement and chimneys: 1 Brick on Bracket.

No. rooms downstairs? 4 Upstairs? nil How finished Wood lined

Are buildings painted? No Condition of paint -

Distance from nearest bush None near.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.52	Level <i>3.52</i>	12" to 18" Lt sdy loam	sand & gravel	nil. Grass & badly run out	80.00	281.60
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
3.50	level <i>3.50</i>	12" lt sdy loam	sand & gravel	Lt. to heavy bush at back. Some useful fire wood	100.00 to 150.00	20.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
<i>7.02 acres</i>						

7.02 acres. Total value of Land \$ 351.60

Total added by buildings to value of farm \$ 275.00

22' well and hand pump \$ 50.00

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

Total value of farm \$ 676.60

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied: Owner away from holding & property rented to a Mr. Teskey for \$15.00 a month, with option to purchase at \$1100.00. No crops all cleared land in grass & badly run out.

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

Noxious weeds: Part of cleared land growing up to broom.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality Haney, B.C.
Land assessed at \$650.00
Improvements at 400.00
1050.00 1942 tax \$25.69

Date: 15th May, 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 13 day of May, 19 42.

Inspector's Signature "L. B. PLUMBLY"

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

Farm Appraisal Report

Remarks: The owner is away from this holding & the property is leased to a Mr. Teskey for \$15.00 a month, with option to purchase at \$1100.00

This place appears to me to have been used as a home to work out from, as no cultivation has been done for years, & property is in a very rundown state, & Broom is commencing to grow up in parts of the cleared land.

The Tenant is a logger from Fr. Nevil, & is married. At present he is renovating the house to make habitable.

Electric light in house & telephone available. Good supply of fire-wood in bush lot.

(FOR ORCHARD LANDS ONLY)

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

Some old apple & plum trees badly neglected, will supply fruit for domestic use only.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

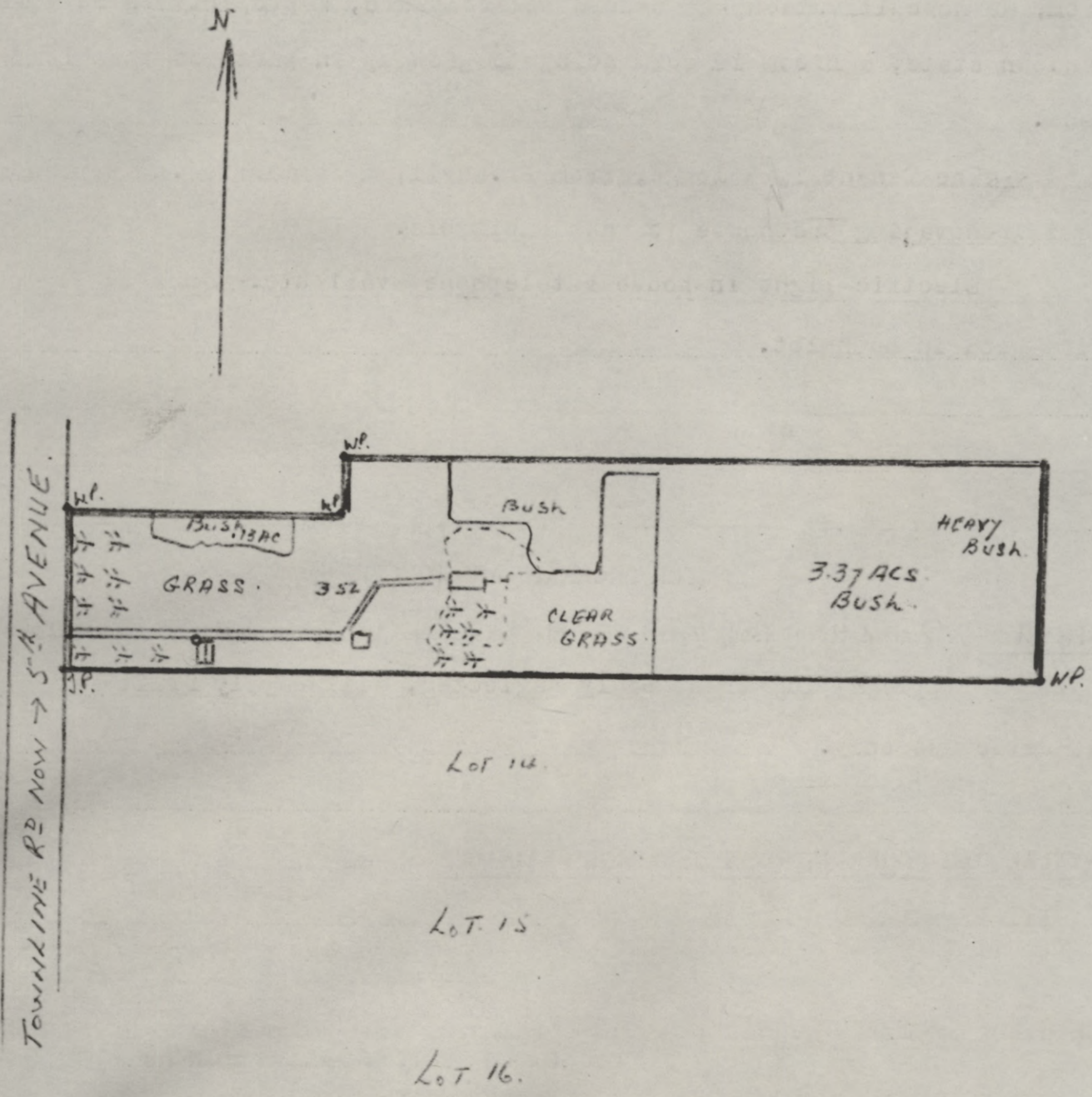
No small fruits.....	\$
5.52 acres cleared.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
Total \$.....	

