

2525-

OFFICE OF THE CUSTODIAN JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: MITSUNAGA, Takehachi

HOME ADDRESS: 3925 Herd Road, Mission, B. C. (R. R. #1.)

REGISTRATION NUMBER 13281 SEX: Male AGE: 61

OCCUPATION: Strawberry Grower

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Nakao

ADDRESS OF WIFE OR HUSBAND: 3925 Herd Road, Mission, B. C.

NAMES OF ANY LIVING CHILDREN: Tomotau (M) Tomiko (F)

ADDRESS OF CHILDREN: 3925 Herd Road, Mission, B. C.

AGE OF CHILDREN: 12, 7.

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

1. LOCATION AND DESCRIPTION: The West Half of Lot 1 of the South West Quarter of Section Twenty, Township Seventeen, Map 905 in the District of New Westminster, B. C., Municipality of Mission, B. C. Title No. 79727-E. 3925 Herd Rd

2. BUILDINGS AND OTHER IMPROVEMENTS: Certificate of Title in owner's possession. Declarant has 1/3 interest in property of Lots 16, 17 of the South East Quarter of Sec. 20, Twp. 17, Map 951 in the District of New Westminster, B. C., Municipality of Mission, B. C. KelisxMax Title No. 109001-E. Owners: I. Uyemura, K. Shimoda & declarant. Title in K. Shimoda's possession. 2 storey, 5 room frame house on Lot One, and also a garage, a barn and a bath house. On Lot 16, 17 there is a 5 room frame house, packing house. This house is owned between the three owners.

3. INSURANCE (Give particulars; state where policies are) Royal Insurance Co. Ltd., Mission, B. C. Agent, F. S. Taylor, Mission, B. C. \$1850.00. Premium, \$38.00, every 3 years. Policy No. unknown. Policy is lost.

4. TAXES (Amount and where payable)

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Owner is occupant at 5 room house on Lot One, Twp. 17. House with 3 owners is rented to Mrs. Oliver, Mission, B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Lot 1, Title in owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. No person has any other interest in Lot 1. Lot 16 and 17 is owned by 3 owners, K. Shimoda, I. Uemura and declarant, of Lot 1. Lot 16 and 17 is owned by 3 owners, K. Shimoda, I. Uemura and declarant, of

9. IF FARM LAND STATE CROPS SOWN Strawberry, raspberries, blackberries and fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2 story 5 room frame house at 3925 Herd Rd., Mission, B. C.

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none Strawberry,

raspberries, blackberries and fruit trees.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, farm implements and personal effects in owner's possession

at 3925 Herd Rd., Mission, B. C.

Declarant has a 1937 Chevrolet car which is in the custody of the Police at

Hastings Park, Vancouver, B. C.

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: Reid
Reid & Phipps Ins. Co., Vancouver, B. C.
 on Chev. light delivery car. Premium, \$32.00 per year. Policy is believed to be in the possession of the Reid & Phipps Ins. Co., Vancouver, B. C. Policy No. unknown.
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)

\$50.00 Victory Bond, \$25.00 War Savings Certificate and a \$5.00 War Savings Certificate
in owner's possession.

8. BANK ACCOUNTS: none

Sun

9. LIFE INSURANCE: Manufacturers Life Ins. Co. \$1,000.00. Policy No. unknown.

Premium, \$82.00 per year paid to date. Beneficiary, wife, Nanea. Policy is lost.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS:

Household goods will be locked in
house 3925 Ford Rd. & key given to custodian

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 9th day of April 1942.

W. McCombs

Witness

(Signature)

J. J. J. J.

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug 31/43

Our File No. 2525

Full Name MITSUBA Takashi
(Surname in Block Letters)

Registration No. 13281

☒ Male - Female
(check)

Age March 5, 1901

Former Address R.R. #1, Mission, B.C.

Date Evacuated Sept 25/42 ? Naturalized - Canadian-Born - National
(check)

Present Address Ottoburne, Manitoba

☒ Married - Single
(check)

Name of Wife ^{nee} HOSHINAGA Nakac # 1126

Relat. Name of Husband

Name of Mother MITSUBA Chiyu (nee) Name of Father MITSUBA Hitaharu (nee)

Names of Children under 16 Tamatsu (M) 29/1/29

Tamiko (F) 1/12/34

Requested by Sturken

Registered with Custodian Yes
(Yes or No)

Additional Information Strawberry Growers. Owns 8 acres and
Land. 1/2 acre truck. Dr. Licence 178831.

