

Name of Claimant

TSUYUKI, Itaro

Case 1303

Custodian File

9321

| <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 |
| | | | | | 426.00 | | 634.08 | | | 100.00 634.08 |
| <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 CHATTELS</u> | | | | | | | | | | |
| 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 | | | |
| | | | | | | | | | | |
| TOTAL RECOMMENDATION | | | | | | | | | 734.08 | |



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CASE NO: 1303

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 26, 1948.

IN THE MATTER OF THE CLAIM OF

ITARO TSUYUKI

PROCEEDINGS AT HEARING

Original.



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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 M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,
November 26, 1948.

IN THE MATTER OF THE CLAIM OF
ITARO TSUYUKI

PROCEEDINGS AT HEARING

APPEARANCES:

| | |
|----------------------------|---|
| K.A. CHRISTIE, ESQ., K.C., | appearing for the Dominion Government, |
| F.A. BREWIN, ESQ., | appearing for the Claimant. |
| <hr/> | |
| A. SMITH, ESQ., | Secretary, |
| D.J. HANDFORD, ESQ., | Official Interpreter, |
| A.G. VEITCH, ESQ., | Official Reporter. |



I. Tsuyuki,
Dir.ex.

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ITARO TSUYUKI, the claimant herein, being first duly sworn, testified through the interpreter, as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Your claim is in respect to a farm property at Whonnock, B.C.?

A. Yes.

Q. I have here a document entitled Real Estate Farm Land. Is that your signature?

A. Yes.

Q. And are ^{all} the statements in here correct?

A. Yes.

MR. BREWIN: I submit that as Exhibit 1.

(PARTICULARS OF REAL ESTATE FARM LAND,
MARKED EXHIBIT NO.1)

MR. CHRISTIE: I tender as Exhibit 2 the Farm Appraisal Report.

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

MR. BREWIN: Q. You bought this property at a Tax Sale in 1937. Is that right?

A. Yes.

Q. And when you bought it none of the land was cleared at all? A. No. It was all bush.

Q. And you proceeded to clear and to cultivate two acres. Is that right?

A. Yes.

Q. And put in 200 feet of ditching?

A. Yes.

Q. And you cultivated the two acres with strawberries, asparagus, raspberries and fruit trees?

A. Yes.

Q. And you also built a house on the property?



1 Is that right? A. Yes.

2 Q. And a woodshed, a henhouse and a bathhouse.

3 A. Yes.

4 Q. And a bath house? A. Yes.

5 Q. Now, did you have the house insured?

6 A. When I first built the house I insured it
7 for \$500., but then when I finished the inside and
8 built a brick chimney and so forth it was increased to
9 \$2,000.

10 Q. You have not got that policy?

11 A. No. It has been lost. My wife died last
12 year and in going through the various papers I found
13 that some were there and some were missing. This
14 policy was one of the papers which was missing.

15 Q. Was the policy issued by the Northwest Fire
16 and Insurance Company, the same company which issued
17 the original policy? A. It was the same company.
18 I knew it as the Tanaka Insurance.

19 Q. They were the agents, I believe. You do not
20 know which insurance company issued the policy?

21 A. No. I just understood it was the Tanaka
22 Insurance Company.

23 Q. And the total amount which covered the
24 house, the buildings and their contents was \$2,000.

25 Is that right? A. Yes.

26 Q. And the original policy was for \$500. with
27 the building and contents?

28 A. At that time it was not, the house was not
29 finished inside and it had not a brick chimney. That
30 was why it was cheaper, at first.



1 Q. The only difference between the situation
2 when the first policy was taken out and the second was
3 to alterations the buildings. Is that right?

4 A. Yes. That is correct.

5 Q. I notice that there is a discrepancy between
6 your own claim and the report of the appraiser. He says
7 there were .37 acres in strawberries, first and
8 second year standing.

9 THE SUB-COMMISSIONER: Which would be about one-
10 third of an acre.

11 MR. BREWIN: Q. Which would be one-third of an
12 acre, whereas your form says that there is one and one-
13 quarter acres. Which is right. Can you tell us about
14 that?

15 A. There was an acre of strawberries, at least.

16 Q. The appraiser says that there were only
17 .87, a little less than an acre cultivated altogether,
18 that is, including the strawberries, the asparagus,
19 the raspberries, the building site and garden; less
20 than one acre, and you have two acres. Is that right?

