

Name of Claimant

MOTOSUNE, Unichiro

Case 1275

Custodian File

3295

<u>REAL PROPERTY</u>										
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
		4500		12.50						
			450	225.00						687.50
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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
<u>MISCELLANEOUS CHATELS</u>										
							<u>SPECIAL</u>		50.00	
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
						180				
								21.60		21.60
TOTAL RECOMMENDATION										759.10



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CASE NO; 1275

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 22, 1948.

IN THE MATTER OF THE CLAIM OF
UNICHIRO MOTOTSUNE

PROCEEDINGS AT HEARING

Original.stie



1.

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

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E

7 HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER

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9
10 Toronto, Ontario,

11 November 22, 1948.

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13
14 IN THE MATTER OF THE CLAIM OF

15 UNICHIRO MOTOTSUNE

16
17 PROCEEDINGS AT HEARING

18
19 APPEARANCES:

20 K. A. CHRISTIE, ESQ., K.C.,

appearing for
the Dominion
Government

21
22 R. A. BEST, ESQ.,

appearing for the
Claimant

23
24 _____
25 A. SMITH, ESQ.,

Secretary

26 D. J. HANDFORD, ESQ.,

Official Inter-
preter

27 J. B. MCGREGOR, ESQ.,

Official Reporter.

28

29

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CASE NO: 1275

UNICHIRO MOTOBUNE, having been first duly sworn; testified through the Interpreter/as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. Is the information contained in it correct?

A. Yes.

(REAL ESTATE FARM LAND CLAIM FORM, MARKED EXHIBIT NO. 1)

Q. I understand that you had a small farm not very far from New Westminster prior to the evacuation, is that correct? A. Yes.

Q. How far from New Westminster was it?

A. It was about two miles but it was within the city limits.

Q. Now this property apparently contained a little less than 12 acres? A. Yes.

Q. And you bought it in 1940 for \$2,400?

A. Yes.

Q. And you bought it from an insurance company?

A. Yes.

Q. You had an agreement for sale, you paid so much down and so much per month?

A. Yes, I made a down payment and made two payments a year.

Q. How much of the 11.8 acres was cleared when you bought it? A. A fair portion of it

had been cleared at one time but it was covered with second growth and weeds and grass and there was about



1 two acres which had never been cleared at all with
2 big timber and stumps.

3 Q. The two acres you cleared at an estimated
4 cost of \$700?

5 A. Yes, clearing those two
6 acres and making the rest of the place suitable for
7 cultivation.

8 Q. Can he tell us how much of the \$700 he paid
9 out for outside labour apart from his own labour and
10 that of the family?

11 A. Over \$300.

12 Q. This ditching, 700 feet of ditching, was that
13 covered or open ditching?

14 A. It was open ditching.

15 Q. And you estimate you put in 43 loads of
16 manure during the season of 1940-41 and what sort of
17 manure was it? It must have been expensive at \$14 a
18 load.

19 A. It was old chicken
20 manure that I got from a friend of mine who had been
21 running a chicken farm.

22 Q. I assume that that cost would include the
23 cost of putting it on?

24 A. The cost of the manure paid to the farmer
25 was \$4. The transportation by truck was \$5, and the
26 cost of application to two people was \$2.50 each
27 and that made up \$14 a load.

28 Q. I take it this whole 500 feet of roadway
29 was on your property; you are not claiming for any
30 road built up to the property?

31 A. The 500 feet was all on my property.

32 Q. Was part of this land very low, or why was
33 it necessary to spend some money on dyking?



1 A. I had a float house close to the dyke on the
2 river side of the dyke, and I had to build a section
3 of dyke just where the float house was to protect the
4 float house from the river.

5 Q. Apparently you built the house on this
6 property after you purchased it?

7 A. Yes, I built the house after I bought the land.

8 Q. Can you tell us how many rooms were in the
9 house? A. There were two rooms.

10 Q. Just on one floor, I take it? A. Yes.

11 Q. Just what were the improvements to the barn
12 that you made in 1940?

13 A. The foundation had given way to some extent
14 and it was uneven so I had it checked up and levelled
15 off and made quite firm.

16 Q. Just before we leave this part of your claim,
17 the valuation of this land, a little less than 12
18 acres, seems to be very high. Can you give us any
19 reason why it is valued so highly by yourself?

20 A. The winter before I was evacuated I spoke to
21 the real estate agent, Mr. Eager, and asked him the
22 price of land around that district and he told me it
23 would cost at least \$500 an acre.

24 Q. You have estimated your land at that rate,
25 have you? A. Yes. There was some
26 land of a Japanese neighbour of mine close by whose
27 land was sold by the Custodian to a white person
28 for \$600 per acre.

29 Q. Now, is that your signature? A. Yes.

30 Q. Was that form prepared upon your instructions?



1 A. Yes.

2 Q. Is the information contained in it correct?

3 A. Yes.

4 (PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT NO.2)

5 Q. Now, I understand in addition to your farm
6 you also had a net house and a float house and a net
7 rack down close to the water? A. Yes.