Farm Appraisal Report

File No. JL-20

Land Description **West Part Lot 1, S.W. 1/4 Sec. 20, Tp. 17, Map 905, N.W.D.**Containing **3.86** AcresOwner's Name **MITSUMAGA, T.**Post Office Address **Mission**Nearest Rail Point **Mission**Distance **1 mile**Market Town **Mission**Distance **1 mile**Church (give denomination) **All denominations**Distance **1 mile**Nearest School **Mission**Distance **1 mile**State how property was identified: **By map and roads.**

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

On main highway, hard surfaced, good.EXHIBIT No. **921-3**Is this district a good one? **Fair district,**DATE **Sept. 16/48**FILED BY **Clément**Employment opportunity **Seasonal**Predominating Nationality and religion: **British, Protestant.**Describe Fencing and its condition: **Barbed wire one side - poor.**Value \$ **-**Water supply: **City water piped into house**Value \$ **-**

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 26	Frame	9'	Shgls.	20 yrs	Concrete	Fair	500.00
Verandah two sides, 7' wide								
BARN	X							
BARN	X							
GRANARY	X					Sills on		
Old House	18 x 24	Frame	9'	Shgls. old		ground	Poor	-
	8 x 24							
Garage	12 x 18	Frame	9'	Shgls. 20 yrs		Sills on	Fair	25.00
	6 x 18					ground		

Total present day value \$ **525.00**Total Value Buildings add to farm \$ **400.00**

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? **Dwelling habitable.**Describe the basement and chimneys: **Concrete basement, brick chimney from ground.**No. rooms downstairs? **4** Upstairs? **2** How finished **Boarded inside**Are buildings painted? **No** Condition of paint **Nil**Distance from nearest bush **No bush near.**

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

Cultivated Land

EC/252-P 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.5	Rolling and steep slope	Light clay 8"	Clay	Rasps, Straws, Logans. Good.	60.00	210.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
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	
.56	Steep waste.			-	-	

Total value of Land \$ 210.00

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 610.00

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

Occupied by Jap until recently. Neighbor states now rented. Tenant not seen.

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

Small fruits and vegetables, etc.

Noxious weeds:

Fairly free of weeds.

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

1942 taxes - \$18.72.

Mission Municipality.

Date: May 7th, 1942.
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 6th day of May 19 42.

Inspector's Signature

"R. W. BROWN"

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

Farm Appraisal Report

Remarks: This property can hardly be classed as a farm as the acreage is too small. Soil is fairly good but the land is mostly rotting, being steep in places. Land is in a good state of cultivation and the crops are mostly good. Fencing is negligible, and domestic water is obtained from the City system and is piped into the house. The old house is in poor shape and is of little or no value. It is doubtful if anyone but an Oriental could make a living and payments from this property. Electric light in the house.

Growing crops have not been valued, and consist of strawberries, raspberries and loganberries.

Property is on the main highway to Vancouver at the intersection of the Hurd road.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