21 A. No. That is not so.

22 THE SUB-COMMISSIONER: Q. You had fire insurance
23 on your house?

24 A. Yes.

25 Q. \$2,000.? A. Yes.

26 MR. BREWIN: He has explained ---

27 THE SUB-COMMISSIONER: Q. Where did you get that
28 insurance?

29 A. It was taken out at the house by an agent
30 of the insurance company.



1 Q. Did you go to the agent to ask for insurance
2 or did he come to you? A. He came to me.

3 Q. All right, Mr. Brewin.

4 MR. BREWIN: Q. Now, I see you are claiming
5 \$400. for the value of timber on the land. What timber
6 was there and how do you arrive at that value?

7 A. There was Douglas fir there. I estimated
8 that there was enough for 300 cords of wood. I estimated
9 there was enough wood for 300 cords and at \$3.00 a cord,
10 it would be 1200 dollars (sic).

11 Q. You are allowing something off.

12 THE SUB-COMMISSIONER: Q. It would be only 900.

13 A. Therefore I am charging I am claiming \$400.

14 Q. Well, then, you speak of timber. Was the
15 wood just big enough for cordwood? Was there nothing
16 bigger than that?

17 A. Yes. They consisted of, there were some big
18 Douglas firs there and including all that I am just
19 claiming \$400.

20 Q. That is all, thank you.

21 _____
22 CROSS-EXAMINATION BY MR. CHRISTIE:

23 Q. I am showing you a J.P. Form, dated May 16,
24 1942. Whose signature is that?

25 A. Yes; it is mine.

26 MR. CHRISTIE: I file this J.P. Form as Exhibit 3.

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

28 And I would like to file now the certificate of
29 Encumbrance, as Exhibit 4.

30 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.4)



1 Q. Did you have any other occupation besides
2 that of a farmer?

3 A. I used to go working as a lumberman sometimes,
4 as a logger, sometimes, and also worked at a greenhouse,
5 in greenhouses.

6 Q. How much time of the year would you spend as
7 a logger?

8 A. Two months.

9 Q. How much? A. About twomonths.

10 Q. And how much at this greenhouse work?

11 A. After I bought the place I did not work in
12 the greenhouse outside any more. I just used to work
13 for about two months a year logging.

14 Q. What net income would you make from this farm?

15 A. It was a fairly new farm and I think about
16 \$350. would be the net.

17 Q. That would be the net income. In regard to
18 this house you said you paid \$600. for labour in building
19 it. To whom did you pay that money?

20 A. I am a carpenter and that is the estimate of
21 my own labour.

22 Q. You have as your own labour \$800. and you say
23 you paid for labour \$600. Now, I want to know whom you
24 employed as carpenter, to whom you paid that money?

25 A. That is a mistake. It was not my intention
26 to put down \$600. for somebody else's labour. I did
27 it all, myself.

28 Q. This is a three-room frame building?

29 A. Yes.

30 Q. And of what kind of lumber was it made?

A. Douglas fir.



1 Q. Douglas fir? A. Yes.

2 Q. And was it on posts? A. Yes.

3 Q. And, the appraisal says there was no basement.

4 Is that correct? A. No.

5 Q. I have a note here that there was an
6 insurance policy in the Northwest Fire Insurance Company,
7 No. 205946, for \$650. This property was sold sometime
8 in 1943. I wonder if you are not in error about \$2,000.
9 on this type of building; I mean, I cannot explain it.
10 This is just a notation I have here. It seems to me a
11 large amount for the size of the place and the type of
12 building.

13 THE SUB-COMMISSIONER: It would look as if when
14 this was sold this portion was transferred to the Sold-
15 iers' Settlement Board from any notes I have. It does
16 not look like a new one taken out.

17 THE WITNESS: No, there was no mistake; it was
18 for \$2,000.

19 THE SUB-COMMISSIONER: Q. All in one policy?

20 A. No. The first one was for \$500. and I paid
21 it for the second one, but before I was able to conclude
22 the arrangements the war had broken out. If you investi-
23 gate once again at the insurance company it should be
24 clear.

24 MR. CHRISTIE:

25 Q. The only information I have is this policy
26 of \$650. and it is said that an adjustment was made for
27 the unexpired fire insurance premium to his credit, and
28 this was sold in 1943. It seems very peculiar. Evid-
29 ently it is not a new policy. However, that could be
30 straightened out, I suppose, out there.