8 Q. Did you earn part of your living as a fisherman?

9 A. Yes.

10 Q. You built this net rack with the assistance
11 of some other person in 1939? A. Yes.

12 Q. And you built the net house entirely by
13 yourself? A. Yes.

14 Q. Now, was this float house capable of being
15 floated away at the time of evacuation? A. Yes.

16 Q. How many rooms were in it? A. Three
17 downstairs and two up.

18 Q. Had you lived in it since 1930 yourself or
19 had you always rented it?

20 A. Yes, I lived in it all the time.

21 Q. Up until the time you built the house on the
22 farm property, is that right?

23 A. My family was occupying both the float house
24 and the house.

25 Q. Had it been necessary to spend anything on
26 the float house in repairs for two or three years prior
27 to the evacuation? A. Yes, it

4 28 was necessary for me to make some repairs and put some
29 new logs in the bottom part of it in 1940.

30 Q. Now, there seems to have been a little con-



1 fusion about this net house. Did you have two net
2 houses? A. Yes, there was one and
3 a float house.

4 Q. The claim shows that the net house he is
5 claiming for was another one from the one that was
6 sold with the real property. I want to find out if
7 there were two net houses?

8 A. The small one is separate.

9 _____
10 CROSS-EXAMINATION BY MR. CHRISTIE:

11 Q. I am showing you a J.P. form dated the 11th
12 of April, 1942, is that your signature? A. Yes.

13 (J.P. FORM, MARKED EXHIBIT NO. 3)

14 Q. I am showing you a picture taken on the 18th
15 day of June, 1943; is this the back of the barn on
16 your property? A. Yes.

17 Q. Now, what improvements did you make to that
18 barn? A. The floor was uneven

19 and the foundations were weak so I jacked it up and
20 levelled it off.

21 Q. You spent \$250 on that? A. Yes.

22 (PHOTOGRAPH OF BARN, MARKED EXHIBIT NO. 4)

23 Q. I am showing you a picture taken on June 18,
24 1943; will you tell me what that is a picture of?

25 A. This is my house and net house combined. The
26 part on the left is the two rooms I mentioned and the
27 part at the right of it is the net house.

28 Q. It is all one building? A. Yes.

29 Q. Is this the net house that you mention in
30 your claim for personal chattels?



1 A. This is entirely different, this is 12 X 18.
2 The whole building is 30 X 40.

3 Q. How much is the net house part of the building?

4 A. 18 X 40.

5 Q. That is this part here? A. Yes.

6 Q. What is the whole building? A. 30 X 40.

7 Q. That only leaves 12 feet for the whole house.

8 This is what you regarded as your house?

9 A. Yes.

10 Q. And part of it you used for a net house?

11 A. Yes.

12 Q. How far from the barn was this located?

13 A. 600 feet or 700 feet.

14 Q. And whereabouts was this other net house?

15 A. It was on the float of the float house.

16 Q. I tender a picture of a net house taken on
17 June 18, 1943, which we allege was sold as part of
18 the real property, as Exhibit 5.

19 (PHOTOGRAPH ABOVE REFERRED TO MARKED EXHIBIT NO.5)

20 Q. I am showing you another picture; can you tell
21 me what that is a picture of?

22 A. That is my float house.

23 Q. Now, this is a picture taken on June 18th, 1943.

24 Is the net house you refer to connected with that float
25 house? A. It was just to the left

26 of the float house as it is shown in the photograph.

27 It is separate.

28 Q. Were they on the same floats?

29 A. It was on a separate float.

30 (PHOTOGRAPH OF FLOAT HOUSE MARKED EXHIBIT NO. 6)



1 Q. Tell me what this is a picture of?

2 A. This is the net rack at the top and the one
3 below is the float house.

4 Q. Is that the other floating net house that you
5 refer to? A. Yes.

6 (TWO PHOTOGRAPHS ABOVE REFERRED TO, MARKED
7 EXHIBIT NO. 7)

8 (APPRAISAL OF COULTHARD, SUTHERLAND & COMPANY,
9 DATED MAY 12, 1944, MARKED EXHIBIT NO. 8)

10 Q. I tender the appraisal of Joseph Gorgan,
11 dated September 19th, 1945, and the total appraised
12 amount is \$4,760. Then there is a revision of this
13 appraisal by Gorgan, and it is dated October 23rd,
14 1945, and the appraised amount is \$4,500.

15 ---See Exhibit No. 8.

16 Q. The appraisal of Gorgan indicates that there
17 are raspberries on this place and I see no mention
18 of strawberries. What do you say as to that?

19 A. They had only been planted two years pre-
20 viously and were not bearing so I imagine after I
21 left whoever took the place over must have ploughed
22 them into the ground.