Amount fruit trees add to value of farm \$.....

TAMURA, Morikiyo & Toshiko
J.L. 72

Diagram of Property

Lot 13, Blk.2 of Lot 245, Gp.1, Map 1007, except Sketch 5989 (2.50 acs.)
& Sketch 8403 (0.50 ac.)



Following careful review of this appraisal report, it is my opinion that the present value is \$ 700.....

Date 18th May, 1942.

I. T. BARNET
District Superintendent.

#17

EXHIBIT No. 789 - 5
DATE October 14/48
FILED BY G. E. A. Rice

REAL PROPERTY SUMMARY

Files 5279
5286
V. L. A. B. C. 1-P

JAPANESE NAME: Morikiyo TAMURA - - Reg. No. 14109
Toshikio TAMURA - - Reg. No. 13923

CATALOGUE NO.: Part of the Director the Veterans' Land Act first offer.

PROPERTY ADDRESS: 5th Ave., near Dewdney Road, Haney, B. C.

LEGAL DESCRIPTION: Lot 13 Block 2 of Lot 245 Group 1 Map 1007 Save and Except part 2.5 acres more or less as shown on Sketch 5989 and Save and Except part 0.5 of an acre more or less as shown on Sketch No. 8403 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In names of Morikiyo TAMURA and Toshiko TAMURA.

ENCUMBRANCE: Vesting in Custodian 25117, 10 December 1942.

ASSESSED VALUE: 1942 -
Land \$650.00
Improvements \$400.00 Total \$1050.00 Taxes \$25.69.

CLASSIFICATION: Poultry farm of 7 acres with 1 storey frame house, 22 x 26, 4 rooms, in good condition, woodshed and chicken house. Occupied by tenant at date of inspection, 15 May 1942.

HISTORY OF ADMINISTRATION: Property, including house and chattels, leased by owners on 22 April 1942 to Hector TESKEY for a period of one year from May 1942 with option to renew, at a rental of \$180.00, payable at rate of \$15.00 per month in advance. Lessor paid rent due 1 May 1942, \$15.00 to the Custodian, but made no further payments and vacated the property 31 August owing \$45.00 on rental.