1 I am showing you a sketch made by the appraiser
2 of this property in which there are strawberries shown
3 here and here totalling .37 acres. Was there any other
4 place you had strawberries?

5 A. Here and all over here (Indicating).

6 Q. They have raspberries here?

7 A. Yes.

8 Q. And they have here strawberries, new plants,
9 .25, and here they have point 12.

10 Now, was there any other place where there were
11 strawberries? You say 1 and 1/4 acres and according to
12 that there was just .37. I am wondering whether there was
13 any other place at which you had strawberries?

14 A. Where this line shows it should be 2 acres
15 here (Indicating). Inside this line it should be two
16 acres.

17 Q. Well, there may be a difference in measure-
18 ments. Did you measure it, yourself?

19 A. The first year I was there I measured off
20 one acre. I am sure about that acre, and during the
21 next two or three years I just cleared other land
22 without actually measuring it.

23 Q. That is all, thank you.

24
25 RE-EXAMINATION BY MR. BREWIN:

26 Q. The insurance agency from which you bought
27 insurance was the Tanaka Insurance agency, 415 Powell
28 Street, Vancouver? A. Yes.

29 Q. Is that right? A. Yes.

30 Q. And the original policy which was issued to



I. Tsuyuki,
Re.ex.

1 you for \$500. was No. 199845, of the Northwest Fire
2 Insurance Company, but I understood you to say that you
3 are not sure whether the other policy to which you
4 have referred was issued by the Northwest Fire Insurance
5 Company or by some other Company.

6 A. It was the same company.

7 Q. It was the same company?

8 A. Yes. The same man came so, I suppose it was
9 the same company.

10 THE SUB-COMMISSIONER: It may not have been.
11 He says it was the same man came and so he assumes it
12 was the same company, but, of course, agents are often
13 agents for many different companies.

14 MR. BREWIN: Q. Do you know the name of the agent?

15 A. No, I do not remember. He was a Japanese.

16 Q. I do not know whether you can read this.

17 Here is a receipt "Tanaka Insurance agent, per--"
18 something or other. That is just the bookkeeper. I
19 guess that would not help us. A. I had the receipt
20 for the premium for the \$2,000. policy at home and I
21 have looked all over for it, but I cannot find it.

22 Q. How much did you pay for the premium?

23 A. The premium for the \$500. was \$10. and for
24 the balance it was \$15; \$25., altogether.

25 Q. I have here a receipt for the \$10., but you
26 could not find the other receipt. A. I will
27 investigate once more at home and see if I can find it
28 and if I can I will send it.

29 Q. Thank you.

30



1 THE SUB-COMMISSIONER: Q. Do you know how many
2 strawberry plants you set out?

3 A. No. It is a long time ago.

4 Q. I thought there might be so many plants to an
5 acre, which might give some idea.

6 MR. CHRISTIE: I tender as Exhibit 5 the Tax
7 Statement for the year 1942, in which the assessment is
8 noted as \$500., and in the same exhibit Notice of Assess-
9 ment for the year 1943, "value of land improved, nothing,"
10 and ^{one} finds this under "Wild"; "Nil."

11 (TAX STATEMENT, 1942, ASSESSMENT NOTICE, 1943,
12 MARKED EXHIBIT NO. 5)

13 And finally I tender as Exhibit 6, the Real Pro-
14 perty Summary.

15 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.6)

16 It is submitted that this land was sold at its
17 fair market value.

18 (PROCEEDINGS ADJOURNED SINE DIE)

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

22 A.G. Veitch,
23 Official Reporter.

24
25 I, M.A. Miller, Deputy Commissioner, appointed to
26 hear a Commission to investigate claims of
27 Japanese Canadians for property loss, do
28 certify the foregoing is a true copy of the
29 evidence heard on the within claim.

30 M.A. Miller,
Deputy Commissioner.

JAN 23 1948

base no. 1803

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

[Signature]

9321

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

- (1) NAME TSUYUKI ITARO (RCMP) Reg. No. 03291
(Print) Surname Given Name
- (2) Pre-Evacuation Address Jackson Road, Whonnock, B.C. *Toronto*
- (3) Present Address c/o Spruce Falls Power & Paper Co., Crow Creek, Kapuskasing,
Ontario
- (4) REAL ESTATE
- (a) Street Address (if any) Whonnock B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Section 2, Lot 8, Twp. 12
(20 acres)
- (c) Type of Real Property (cross out words which do not apply):
 (i) Farm
 (ii) Residence Type of business Fruit Farm
 (iii) ~~Business~~
 (iv) Any other type of property (describe) Barn
- (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) - - - - - \$ 3500.00
 (v) Amount at which Custodian sold property and credited your account - - - \$ Not sold
 (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3500.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation _____
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
- (c) How stored or packed at time of evacuation _____