23 Q. They weren't bearing at the time you left?

24 A. That is a mistake; they had borne the year
25 before I was evacuated.

26 Q. Did you have any raspberries planted at the
27 time of evacuation? A. Yes, a
28 few were left there.

29 Q. I understand that the taxes on this property
30 ran from \$18 to \$19 an acre when you were there?

A. I don't know what it would be per acre, but I



1 paid \$201.50.

2 Q. I tender as Exhibit 9 three offers to purchase
3 the property. One is dated September 14th, 1945, and
4 it is made by K. K. Reid, real estate agent, on behalf
5 of a client and is in the amount of \$2,300. The
6 second one is by K. K. Reid again, and the offer is
7 for \$200 per acre and is dated September 15th, 1945.
8 The name of his client is not stated. The third offer
9 is dated September 28th, 1945, made by R. G. Triggs
10 and is in the amount of \$4,000. Subsequently this
11 offer was increased on October 8th, 1945, to \$4,500.

12 (OFFERS TO PURCHASE MARKED EXHIBIT NO. 9)

13 Q. I tender as Exhibit 10 two letters of R. G.
14 Triggs dated July 17th, 1947 and September 6th, 1947
15 to the Custodian.

16 (TWO LETTERS ABOVE REFERRED TO MARKED EXHIBIT 10)

17 MR. BEST: On this point I assume all these letters
18 are subject to proof out there.

19 MR. CHRISTIE: All we are doing here is indicating
20 what our defence in Vancouver will be. These letters
21 are for the purpose of showing the price paid by
22 Trigg was too high.

23 THE SUB-COMMISSIONER: It is really giving an
24 opportunity to the claimant to know what he is likely
25 to have to meet when he gets to Vancouver.

26 (NOTICE OF ASSESSMENT FOR 1944 MARKED
27 EXHIBIT NO. 11)

28 (ADVERTISEMENT WHICH APPEARED IN THE NEW WESTMIN-
29 STER COLUMBIAN ON APRIL 17th, 1944, MARKED
30 EXHIBIT NO. 12)

(APPRAISAL OF COULTHARD, SUTHERLAND & COMPANY,
MARKED EXHIBIT NO. 13)



1 (TENDERS FOR FLOAT HOUSE MADE BY F. D. SMYTHE,
2 MARKED EXHIBIT NO. 14)

3 Q. Did you know Mr. Smythe? A. No.

4 Q. Prior to your evacuation had you rented this
5 float house to anyone? A. No.

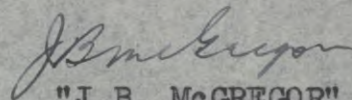
6 (LETTER OF THE NEW WESTMINSTER TRUST COMPANY,
7 DATED JULY 29th, 1944, MARKED EXHIBIT NO. 15)

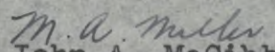
8 MR. CHRISTIE: It is submitted that the real
9 property was sold at its fair market value.

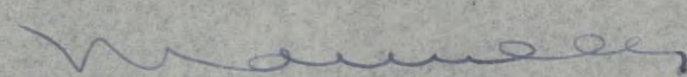
10 It is submitted the personal chattels consisting
11 of the net house and float house and racks were sold
12 at their fair market value.

13 (PROCEEDINGS ADJOURNED SINE DIE)

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

17 
18 "J.B. MCGREGOR"
19 Official Reporter.

20 I,  ~~John A. McGibbon~~, Deputy Commissioner, appointed
21 to hear a Commission to investigate claims of Japanese
22 Canadians for property loss, do certify the foregoing
23 is a true copy of the evidence heard on the within
24 claim.

25 
26 "JOHN A. MCGIBBON"
27 Deputy Commissioner.
28
29
30

Base 1270

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

File 3295

Toronto

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

- (1) NAME MOTOTSUNE UNICHIRO (RCMP) Reg. No. 08448
(Print) Surname Given Name
- (2) Pre-Evacuation Address P.O. Box 627, NEW WESTMINSTER, B.C.
- (3) Present Address 1/2 E.D. SMITH & SONS, WINONA, ONT.
- (4) REAL ESTATE
 - (a) Street Address (if any) CORNER OF HOWE & SALTER, ST.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
ROLL NO. 7686 BLOCK G.P. 1 LOT 757 SUB-DIV 13.
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) Farm
 - (ii) Residence Type of business TRUCK 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 - - - - - \$
 - (ii) Buildings - - - - - \$
 - (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) - - - - - \$ 7200 -
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 4500 -
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2700 -
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
AT ABOVE ADDRESS
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
NET RACK, NET HOUSE, FLOAT HOUSE
 - (c) How stored or packed at time of evacuation

(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")

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

1. NET RACK	Estimated Value \$	} 450
2. NET HOUSE	Estimated Value \$	
3. FLOAT HOUSE	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 \$ 270

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) - - - - - \$ 2970

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no

TORONTO

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

County of *Wheatworth*

TO WIT:

I, *Unichiro Motatsune* of the *Township* of *Saltfleet* in the *County of Wheatworth*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the *place* of *Spicy Creek*

in the *County of Wheatworth* *Unichiro Motatsune*

this *18th* day of *November* A.D. 1947. *Not. McComb* Commissioner &c.