The property was then leased by the Custodian to William LOWRY for one year from 1st October 1942 at a monthly rental of \$8.00. Lowry paid to the Custodian 10 months rent, \$80.00, of which \$56.00 was allowed The Director the Veterans' Land Act as accrued rental 1st January to 31st July 1943.

The buildings were insured for \$400.00 by the owner with the Travellers Fire Insurance Co. for 3 years terminating 27 March 1944. On transfer of this policy a refund of \$3.29 was credited to the Tamura account.

SOLD: To the Director the Veterans' Land Act for \$664.00 as at Jan. 1, 1943. Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Joint account of Morikiyo TAMURA and Toshiko TAMURA - Sale price \$664.00 plus refund of insurance \$3.29, rental from TESKEY \$15.00, rental from LOWRY \$80.00, total \$762.29; less taxes \$26.76, Certificate of Encumbrance \$1.00, registration fee \$3.00 commission on rent 75 cents, legal fee \$15.00, rent allowed the Director, the Veterans' Land Act \$56.00, total debits \$102.51. Net amount released \$659.78.

TITLE: Included in C. of T. 169043-E and payment of consideration included in cheque to Custodian dated 9 March 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED January 16, 1946.

"Ian Macpherson"

IM:ML

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

Dec. 3, 1948

C. McLaughlin
J.Y.



File No. 5279
5286

SUMMARY RELATIVE TO CLAIM OF
Morikiyo TAMURA - Regn. No. 14109
Toshiko TAMURA - Regn. No. 13923

Jue^{nc} 10/48.

REAL PROPERTY:

Lot 13, Blk. 2, Lot 245, Gp. 1, Map 1007, save and except part 2.5 acres more or less as shown on Sketch 5989 and save and except part 0.5 of an acre more or less as shown on Sketch No. 8403, Municipality of Maple Ridge, District of New Westminster.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimant's Valuation</u>	
Land:	\$650.00	\$351.60		\$800.00	7.02 acs.
Improvements	600.00	325.00		400.00	
	<u>\$1250.00</u>	<u>\$676.60</u>	<u>\$664.00</u>	<u>\$1200.00</u>	
			Less sale price	<u>650.00</u>	<u>(\$664.00)</u>
			Amount of claim	<u>\$ 550.00</u>	<u>(\$536.00)</u>

Claimant values land at \$114.00 per acre.

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

Dec. 3, 1948

C. MacLellan
J.Y.

NOTICE OF ASSESSMENT, 1943.

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

Roll No.	Lot	Block or Quarter	Sec. or D.L.	Twp.	Map	Acre-age	Val. of Imprvts.	Value of Land Exclusive of Improvements	
								Improved	Wild
1528	Pt. 13 S & E 8403 & SK 5989	2	245	12	1007	7.02	\$600--	\$650--	\$

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February 1943^m at 10:00 a.m. Section 234 of the Municipal Act reads as follows:

"234" (1) If any person is of the opinion that an error omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Refision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least tendays prior to the first annual meeting of the Court of Revision.

(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment the year immediately preceding.

L. W. HAWKINS, Assessor, Haney, B. C.

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

Dec. 3, 1948

C. J. G. G. G.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5279
5286

EXHIBIT No. _____

NAME Morikiyo TAMURA
Toshiko TAMURA (Mrs. Morikiyo)

REG. No. 14109
13923

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 23/42</u>	TAKEN BY <u>I.C. Bardwell</u>					
EVACUATION <u>Apr. 30/42</u>	DATE <u>May 15/42</u>					
<p>"The following to be left in the custody of Hal Menzies, Haney, B.C. Piano Stove 30 Chicken milk cans 2 cords stove wood Miscellaneous articles approx. value \$100.00 2 cords of wood sold to Francis Cole"</p>		<p>1. Piano \$150 00 2. Stove 60 00 3. Table 25 00 4. Chairs 15 00</p> <p style="text-align: right;">\$250.00</p>				

5279
5286
L1109
13923

EXHIBIT No. _____

CASE No. _____

VENUE Lethbridge

SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
TENDER &c					60 00 25 00 15 00	150 00	This piano was given by TAMURA into care of Mr. A.G. Wilson. (We have not been able to trace Mr. Wilson)
					<u>100 00</u>	150 00	

Goods valued @ 100.00 not accounted for.
 " " @ 150.00 left with Al Wilson as per letter (undated) of M. Tamura.