(over)

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

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

- | | | | |
|-----|-------|--------------------|-------|
| 1. | _____ | Estimated Value \$ | _____ |
| 2. | _____ | Estimated Value \$ | _____ |
| 3. | _____ | Estimated Value \$ | _____ |
| 4. | _____ | Estimated Value \$ | _____ |
| 5. | _____ | Estimated Value \$ | _____ |
| 6. | _____ | Estimated Value \$ | _____ |
| 7. | _____ | Estimated Value \$ | _____ |
| 8. | _____ | Estimated Value \$ | _____ |
| 9. | _____ | Estimated Value \$ | _____ |
| 10. | _____ | Estimated Value \$ | _____ |

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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) - - - - - \$ 3500.00

(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 Yes

Toronto

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

DOMINION OF CANADA

Province of Ontario
TO WIT:)

I, *Istaro Tsygubki*
of _____

of the *Crown Creek (Opasaitka)*
in the *District of Cochrane*

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 *Town*
of *Kapuskasing*
in the *District of Cochrane*
this *16th* day of *January*
A.D. 194*7*

Istaro Tsygubki
Albert Lane
A Commissioner &c.

Having been first sworn and explained to him who appeared perfectly to understand the same, and who made his mark in my presence.

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.

Deponent does not speak English. He has been working in the bush and there was a delay in receiving papers. Also the very recent death of his wife, in October, took up a great deal of his time.

ITARO TSUYUKI

(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1008-1

DATE NOV 26 1948

03291

FILLED BY J. A. Newin
1948
Cleared
Uncleared

Reg. No.

| LAND | Acres | Date of Purchase | From Whom | Cost Price | Improvements at date of Purchase | Estimated value at Date of Sale |
|----------------------------|-------|------------------|---------------------|------------|----------------------------------|---------------------------------|
| Uncleared | | | | | | |
| Cultivated not planted | 18 | 1937 | Government Purchase | | | |
| Cultivated and not in crop | | | | | | |
| List Crops | | | | | | |
| Strawberries | 1 1/4 | | | | All uncleared | \$1500 |
| Asparagus | 1/4 | | | | | |
| Raspberries | 1/4 | | | | | |
| Garden and Fruit Trees | 1/4 | | | | | |

Total

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

| Description | When Made | Cost |
|--------------------------------|-----------|-------|
| Cleared and cultivated 2 acres | 1937-1941 | \$800 |
| 200' Ditching | 1938 | 35 |

| BUILDINGS | Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|------------|------|---------|----------------|------------|---------------|-----------------|---------------------|----------------------------|-----------------|
| House | | 24 x 34 | Frame | 1937 | 1400 | 600 | 800 | 300 | \$2500.00 |
| Wood Shed | | 24 x 30 | Pole & Shingle | 1937 | 100 | | 100 | 75 | 125.00 |
| Hen House | | 5 x 12 | Split Cedar | 1937 | 15 | | 15 | 5 | 25.00 |
| Bath House | | 9 x 12 | Frame | 1938 | 25 | | 35 | 10 | 50.00 |
| | | | | | | | | | \$2700.00 |

Comments re Appraiser's report not covered by above information:
 Tanaka Insurance Co. Vancouver B.C. had insured the home for \$2000.
 The claimant left on the premises a large boiler and boiler chimney and greenhouse glass which he intended for use in a new greenhouse which he was about to build. This equipment and material was purchased for \$200.00
 Value of timber on land = \$400.00

Summary

| | |
|----------------------|-----------|
| Estimated Value-Land | \$1500.00 |
| Buildings | 2700.00 |
| | \$4200.00 |
| Original Claim | \$3500.00 |
| Sold by Custodian | 426.00 |
| Claim | \$3074.00 |

Itaro Tsuyuki
Signature

BC-189-P

Farm Appraisal Report

NOV 26 1949

R.A.B. Justice JL-160
File No.

Land Description Lot 8 of D.L.432 of Sec.2, Map 1208, N.W.D.

Containing 20 Acres

Owner's Name Itaro TUSUYUKI Post Office Address R.R.#1, Whonnock, B.C.