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

MOTOSUNE, Unichiro
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1275-1
DATE NOV 22 1946
FILLED BY R. R. [unclear]

~~11111~~ 08448
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops Currents Strawberries <i>Vegetables</i>	<u>all cleared</u>	<u>1940</u>		<u>\$2400.00</u>	<u>rough cleared</u>	<u>one barn</u>	<u>\$6500.00</u>

Total

11.8

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

Description	When Made	Cost	
Clearing and cultivating app. 2 Acres.	1940	\$700.00	(material and labour)
Ditching - 700 ft	1940	175.00	"
Large amount of fertilizer purchased and applied	1940-41	600.00	" <i>43 loads at \$14 each - not an improvement</i>
Road - for truck 500 ft.	1940	85.00	"
Dyking	1941	200.00	"

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
1. House		30x40	shingle and frame	1941	\$ 600.00		\$300.00		\$700.00
2. Barn		30x35	Improvements to barn in 1940 \$250.00. Material and labour						

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

- Re- report of May 12, 1944. 1. Report fails to mention the House
- 2. Report states land is valuable and under high state of cultivation

SUMMARY.

Estimated value	\$7200.00
Sold by the Custodian	4500.00
<u>Claim</u>	<u>\$2700.00</u>

U. Motosune
Signature

REAL ESTATE
(Return Form)

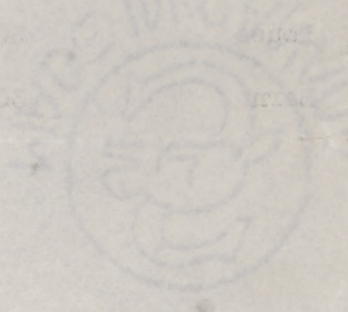
Owner's Name
(Claimant's Name)

Estimated Value at Date of Sale	Improvements at Date of Purchase	Estimated Value at Date of Sale	Improvements at Date of Purchase	From Whom	Date of Purchase	Acres	Area	Number of Acres	Number of Acres
10000.00	one barn	10000.00	four sheds						

1275

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (See instructions)

Description	Amount	Date	Description	Amount	Date
Paint	100.00	1941	Paint	100.00	1941
Plaster	200.00	1941	Plaster	200.00	1941
Water	50.00	1941	Water	50.00	1941
Gas	50.00	1941	Gas	50.00	1941
Electric	100.00	1941	Electric	100.00	1941
Telephone	50.00	1941	Telephone	50.00	1941
Other	100.00	1941	Other	100.00	1941



BEST-EVER BOND

BEST-EVER BOND

PLUMBING
CREW

PLUMBING
CREW

MOTOTSUNE Unichiro
(Claimant's Name)

~~REAL ESTATE~~
(Farm Land)

Personal Chattels

EXHIBIT No. *1875-2*
08448 DATE *NOV 22 1948*
FILL Regy No. *R. A. Best*

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops							

Total

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

Description	When Made	Cost
1. Net rack		

BUILDINGS				Cost	Paid for	Value of	Allowance for	Estimated
Type	Size	Finish	Date Built	Material	Labour	Own Labour	Depreciation	Value
1. Netrack	40x70	Frame	1939	\$130.00	\$40.00	\$40.00	\$125.00	\$85.00
2. Net House	12x18	Frame	1930	20.00		10.00	15.00	15.00
Other than the onesold with real property- see picture No. 2 taken June 18th, 1943								
3. Float House	20x38	Frame	1930	600.00	80.00	120.00	450.00	350.00

SUMMARY

Estimated Value	\$450.00
Sold by Custodian	180.00
Claim	<u>\$270.00</u>

Comments re Appraiser's report not covered by above information:
Re- letter of 30 June 1944 appraisal.

1. At evacuation, roof was in good condition
2. at evacuation, float house was in good condition.

The items claimed for are mentioned in correspondence as float house and 2 floating platforms (see kletter of Nov. 6. 44 to claimant)

U. Matotsune
Signature

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

EXHIBIT No. 1275 - 3

NAME: MOTOTSUNE Unichiro DATE: Nov. 22 1948
 HOME ADDRESS: P. O. Box 627, New Westminster, B. C. FILED BY: K. A. Christie
 REGISTRATION NUMBER 08448 SEX: Male AGE: 54
 OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: P. O. Box 627, New Westminster, B. C.