Jan 29/48. Piano still in care of Al Wilson, 1452 Kilmer Rd, Lynn Creek, P.O. B.B. (See letter Jan 24/48. Custodian to Wilson & reply)

EXHIBIT No. 789-7
 DATE October 14/48
 FILLED BY Stratice

DATE.....October 14/48
FILED BY

G. E. A. Rice

CHATTEL SUMMARY

File No. 5279 & 5286

28th July 1947.

Re: Morikiyo Tamura - Reg. No. 14109
Toshiko Tamura - Reg. No. 13923

Both the above Japanese, when registering with this office on the 23rd April, 1942, declared leaving the same chattels:-

Piano
Stove
30 Chicken milk cans (troughs)
Miscellaneous articles.

This property was inventoried on the 15th May, 1942, and the following goods were found:-

Kinball piano and bench
Kitchen range
Kitchen chairs
Kitchen table
2 boxes, contents unknown

There is an undated letter on file (6th Oct. 1942) from Mr. Morikiyo TAMURA to Mr. Wilson of Haney, which had apparently been written by TAMURA in answer to a letter from Wilson, enquiring about the use of his piano. TAMURA gave his consent in the letter, stating that Mr. Hal Menzies was his acting as his Agent. We advised Mr. Menzies that we had no objection to the piano being cared for by Mr. Wilson, and on the 13th October, 1942, Mr. Wilson acknowledged having received this piano.

On the 13th November, 1943, Mrs. Lowry, who was the tenant on the TAMURA'S property, stated that the 2 boxes has been sent by a neighbour to the TAMURA'S.

The Lowry's have been written to regarding the goods still in their possession, but no reply has been received, and Mr. Anderson stated over the telephone, 21st July, 1947, that it appears that the Japanese had disposed of their possessions themselves.

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

....."H. Allan".....

HA

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

Dec. 3, 1948

C. McLaughlin
J. J.

TAMURA, T.

No. 22nd Rd., Haney, B. C. (east of 2831 -22nd Rd.)

File #5279

Reg. #14109

Taken March 7/43



For Identification

EXHIBIT NO.

789-A

DATE

October 14/48

FILED BY

Gracie

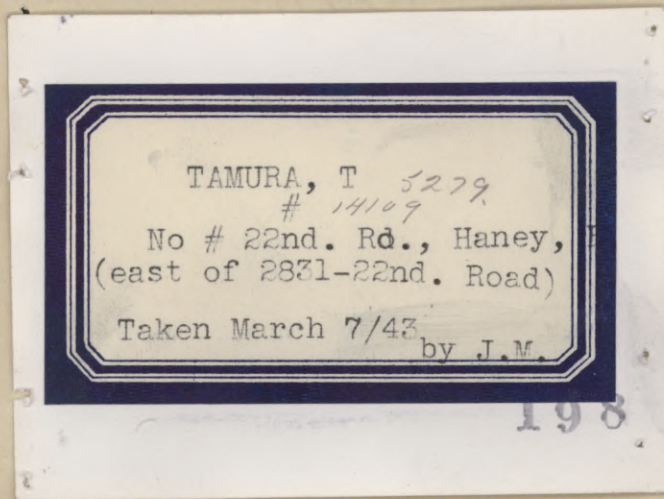
TAMURA, T.

No. 22nd Rd., Haney, B. C. (east of 2831 -22nd Rd.)

File #5279

Reg. #14109

Taken March 7/43



For Identification

EXHIBIT NO.

789-A

DATE

October 14/48

FILED BY

Gracie

OFFICE OF THE CUSTODIAN

EXHIBIT No.