Nearest Rail Point Whonnock - C.P.R. Distance 2 1/2 miles

Market Town New Westminster, B.C. Distance 27 "

Church (give denomination) Protestant - Whonnock, B.C. Distance 2 1/2 "

Nearest School Public School - Whonnock, B.C. Distance 2 1/2 "

State how property was identified: Two corner posts located and map & road check.

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

No. 8 road opened, but very poor - gravelled.

Is this district a good one? No.

Employment opportunity Poor.

Predominating Nationality and religion: British, Protestant, Japanese & Finns predominating.

Describe Fencing and its condition: Nil Value \$

Water supply: From good all year round creek. Value \$

BUILDINGS ON FARM

9321

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT | ROOF | AGE | Foundation | REPAIR | VALUATION |
|-------------------|------------|-------------|--------|-------|-----|----------------------|--------|-----------|
| HOUSE | 24 x 34 | Frame | 10' | Shke. | 5 | Cedar blks. | Fair | 200.00 |
| Wood shed | 24 x 30 | Pole & Shk. | 10' | " | 5 | Ced. poles on ground | " | 25.00 |
| BARN Hen House | 5 x 12 | split ced. | 8' | " | 3 | Posts | Poor | nil |
| BARN Bath Hse. | 9 x 12 | Frame | 9' | " | 5 | Cement | Fair | 25.00 |
| GRANARY | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |

Electricity not available except by bringing it from #6 Road - 1320'.

Total present day value \$ 250.00

Total Value Buildings add to farm House and outbuildings \$ 200.00

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

habitable? House lined with wood panelling in fair order.

\$

Describe the basement and chimneys: No basement; 1 Brick on cement block.

No. rooms downstairs? 3 Upstairs? nil How finished wood lined

Are buildings painted? No. Condition of paint -

Distance from nearest bush 75' nearest bush.

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 |
|---|-------------------------------------|--------------------|--|--|-------------------------|-------|
| .87 | Undulating 49 | 10" gravelly loam | clay | Strawberries, Raspberries, & Asparagus. (all 1st year) | 50.00 | 43.50 |
| 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. | | | | | | |
| | | | | | | |
| 19.13 | Undulating 19.13 2000 | 10" grav. loam | clay | Lt. bush to heavy bush - some fire-wood and cedar poles. | 100. to 200.00 per acre | 10.00 |
| Area Unsuitable for Cultivation. | | | | | | |
| CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY. | | | NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE | | VALUE OF LAND PER ACRE | |
| | | | | | | |

Total value of Land \$ 234.80

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 434.80

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

Owner away; saw wife and son of 12 years; moved onto property from Haney after a fire there 5 years ago and has had to work out and has only small acreage cleared to date.

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

Practically a bush farm with very small clearing; suitable land, when cleared, for small fruit and poultry.

Noxious weeds:

Some thistles in new clearing.

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

Maple Ridge Municipality - Haney, B.C.
Land assessed at - \$500.00.
Improvements - nil 1942 Tax - \$23.55)
Arrears-1943 " - \$24.55)

Date: 27th 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 26th day of May 1942.

Inspector's Signature

"L.B. PLUMBLY"

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

Farm Appraisal Report

JL-160 - I. TUSUYUKI

Remarks: This property has been used by owner as a place to work out from and is all bush except .87 acres; very isolated & rising gradually to the North, and becoming more gravelly at the back of the holding.

Owner was away at Hastings Park, and his family ready packed up to move at a moments notice; no arrangements made for rental or sale, and family storing all their belongings in house and leaving key with a neighbouring white farmer.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Some 25 apple and plum trees planted along edge of line(3 yrs.old)