ADDRESS OF WIFE OR HUSBAND: Name of Wife Yuu. "File 7725. No. Claims on file 8/11/43"

NAMES OF ANY LIVING CHILDREN: Sei (M) "7725"

ADDRESS OF CHILDREN: as above

AGE OF CHILDREN: 15

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

- LOCATION AND DESCRIPTION: Corner of Howe Street and Salter Street,
 Queensborough, New Westminster, B. C. (P.O. Box 627)
 12 acres Farm Land "(11.80 acres)"
 Bought in 1940. Price agreed upon \$2,400.00.
 Paid in 1940. \$1,000.00 Paid 1941. \$700.00
- BUILDINGS AND OTHER IMPROVEMENTS: P. O. Box 627 (627), New Westminster, B. C.
 1 Float House.
 1 Storehouse with Stable attached.
 1 Woodshed.
- INSURANCE (Give particulars; state where policies are) None
- TAXES (Amount and where payable) \$206.50 paid in 1941 at City Hall,
 New Westminster, B. C.
- ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
 \$700.00 owing, to be paid off this year for the land.
 Name of previous owner not know. Declarant states he pays the money
 owing to an agent in an Insurance Company in Vancouver (name of
 Insurance Company not known.) "Century Ins. Co. carried
 no Fire Insurance
 on blggs." "W. J. J."
- OCCUPANCY AND LEASES (If vacant so state)
 Self and family.
 Five acres of Farm Land rented to a Chinaman, Lee Sun, Rent
 Received \$100.00 per year.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Court House, New Westminster, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No
9. IF FARM LAND STATE CROPS SOWN Six Acres, Blackcurrants,
Strawberries and Potatoes.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

At house at corner of Howe Street and Salter Street, Queensborough,
New Westminster, B. C. P. O. Box 627,
6 Beds, Springs and Mattresses, 2 Tables, 1 Chest of Drawers, 1 Bureau,
1 Kitchen Stove, 2 Heating Stoves, 1 Cabinet, 8 Chairs, 1 Gas Stove,
3 Gas Lamps, Kitchen Utensils, China.

Farming Equipment.

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

1 Horse, female, Colour Brown, 10 years old.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom).....

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$50.00 Victory Bonds, maturing in 1954.

In own possession.

8. BANK ACCOUNTS: \$100.00 approx. in Royal Bank of Canada, New Westminster, B. C.

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 11th day of April, 1949.

"Dorothy M. Chope"

Witness

(Signature) "Unichiro Mototsune"

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

April 8, 1949

FOR DEPARTMENTAL USE

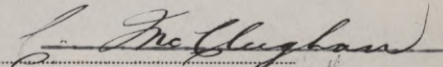


EXHIBIT No. 1275-4

DATE NOV 22 1948

File No. 3295

FILLED BY R. D. Christie

MOTOTSUNE, Unichiro
Reg. No. 08448.



OLD BARN

Picture taken June 18th, 1943.

This building was sold with Real Property.

EXHIBIT No. 1275-5

DATE NOV 22 1948

FILLED BY
R A Bristol

File No. 3295

MOTOTSUNE, Unichiro
Reg. No. 08448.



NET HOUSE

Picture taken June 18th, 1943.

★ See Note in Personal Property Memo. This building was sold as part of Real Property.

EXHIBIT No. 1275-6

DATE NOV 22 1948

FILLED BY A. D. Christie

File No. 3295

MOTOTSUNE, Unichiro
Reg. No. 08448



Float House.

Picture taken June 18th, 1943.

This building was sold as Personal Property.

EXHIBIT No. 1275-7

DATE NOV 22 1948

FILLED BY R A b... ..

File No. 3295

MOTOTSUNE, Unichiro

Reg. No. 08448.



Two Floats or Net Racks.

Picture taken June 18th, 1943.

These were sold with Personal Property.

EXHIBIT No. 1275 - 8
DATE Nov. 12 1948
FILED BY K. A. Christie

COULTHARD, SUTHERLAND & CO. LTD.
Estate and Insurance Agents

609 Columbia Street,
New Westminster, B. C.

May 12, 1944.

Catalogue #676.
File: 3295

Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

RE: Lot 13, Section 757, Map 2620,
New Westminster, B. C.

Dear Sir;

This property is located at the corner of Howe and Salter Streets and consists of 11.8 acres of high grade land under a high state of cultivation and having a frontage of 660' feet water frontage on Annacis Slough and 660' on Salter Street. There is an old barn which is the only building on the place and is very old and dilapidated. The land is valuable on account of its high quality, water frontage and its proximity to a developing industrial indistrict.

VALUATION:

Improvements.....	\$100.00	
Land.....\$350 per acre.....	<u>4130.00</u>	
		\$4230.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

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

April 9, 1949

L. MacLellan

EXHIBIT No. 1275 - 8
DATE Nov. 22 1948
FILED BY K. A. Christie

JOSEPH DORGAN

713 Columbia Street
September 19th, 1945.

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue #676 - Lot 13, D. L. 757 etc.
City of N. W. - Instructions 14th Sept. 1945

This lot containing 11.80 acres is all cultivated to the dyke, part in vegetables, part currants and a portion to raspberries.

The land appears to be suffering from over-cultivation. The raspberries look healthy, but the currants, I believe are nearly finished. The plants are ragged and interlaced with grass and weeds. Production this year is reported to have shown a loss.

Potato production is also low for this type of land. A change in crops would seem to be the answer.