Oct. 14/48

JAPANESE SECTION

DATE

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. G. E.A. Rice

PERSONAL INFORMATION

NAME: TAMURA MorikiyoHOME ADDRESS: 5th Ave., Haney, B. C.REGISTRATION NUMBER 14109 SEX: Male AGE: 37OCCUPATION: Trucking

(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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: ToshikoADDRESS OF WIFE OR HUSBAND: 5th Ave., Haney, B. C.NAMES OF ANY LIVING CHILDREN: Louise Reiko (F), Alan Hiromu (M)ADDRESS OF CHILDREN: 5th Ave., Haney, B. C.AGE OF CHILDREN: 5, 1.

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

1. LOCATION AND DESCRIPTION: 7 acres - 5th Ave., - Twp. 12, Group 1 ofMap 1007 - Sect. Lot 245 - Block 2 of Lot 13 - except as in sketches8403 and 5989.2. BUILDINGS AND OTHER IMPROVEMENTS: 3 room house - woodshed -chicken house -3. INSURANCE (Give particulars; state where policies are) Travellers Fire Insurance Co.,for \$400.00 - premium \$8.00 per year - Policy No. 25376 @ Policy on house -
in owner's possession.4. TAXES (Amount and where payable) \$25.06 paid to the mun. of Haney, B. C.
1941 taxes paid.

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

None6. OCCUPANCY AND LEASES (If vacant so state) Power of Attorney given to Hal Menzies,
Haney, B. C. described as Lot 13 - Block 2 - D. L. 245 p group 1 map 1007 -
on the south side of 5th Ave., between Dewdney Trunk Rd., and #22 Road, Haney, B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, New Westminster
B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: wife - Toshiko
9. IF FARM LAND STATE CROPS SOWN 25 fruit trees - 1/2 acre of asparagus

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
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:
- The following to be left in custody of Hal Menzies, Haney, B. C.
- piano - stove - 30 chicken milk cans - 2 cords of stove wood,
- miscellaneous articles approx. value - \$100.00
- 2 cords of stove wood sold to Francis Cole -
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY
- None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$100.00 Victory Bonds - 1942 - Bond #K-8A268139 - in owner's possession.

8. BANK ACCOUNTS: Bank of Montreal, Hanev, B. C. - \$1876.00

9. LIFE INSURANCE: Sun Life Assurance Co., for \$1500.00 - Policy #2272932 - Ben. wife Toshiko - Premium - \$25.50 1/2 yearly - in owner's possession. The Great West Life Assurance Co., for \$39.96 monthly annuity - paid to wife Toshiko - Policy No. WAN21059 - Premium \$100.00 Policies in annual payment

10. INTEREST IN ANY ESTATES OR TRUSTS owner's possession. 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 23rd day of April 1942.

(Signature) "M. Tamura"

"F. T. Williams"

Witness

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

FOR DEPARTMENTAL USE

Dec. 3, 1948

C. Matthews

EXHIBIT No. 789 - 10
DATE Oct. 14/48
FILED BY G. E. A. Rice

T.
C/O J. C. Heninger,
Lucky Strike, Alta.

Dear Mr. Wilson:-

Received your letter of August 24th. My wife and I both agree that the piano could be in a much better place, and would be glad if you would take care of it for us. I have written to Mr. Menzies about it, he is acting as our agent.

You may have to see the Custodian of enemy property about it. Its agent in Haney is Mr. Norman Whitehead, Manager of B. & K. Milling Co. in Haney.

Please let me know when you take the piano (and stool) over to your house.

Yours sincerely,

"M. Tamura"

M. Tamura

"5th Haney"

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

Dec. 3, 1948

C. McLaughan
S. J.

EXHIBIT No. _____
 DATE _____ Oct. 14/48
 FILED BY _____ G. E. A. Rice

THIS INDENTURE

Made in duplicate the 2ND day of April in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:

MORIKIYO TAMURA
 and
 TOSHIKO TAMURA

of the town of Haney, in the province of
 British Columbia, Farmer and Wife

Hereinafter called the "Lessor" of the First Part:

AND

HECTOR TESKEY

of the town of Haney, province aforesaid.
 Farmer.

Hereinafter called the "Lessee " of the Second Part:

WITNESSETH, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge, in the province of British Columbia, and more particularly known and described as Lot Seven (7) of the North West Quarter of Section Twenty-one (21) Township Twelve (12) Map 1027, in the District of New Westminster.