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

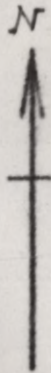
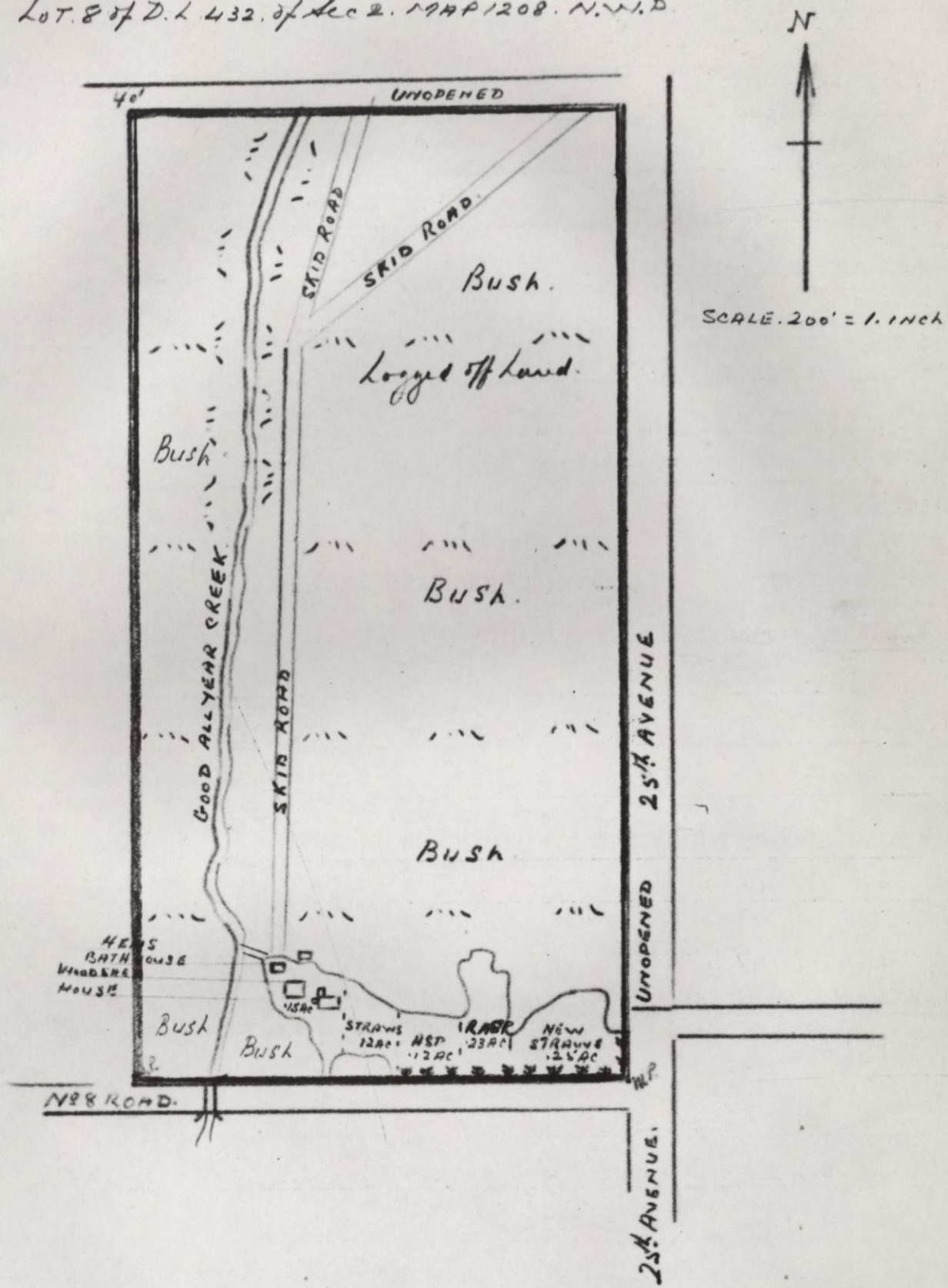
| | <u>Present Value</u> |
|--|----------------------|
| .37 acs. Strawberries - 1st & 2nd yr. planting | \$ |
| .12 " Asparagus - new planting | \$ |
| .23 " Raspberries - " " | \$ |
| .15 " Building site and garden. | \$ |
| .87 " | \$ |
| Balance Bush. | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| Total \$ | \$ |

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

Diagram of Property

ITHRO. TUSUYUKI

LOT 8 of D.L. 432. of Sec 2. T11P1208. N.W.D.



SCALE. 200' = 1. INCH

Following careful review of this appraisal report, it is my opinion that the present value is \$ 400.00

Date 1st June 19 42.

"I.T. BARNET"

District Superintendent.

FRASER VALLEY

HATZIC
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

1303 - 3

NAME: TSUYUKI, Itaro

EXHIBIT No.

Nov. 26 1948

HOME ADDRESS: 25th Ave., Whonock, B. C.

DATE

FILED BY K. A. Christie

REGISTRATION NUMBER 13291

SEX: Male

AGE: 48

OCCUPATION: Logger

(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: Capilano Shingle Co., Hatzic

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kimiko #7618#

ADDRESS OF WIFE OR HUSBAND: 25th., Ave., Whonock.