Comparing this with Lot 14, adjoining (in grass) I should think the value would be about the same from a farming viewpoint. Tax runs \$18.00 to \$19.00 per acre, a killing rate for farming.

As to value I believe a fair summary would be as follows:-

Three acres, including all the waterfront, 660 x 200' approximately, not served by driveable access road, -	\$2,250.00
8.80 acres on Salter St., the balance of the land, apart from water front, at \$200.00 per acre	1,760.00
Building on dyke, 30 x 36', single board construction, plank floor, 1/3 sheeted into two living rooms, on posts, outside dyke, awkward for farm use, has been used as net house and shop.	600.00
Dilapidated barn with Chinese quarters in loft	150.00
	<hr/>
	\$4,760.00
	<hr/> <hr/>

The Custodian -

September 19th, 1945.

I believe it would be wise to consider these lands generally as to what actual farming value remains in the face of the acreage taxes herein mentioned. Dyking Commissioner Dixon gave the writer information as to acreage tax in his various districts. \$2.00 to \$3.00 per acre is common and \$5.00 per acre is considered very high. When asked what he thought of a farm land tax of \$17.50 to \$18.00 per acre, his reply was that farming was not economically possible carrying such a charge.

Of course the Japanese carried on farming and fishing and in that way made some success, but the average land buyer would not undertake land carrying such rates at any price.

The alternative of subdividing for residence is also denied for many years owing to lack of water and sewerage and general utilities.

I trust the above information is of some value and remain,

Yours very truly,

"J. Dorgan"

Jos. Dorgan.

JD/S

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

April 9, 1949

L. McLaughlin

EXHIBIT No. 1275 - 8

DATE Nov. 22 1948
FILED BY

K. A. Christie

JOSEPH DORGAN

New Westminster, B. C.,

October 27th, 1945.

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

Gentlemen:

Re: Catalogue No. 676
Lot 13, D. L. 757, Map 2620
Cor. Howe & Salter Streets,
New Westminster

I have yours of October 26th re above described and have reviewed my valuation as given September 19th, totalling \$4,760.00, and the offer now received for the whole property, the figure of \$4,500.00.

In the circumstances I have no hesitation in saying that I consider the offer an excellent one.

At the time of appraising this property I was of the opinion that the place would be sold in parcels, part as industrial and part as a farm. Under this plan the building on the dyke would be of obviously greater value to the frontage portion as dwelling or wharf house. Sold in one parcel and evidently for farm purposes, this building would be of small value unless moved to the inside of the dyke where it could be reached by truck from the road.

I am,

Yours very truly,

"J. Dorgan"

Jos. Dorgan

JD/S

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

April 11, 1949

C. McLaughlin

EXHIBIT No. 1275 - 9

DATE Nov. 22 1948

FILED BY

K. A. Christie

Edgar Road,
R. R. No. 2,
New Westminster, B. C.

September 14th, 1945.

Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 676
Cor. Howe and Salter Streets
New Westminster, B. C.

I have spoken to Mr. K. K. Reid, Real Estate man in New Westminster, and hereby offer the sum of \$2,300.00.

Mr. Reid is out of the City at present but he is holding the above-mentioned amount for payment of the property if my offer is accepted.

Yours truly,

"S. Kabool"

"Mr. S. Kabool"

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

April 11, 1949

C. McLaughlin

EXHIBIT No. 1275 - 9
DATE Nov. 22 1948
FILED BY K. A. Christie

K. K. REID

740 Columbia Street,
New Westminster, B. C.

September 15th, 1945

To the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 676,
Cor. Howe and Salter,
New Westminster, B. C.

An offer has been received of \$200.00 an acre for
the above property.

Should a favourable answer be received will be pleased
to forward a marked cheque as tender.

Yours very truly,

K. K. REID
per "L. S."

B)

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

April 11, 1949

[Signature]

c/o G. J. Triggs ,
R. R. No. 1,
Tannery Road,
New Westminster, B. C.

Office of the Custodian,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 676
Lot 13/757/2620
Corner Howe & Salter Sts.
New Westminster, B. C.

I hereby offer the sum of \$4,000.00 for the above-mentioned property and am attaching hereto my Certified Cheque in your favour for \$400.00, being 10% of the purchase price.

If my offer is accepted I will make a down payment of \$1,600.00, being 40% of the purchase price and with the balance of \$2,400.00 payable \$1,200.00 at the end of twelve months and \$1,200.00 at the end of a further period of twelve months with interest at 5%.

Please let me know as soon as possible if this offer is acceptable.