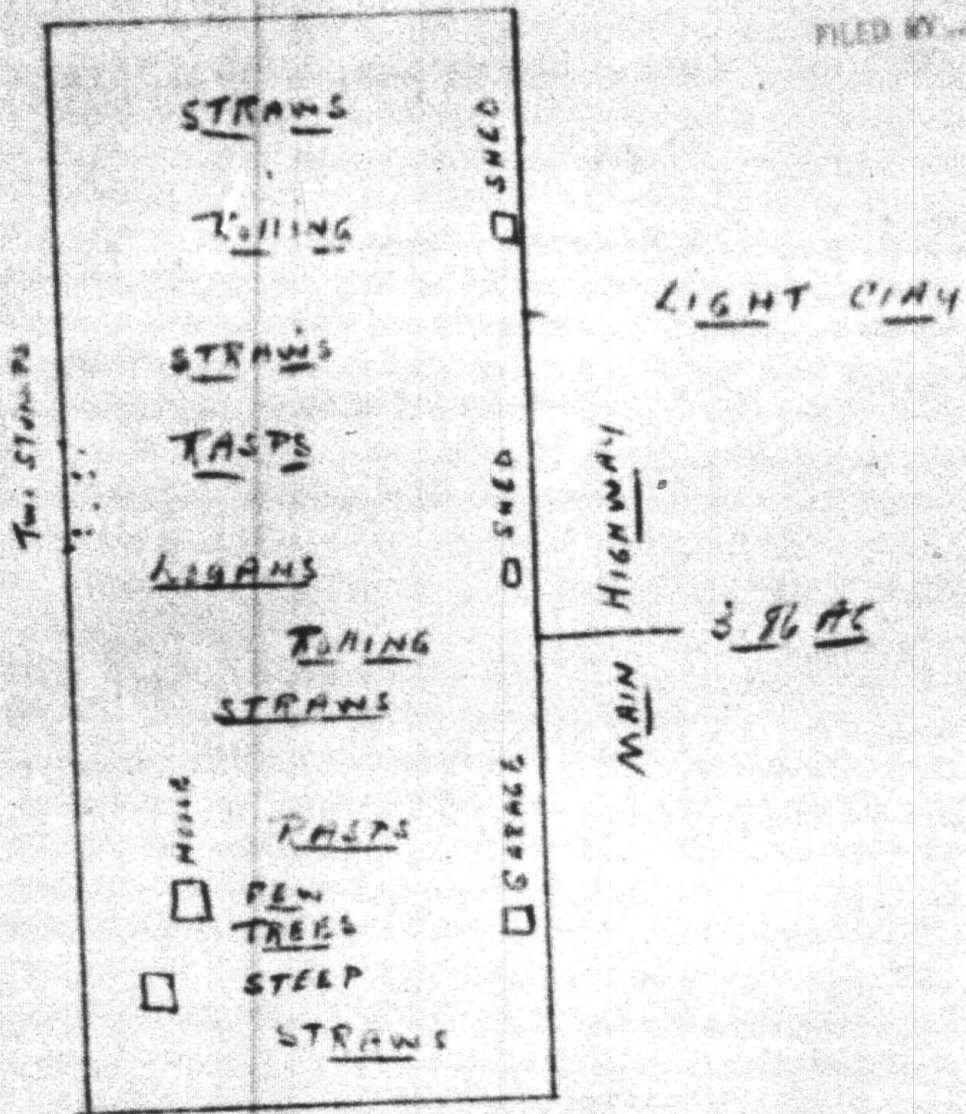
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

SCALE 2CM = 1"

EXHIBIT No. With 921-3
DATE _____
FILED BY _____



HURD ROAD
W 1/4 LOT 1, SW 1/4 SEC 20, T17 MAP 905 3.96 AC
T. MITSUNAGA
R. W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is \$ 600.00

Date 15th May 1942.

"I. T. BARNET"
District Superintendent.

REAL PROPERTY SUMMARY

File 2525

V.L.A. B.C. 252-P

JAPANESE NAME: Takehashi MITSUNAGA - - Reg. No. 13281.

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

PROPERTY ADDRESS: Mission, B. C.

LEGAL DESCRIPTION: W. $\frac{1}{2}$ of S.W. $\frac{1}{4}$, Sec. 20, Twp. 17, Map 905,
Municipality of Mission, B.N.W.

TITLE: In the name of Takehashi MITSUNAGA.

ENCUMBRANCE: Vesting in Custodian No. 24363, July 21st, 1942.

ASSESSED VALUE: 3.86 acres. 1943.
Land \$270.00
Improvements \$750.00 Total \$1020.00, Taxes \$18.72.

CLASSIFICATION: Berry farm and dwelling. No inspection report on file.
Lease states that on the land there were $1\frac{1}{2}$ acres straw-
berries, $1\frac{1}{2}$ acres raspberries and $\frac{1}{2}$ acre blackberries -
 $3\frac{1}{2}$ acres in crop of a total of 3.86 acres. The buildings
were insured for \$1000.00 and contents for \$400.00.