NAMES OF ANY LIVING CHILDREN: Yoshitsugu (M), Tamae (F), Terue (F),

Chizuko (F)

ADDRESS OF CHILDREN: 25th Ave., Whonock

AGE OF CHILDREN: 12, 10, 8, 2.

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

1. LOCATION AND DESCRIPTION: On 25th Ave., Whonock - - 8 lot, 20 acres.

Mun. of Maple Ridge, Dis. of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 storey frame dwelling house

3 rooms. Bath house, woodshed.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance with Tanaka & Co. 400 Blk. Powell St., Vancouver, B. C.

4. TAXES (Amount and where payable) Abt. \$25.00, payable at Maple Ridge, 1941 pd.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner & family.

4. INSURANCE

5. MORTGAGES

OTHER

6. MONEYS

7. BONDS, DEBTS

8. BANK ACCOUNTS

9. LIFE INSURANCE

10. INTEREST

11. SAFETY DEPOSIT BOXES

LIABILITIES:

1. PERSONAL

2. TRADE DEBTS

I, the undersigned, certify that the above is a true and correct statement of the area as set out in the schedule or other securities.

I certify that the above is a true and correct statement of every description of property and indirect.

Dated this _____

"F. T."

FOR DEPARTMENT OF REVENUE

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

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

9. IF FARM LAND STATE CROPS SOWN Strawberries, Raspberries, Potatoes,
Fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, No. 1.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Already registered by wife in wife's name.

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: As stated on Page 1

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)
No bonds, None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 16th day of May, 1948.

(Signature) "I. Tsuyuki"

"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

Mar. 19, 1949

C. Mc Cleghon

EXHIBIT No. 1303 - 4

DATE Nov. 26 1948

FILED BY

K. A. Christie

No. 50114

Your File No. 9321

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B. C.

- - - minutes 10 o'clock 1st day of October, 1942

I HEREBY CERTIFY that the following is the state of the title to - - - - -
Lot 8 of the North half of Section 2 Township 12 Map 1208 Municipality of Maple
Ridge in the District of New Westminster

Registered Owner: ITARO TSUYUKI "Reg. #13291A"

viz.:

Register of Indefeasible Fees Folio No. 122155E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24661

Applications for Registration: None

Receiving Order or authorized Assignment under "the Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"

Registrar.

To Office of the Custodian

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

Mar. 19, 1949

E. S. Stokes

DETAILS OF TAXATION

IMPROVED LAND WILD LAND
 General Rate . 16 Mills General Rate . 30 Mills
 School Rate . 15.6 Mills School Rate . 15.6 Mills

TAXES ON 50 PER CENT OF IMPROVEMENTS FOR SCHOOLS
 TAXES ON 20 PER CENT OF IMPROVEMENTS FOR GENERAL PURPOSES

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
TAX STATEMENT, 1942

EXHIBIT No. 1000-59321
 DATE NOV 26 1942
 FILLED BY No. K A B Roster

1. Add 6 per cent interest on all Arrears and Delinquent Taxes from January 1st, 1942, to date of payment.
2. Add 10 per cent on 1942 taxes which are not paid by August 31st, 1942.
3. Notice Column "B". Taxes in Arrears. This property will be sold for Taxes on September 30th in the year following this notice, unless the taxes now in arrears are sooner paid.
4. Notice Column "A". Delinquent Taxes. This property will be sold for Taxes on September 30th in this year, unless the delinquent taxes are sooner paid.

C.B. Folio.....
 T. R. Folio.....

Fifty Cents is the Minimum for Municipal Taxes

[Itaro Susuyuki
R. R. #1
Haney, B.C.]

| Roll No. | Description of Land—Twp <u>12</u> | | | Assessed Value of Improvements | Assessed Value of Land | SUMMARY OF 1942 TAXES | | | | | T'l 1942 Levy if Paid by Aug. 31, 1942 | Column "B" Arrears 1941 | Column "A" Delinquent 1940 & Prior | |
|-------------|-----------------------------------|---------|------------|--------------------------------|------------------------|-----------------------|------------|-------------|--------------------------------|-----------|--|-------------------------|------------------------------------|-------------|
| | Subdivision | Quarter | Sec. Lot | | | General | School | Wild Land | Sidewalk or Sewer Main tenance | Sewer Tax | | | | Library Tax |
| <u>1951</u> | <u>8</u> | | <u>432</u> | | <u>500</u> | | <u>780</u> | <u>1500</u> | | | <u>75</u> | <u>23 55</u> | <u>24 55</u> | |
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Arrears of 1941 Paid.