Yours truly,

"R. G. Triggs"

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

April 11, 1949

C. McHugh

Attached to 1275 - 9

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
CUSTODIAN OF JAPANESE EVACUEE PROPERTY
VANCOUVER OFFICE

Receipt No. 13337

Date 28th Sept. 1945

RECEIVED from "R. G. Triggs c/o C. J. Triggs R. R. 1, Tannery Road, New Westminster

the sum of Four hundred 00/100 Dollars

PROPERTIES SUSPENSE ACCOUNT

File No. 3295

Deposit re offer to purchase property
Cat. No. 676, Lot 137572620
Corner Howe & Salter Sts., New Westminster

\$400.00

"C. H. Reed"

Cashier

HOWARD
GENOA BOND

EXHIBIT No. 1275 - 9

DATE Nov. 22 1948

FILED BY K. A. Christie

File #3295

9639 South Hoxio Ave.,
Chicago 17, Ill.,
Oct. 8, 1945.

Mr. Johnson,
Enemy Custodian
506 Royal Bank Bldg.,
Vancouver.

Dear Sir:-

This will confirm the tentative offer made by my father of \$4500.00 for the property, and buildings which are not sold as of this date, known as block 13 your file #3295.

Yours truly,

"R. G. Triggs"

"9639 South Hoxie Ave."

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

April 11, 1949

C. McHughan

EXHIBIT No. 1275 - 10
DATE Nov. 22 1948
FILED BY K. A. Christie

R. G. Triggs,
9639 South Hoxie Ave.,
Chicago 17

July 17, 47.

Office of Custodian
Mr. J. Johnstone

Re - Catalogue #676.

Dear Sir: $\frac{7}{8}$

I had expected to be able to send a payment before this as I have had the property up for sale with the Westminster Trust Co. but I have had no results.

I expect to be able to make a payment in August.

Yours very truly,

"R. G. Triggs"

"W.J.J." Aug. 2/47. A. W. McLeod Limited handling this now. Mr. Morrisett, Manager Real Estate Dept. stated to-day on phone that he does not expect this property to move quickly unless the price is right. He is writing Mr. Triggs to name a price."

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

April 11, 1949

L. M. Chapman

EXHIBIT No. 1275 - 10

DATE.....Nov. 22, 1948
FILED BY

K. A. Christie

9639 South Hoxie Ave.,
Chicago 17 Ill.,
Sept. 6 - 47

Dept. of the Sec. of State,
506 Royal Bank Bldg.,
Vancouver

Dear Mr. Johnston:-

Inclosed please find bank draft in the sum of \$500.00
to apply on the purchase of Cat. No. 676 Lot 13/757/1/2620 Cor. Howe
& Salter St. "New Westminster."

I have been trying to sell the acreage inside of dyke
but have not had success as yet but hope to soon, please send statement
of interest owing.

Thanking you for past favors I remain,

Yours very truly,

"R. G. Triggs"

"Mototsune Unichiro"

"Dec. 12/46."

HOWARD SMITH
GENOA BOND

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

April 12, 1949

C. McHugh

EXHIBIT No: 1270-11
 DATE NOV 22 1948
 FILLED BY K A Banister

Notice of Assessment, 1944

City of New Westminster, B. C.

3295

BLOCK	LOT	LOT	LOT	LOT	LOT	Assessed Value of Land	Assessed Value of Improvements
<i>Dym</i>	<i>757</i>	<i>13</i>				<i>2950</i>	<i>665</i>

TAKE NOTICE that the above property is assessed as above for the year 1944. The first sitting of the Court of Revision will be held in the City Hall, New Westminster, B.C., on the 8th day of Feb. 1944 at 10.00 a.m. Sec. 234 of the Municipal Act reads as follows:

234 (1) If any person is of the opinion that an error or 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 an 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 Revision 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 ten days 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 at 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 roll for the year immediately preceding.

C. P. C. HOBKIRK.
 Assessor.

EXHIBIT No. 1070-11

DATE NOV 22 1948

FILLED BY K. A. B. Motie

File 3295

CANADA POSTAGE PAID PORT PAYÉ
3 c.
NO. 1490 NEW WESTMINSTER

UNICHINO MOTOSUMA 7686
% MR REID' CENTURY INSURANCE CO
325 HOWE ST.
VANCOUVER, B. C.

Juerson

Advertisement appearing in New Westminster
Columbian and Weekly Columbian on April 15th
and 17th, 1944.

Evacuee File #3295

File 105

EXHIBIT No. *1275-12*

DATE NOV 22 1948

FILLED BY *R. G. Branstetter*

British Columbian Apr 17/44

BOAT REPAIR SHOP AND FLOAT HOUSES FOR SALE

The Secretary of State of Canada acting in his capacity as Custodian offers for sale by tender:

PARCEL "A"—Float House and two Floating Platforms 24' x 50' and 8' x 24' suitable for net racks, adjacent to property known as Lot 13, of Lot 757, Group 1, Map 2620, corner of Howes and Salter Streets, Queensborough, in the City of New Westminster, fronting on the Fraser River.

PARCEL "B"—Boat building formerly known as Suga Boat Building and Repair Shop, on the South bank of the Fraser River at South Westminster on the Brownsville Spur of the Canadian National Railways at the foot of Yale road, about 200 yards southwest of the Pattullo Bridge.