HISTORY OF
ADMINISTRATION: By provision of lease dated 13th April 1942 the administration
of the property was in the Pacific Co-Operative Union until
the owner resumed occupation. In this lease Takehashi
Mitsunaga is lessor and Andrew Thompson lessee, the rental
\$400.00 for a term of one year, with provisions in event
of crop failure for occupation by the lessee during the
year 1943 free of rental, and provisions for continuation
of the lease at the option of the Pacific Co-Operative
Union. Thompson gave a note for this \$400.00 to the Pacific
Co-Operative Union and Mitsunaga endorsed the note. The
net revenue from the crop was \$249.40, leaving a balance
of \$150.60. Thompson died leaving no estate and this
balance became a personal liability of Mitsunaga who is a
paralytic.

The Pacific Co-Operative rented the property to a Mrs.
Rawson for the year 1943 for \$100.00 and this amount was
transmitted to the Custodian and allowed to The Director,
The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$599.00 as
at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to Takehashi Mitsunaga - sale price \$599.00 plus
refund on insurance \$17.52, \$616.52, less insurance \$28.00
Certificate of Encumbrance \$1.00, taxes \$21.41, registration

FUNDS:

fee \$3.00, legal fee \$15.00, total debits \$68.41. Net released \$548.11.

TITLE:

Included in C. of T. 170733-E and consideration paid to Custodian by The Director, The Veterans' Land Act cheque dated 9th March 1944.

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

Paul Macpherson

DATED October 26th, 1945.

File No. 2525

REAL PROPERTY SUMMARY FOR CLAIM

June 16/48.

CLAIMANT:

(Mr.) Takehachi MITSUNAGA

Reg. No. 13281.

(Wife, Nakae, signed claim, her husband is an invalid)

PROP. SUBJECT
OF CLAIM:
(PARCEL "1")

Mission, B.C.

(V.L.A.)

being
West half of Lot 1 of the S.W. $\frac{1}{4}$ of Sec. 20,
Twp. 17, Map 905, Mun. of Mission, D.N.W.

CLAIM:

Estimated fair market value as per claim:

Land	\$1325.00
Buildings	1400.00
	<u>2725.00</u>

Custodian Cr. as per claim 592.11
(Actual Gross Selling Price \$599.00)

CLAIM - \$2132.89

REFERENCESHISTORY

JP

Declared April 9th, 1942.

RP.1

C of E #49766, dated August 17th, 1942, notes vesting in the Custodian.

RP.2

1943 Assessed Value

Land	\$270.00
Improvements	750.00

RP.3

V.L.A. valuation, May 6th, 1942, \$610.00.

RP.4

Takehachi MITSUNAGA advised of sale of property, May 27/44, \$599.00, and provided with Statement of Sale and Statement of Account.

Statement of Account to date.

(PARCEL "2")

PROP. SUBJECT
OF CLAIM:Lots 16 & 17 of the S.E. $\frac{1}{4}$, Sec. 20, Twp. 17, Map 951, D.N.W. (V.L.A.)

CLAIM:

Estimated fair market value as per claim:

Land	\$2300.00
Buildings	125.00
	<u>2425.00</u>

Custodian Cr. as per claim 483.00
(Actual Gross Selling Price \$483.)\$1942.00Joint owners - Mitsunaga, Takehachi 1/3 loss \$647.33
Shimoda, Kumeji
Uyemura, Ichijiro (deceased)

Cont'd. on Page 2.

File No. 2525.

June 16/48.

(Cont'd. from Page 1)

Re: Lots 16 & 17 of the S.E. $\frac{1}{4}$ of Sec. 20, Twp.17,
Map 951, D.N.W.

See Case No. 851 - File No. 3265, Kumeji SHIMODA.

See also Files 4439 - Chizu NAKAMURA and
5434 - Ichijiro UYEMURA.

J. Spratt

/JS

REAL PROPERTY SUMMARY

Files 2525, 5432, 3265.

V.L.A. B.C. 286-P

JAPANESE NAMES: Takehashi MITSUNAGA - - Reg. No. 13281
Ichiro UYEMURA - - Reg. No. 13217
Kumeji SHIMODA - - Reg. No. 13251.

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

PROPERTY ADDRESS: 3925 Hurd Road, Mission, B. C.

LEGAL DESCRIPTION: Lots 16 & 17 of the S.E. 1/4 of Sec. 20, Twp. 17,
Map 951, Municipality of Mission, D.N.W.