*Cancelled.
 See extract*

TOGETHER will all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the 2nd day of May one thousand nine hundred and forty-two for the term of One Year thence ensuing.

YIELDING during the said term therefor the rent of One Hundred Eighty Dollars, of lawful money of Canada, payable on the following days and times that is to say: \$15.00 per month payable on the 2nd day of May, 1942 and on the 2nd of each and every month thereafter until the lease expires.

It is further provided that should the Lessor be unable to return to take possession of the property at the expiration of this lease, the lease shall be considered renewed from year to year and at the same terms.

the first payment to be made on the 2nd day of May, 1942.

THAT the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes;~~ and to pay rates for water, electric light, gas and telephone.

AND to repair; and to keep up fences; and not to cut down timber;

AND the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

AND will not assign without leave; and will not sublet without leave.

AND that he will leave premises in good repair;

AND that he will not carry on any business that shall be deemed a nuisance on the premises.

PROVISO for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

PROVISO for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

Goods left on Lot 7, of N. W. $\frac{1}{4}$ of Sec. 21, Tp. 12, Map 1027
Leased by Morikiyo & Toshiko Tamura to Hector Teskey.

- 1 Good Cheer Kitchen Stove
- 1 Piano and Stool
- 1 Kitchen table
- 6 Kitchen chairs
- 2 Rolls chicken netting
- 2 Boxes of Miscellaneous goods to
be left for time being.

May 6th, 1942.

M. Tamura (Signed)

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

Dec. 3, 1948

C. McHughan
J. J.

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them (where the context or the parties so require.)

In Witness Whereof the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness	Halbert Menzies)	"M. Tamura (Signed)"
Street Address)	"T. Tamura (Signed)"
City or Town	Haney, B. C.)	"Hector Teskey (Signed)"
Occupation	Notary Public)	

HOWARD SMITH

MORIKIYO TAMURA

and

TOSHIKO TAMURA

-FO-

HECTOR TESKEY

STATUTORY LEASE
Short Form

Hal Menzies,
Haney, B. C.

I hereby certify that the foregoing words are a true copy of the original

whereof they purport to be a copy.

Dec. 3, 1948

C. McLaughlin
f.l.p.

Witness my hand and seal this 3rd day of December 1948.
City of Toronto
Occupation
Address
Name of Witness
Name of Lessee
Name of Lessor

EXHIBIT No. 789 - 12
DATE Oct. 14/48
FILED BY G. E. A. Rice

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

Pacific 6131
Please Refer To
FileNo. 5274 & 5286

OFFICE OF THE CUSTODIAN

506 Royal Bank Bldg.,
Hastings & Granville
Vancouver, B. C.

JAPANESE EVACUATION SECTION

24th June 1948.

REGISTERED

A. G. Wilson, Esq.,
1452 Kilmer Road,
Lynn Creek, B. C.

EVACUATION SECTION	
Rec'd	JUN 29 1948
File No.	_____
Ans.	_____
Referred	_____

Dear Sir:

Re: Morikiyo TAMURA

In December of 1942, a piano and stool belonging to the above named, were left in your care, and we hold your acknowledgment to this effect. As Mr. Tamura has lodged a substantial claim with the Commissioner for Japanese Claims for these articles, we shall be pleased to hear from you in this regard, at your early convenience.

Yours truly,

"M. L. Brown"

M. L. Brown,
Office of the Custodian.

MLB:HA

"Dear Sir:-

In reply to your letter, we think we should collect storage for keeping this long, also for moving it around. The storage is \$18 a year for 6 years it would be \$108.00 and \$15 for cartage. We have taken good care of it, and its as good as the day we took it.

Yours truly,

"A. G. Wilson"
1452 Kilmer Rd.,
Lynn Creek, P. O.,
B. C.

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

Dec. 3, 1948

C. Mac Clughan

EXHIBIT No. 789 - 12
DATE Oct. 14/48
FILED BY G. E. A. Rice

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Dec. 3, 1948

C. Mc Cleghand J.