PARCEL "C"—4-room Float House adjacent to Lot 14, of Lot 757, Group 1, Map 2620, situate at the foot of Jardine Street, Queensborough, in the City of New Westminster, fronting on the Fraser River.

PARCEL "D"—3-room Float House adjacent to Lot 14, of Lot 757, Group 1, Map 2620, situate at the foot of Jardine Street, Queensborough, in the City of New Westminster, fronting on the Fraser River.

Tenders for individual parcels should be addressed to the undersigned marked "Tender for Float House" up to Noon on the 6th day of May, 1944, and must be accompanied by a certified cheque payable to the Custodian for ten per cent. (10%) of the amount tendered.

Arrangements to inspect Parcels "A" and "B" will be made on application to the Westminster Trust Company, New Westminster, B. C. Arrangements to inspect Parcels "C" and "D" will be made on application to Messrs. Coulthard, Sutherland & Company, Limited, New Westminster, B. C.

These assets are offered for sale without any warranty whatsoever on the part of the Custodian as to location, condition or state of repair, and all arrangements respecting leases or rights of access from the owners of the real property must be made by the purchasers.

The highest or any tender not necessarily accepted.

DATED at Vancouver, British Columbia, this 15th day of April, 1944.

THE CUSTODIAN,

506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

1275 - 13

EXHIBIT No. _____
DATE Nov. 22 1948
FILED BY K. A. Christie

COULTHARD, SUTHERLAND & CO. LTD .
Real Estate and Insurance Agents

609 Columbia Street,
New Westminster. B. C.

Your File: 3295.

June 30, 1944.

Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Attention Mr. Shears.
RE: Unichiro MOTOTSUNE

Dear Sir:

At the request of Mr. Green we have valued a float house and two floats belonging to the above as follows:

The house which is 36' x 18' is on a log float which is in poor condition. The exterior is finished with shingles which are weather beaten and unpainted. The roof is poor and there are two tin chimneys. Heating is done by stoves and there are three rooms. City light and water are lacking and everything is old and dilapidated. The location is Annacis Slough. One float measures 26' x 60' and the other 14' x 30'.

VALUATION:

House.....	\$185.00
Large float.....	50.00
Small float.....	20.00
	<u>\$255.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

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

April 12, 1949

C. McLaughlin

EXHIBIT No. ~~1275 - 14~~

DATE ~~Nov. 22 1948~~

FILED BY ~~K. A. Christie~~

F. D. Smythe 1020 Ewen Ave.,
New Westminster

Tender for Float House

I hereby offer one hundred fifty dollars for parcel A as
advertised by you in the Columbian, 15th of April/44

"F. D. Smythe"

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

April 12, 1949

C. McLaughlin

EXHIBIT No. 1275 - 15

DATE Nov. 22 1948

FILED BY

K. A. Christie

WESTMINSTER TRUST COMPANY

Head Office

NEW WESTMINSTER, B. C.

July 29th, 1944.

Custodian of Japanese Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Mr. Smythe has approached me in a letter which he has asked me to forward to you. It is with reference to his tender of the Mototsune float-house, etc.

I may say that Mr. Smythe has done a considerable amount of work fixing up this property which was not in very good repair when he took it over, and in reading over his letter to you, I feel he is justified in stating that the value of the improvements he has made would cost at least \$80.00. I note he has increased his tender for the float-house, etc. to \$180.00 which in consideration of the foregoing paragraph, I feel is a very fair offer and would recommend it be accepted.

Yours very truly,

WESTMINSTER TRUST COMPANY

W. D. Bowden, Manager.

Per

"A. B. K."

ABK/DM
Encl.

"Accept \$180"
"FGS"

"Approved by Rural Advisory
Committee 2/3/45"
"HFG"

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

April 12, 1949

C. McLaughan

1020 Ewen Ave., New Westminster
July 25/44

Unichiro Mototsune
File No. 3295

Dear Sir:

I understand that any tender of \$150.00 is not high enough on the above property. This property is old and I have spent considerable time and material in putting it in shape that would make it safe to live in, the floats safe to work on.

The work I have done on this place in repairs consist of the following. Renewing timbers under house and floats, repairing floats in general, repairing platform and building new ramp connecting same. Shingling uncovered parts of roof.

I feel that the sum of \$80.00 would not be too much to ask for my time and material put in making this place as it is today.

The most I would consider raising my bid to would be \$180.00 which I consider under the circumstances a fair price.

Yours truly,

"F. D. Smythe"

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

April 12, 1949

C. McLaughlin

Department of the Secretary of State of Canada

Custodian of Japanese Evacuee Property

Vancouver Office

Receipt No. 9771

Date August 8, 1944

Received from F. D. Smythe, New Westminster
the sum of Fifteen 00/100

-----Dollars Cheque

Re: Motosune Unichiro

Regn. No. 08448

File No . 3295

10% Deposit re Offer to Purchase

Float House Parcel "A"

"C. H. Reed"

Cashier

\$15.00

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

April 11, 1949

C. McLaughlin

HOWARD SMITH