PLEASE READ THIS:

- Make remittances payable at par to "District of Maple Ridge" and remit by Certified Cheque, Money Order, Express Order or Bank Draft.
- If the property described has been transferred, please forward this notice to the person now liable for the taxes.
- All or a portion of the taxes will be accepted at any time during office hours.
- Send stamped addressed envelope for mailing receipt back to you.

This Notice Must be Presented When Paying Taxes

H. M. Davenport, C.M.C., and Collector,
 (Postal Address) **Haney, B.C.**

Notice of Assessment, 1943.

Corporation of The District of Maple Ridge

9321

| Roll No. | Lot | Block or Quarter | Section or D.L. | Twp. | Map | Acreage | Value of Improvements | Value of Land Exclusive of Improvements | | |
|----------|-----|------------------|-----------------|------|------|---------|-----------------------|---|--------|--|
| | | | | | | | | Improved | Wild | |
| 1953 | 8. | | 7 | 17 | 1208 | 70. | \$ | \$ | \$ 500 | |
| | | | | | | | EXHIBIT NO. | 1208-5 | | |
| | | | | | | | DATE | NOV 26 1948 | | |
| | | | | | | | FILLED BY | K. A. Christie | | |

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, at 10.30 a.m. Section 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 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 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.

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

EXHIBIT No. _____

DATE Nov. 26 1948

FILED BY K. A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Itaro TRUYUKI Reg. No. 13291 File No. 9321

CATALOGUE NO.: Sold by Special Arrangement, the Director, the Veterans' Land Act.
BC/189-P First Offer.

PROPERTY ADDRESS: 8th Road - 25th Avenue, Whonnock, B. C.

LEGAL DESCRIPTION: Lot 8 of the North $\frac{1}{2}$ of Section 2, Township 12, Map 1208, Municipality
of Maple Ridge, D. N. W.

TITLE: Registered in the name of Itaro TRUYUKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 24661.

ASSESSED VALUE: Land \$500.00 Taxes \$23.55.

CLASSIFICATION: This is a very small fruit farm with dwelling and out-buildings. The
Custodian's representative reported on 1st December, 1942, that this
property had an area of 20 acres of which only a small portion was cleared
and planted to the following crops: strawberries, a small patch of rasp-
berries, some potatoes and fruit trees.1 - 1 storey 3 - room dwelling 26' x 32' in good condition. 1 woodshed
24' x 24'. 1 chicken house 6' x 10'. 1 bathhouse 6' x 8'. 1 packing
shed 6' x 8', while Itaro TRUYUKI declared on his Jp Form signed 16th May,
1942, that he had a 1 storey 3-room house. 1 bath house and 1 woodshed,
which was corroborated by the Custodian's representative.He was assessed for land only by the Municipality. Evidently he forgot
to take out a building permit.HISTORY OF
ADMINISTRATION: This property was apparently left vacant until after the beginning of 1943
when a deposit for rent in the sum of \$24.00 was paid in by a Mrs. E. Wendland.SOLD: To the Director, the Veterans' Land Act for \$226.00 as at January 1st, 1943.
Approval of Advisory Committee - June 1st, 1943.Funds released to the credit of Itaro TRUYUKI as at May 10th, 1944, against
which were the following charges: Registration Fees - \$3.00, Legal Fees -
\$15.00, Tax Arrears \$26.95 = \$44.95, leaving a net credit of \$381.05 from
said transaction.Adjustments as at the 1st January, 1943, to the amount of \$11.45 being Pur-
chaser's share of unexpired Fire Insurance Premium were placed to Itaro
TRUYUKI'S credit.The following Fire Insurance Policy:
North West Fire Insurance Co., Policy No. 205946 - \$650.00, covering the
1 storey dwelling. was transferred to the Director, the Veterans' Land Act.In view of the 1943 rents having been collected by the Custodian, viz., \$24.00,
a cheque for same was issued to the Director, the Veterans' Land Act November
17th, 1943.Certificate of Title No. 169886-E in the name of the Director,
the Veterans' Land Act. This summary is certified to be in
accordance with information on file. Dec. 28th, 1946 "D. A. Cramer"I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Mar. 22, 1949