TITLE: In names of Takehashi MITSUNAGA, Ichiro UYEMURA
and Kumeichi SHIMODA.

ENCUMBRANCE: Road Right of Way Map 4897.
Vesting in Custodian, No. 24225, 29th June, 1942.

ASSESSED VALUE: 9.8 acres 1943 -
Land \$490.00
Improvements \$500.00 Total \$990.00, Taxes 1942 \$12.15.

CLASSIFICATION: Berry farm and dwelling. Custodian's representative re-
ported on 4th May 1942 an unspecified area in crop, straw-
berries, blackberries, raspberries and fruit trees, a 2
storey frame house of about 24 x 32 of 5 rooms, in fair
condition and a garage, barn and bath house. The property
was then occupied by A. Oliver, lessee.

HISTORY OF ADMINISTRATION: Rented month by month by the owners to A. Oliver, at
\$4.50 per month, from 1st February 1942 to 31st October
1943, total rental \$94.55, of which 10 months rental
1st January to 31st October 1943 was allowed to The
Director, The Veterans' Land Act.

SOLE: To The Director, The Veterans' Land Act for \$483.00 as at
1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to credit of above registered owners, joint
account, - sale price \$483.00 plus rental \$94.50, total
\$577.50, less commission \$135.00, taxes \$21.75, Certificate
of Encumbrance \$1.00, registration fee \$3.00, legal fee
\$15.00, allowance of rental to The Director, The Veterans'
Land Act \$45.00, total debit \$87.10. Net amount released
\$490.40.

TITLE: Included in C. of T. 171895-E and payment of consideration
to Custodian made by The Director, The Veterans' Land Act
cheque dated 28th April 1944.

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

DATED October 26th, 1945.

John MacKinnon

REG. NO.	13261	NAME	MITSUNAGA, Takehachi		FILE NO.	2525
ASSURED THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.						
ROYAL Insurance Co. of Liverpool	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
	E/714341	\$1,400.00	\$ 28.00	2%	36 mons.	Aug. 18, 1945
PROPERTY INSURED \$1,000.00 On the 1 1/2 story frame bldg. with shingles roof occupied as a dwell- ing. \$ 400.00 On the household contents therein.		LOCATION W 1/2 of Lot 1, SW 1/4 Sec. 20 Tp. 17 (4 acres) - North side Prov. Highway, Mission, B. C.				
LOSS PAYABLE		INSURANCE AGENT			RENTAL AGENT	
		Royal Insurance Co.				
ENDORSEMENTS <i>Blage transferred to S.S.B.</i>						

REG
NO.

13281

NAME

ITSUNAGA, Takehachi

FILE
NO.

2525

COMPANY

Royal Insurance Co.
of Liverpool

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

Blag transferred to T.L.V.

8/714341

\$1400.00

Aug. 18

1945

W¹ Lot 1, SW¹ Sec. 20, Tp. 17
North side Prov. Highway,
Mission, B. C.

REG.
NO.

13761

NAME

MITSUNAGA, Takehachi

FILE
NO.

2525

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

Royal Insurance Co.
of Liverpool*Policy transferred to V.L.A.*
6/714341 \$1400.00 Aug. 18 1945W 1/2 Lot 1, SW 1/4 Sec. 20, Tp. 17
North side Prov. Highway,
Mission, B. C.November 1st, 1945.

The above Japanese declared a policy with \$1850.00 coverage. Upon obtaining a copy of the policy however, it was found to be for \$1900.00 covering the dwelling for \$1000.00 and the household effects for \$900.00 with the expiry date August 18, 1942.

This policy was renewed by the Custodian however reducing the household effect coverage to \$400.00 as it appeared that the Japanese had disposed of a part of his effects. The premium on the renewal amounting to \$28.00 was charged to his account.

The proportion of insurance covering the dwelling was transferred to the Veterans' Land Act who purchased the property, and \$17.52 was refunded to the account. The proportion covering the household effects expired on August 18th, 1945 and was not renewed.

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

Dated: November 2, 1945
WEA:EH

W.E. Cameron

9/16

2525
13281

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/252-P
(JL-20)

Vancouver, B.C.

Dalson
MITSUBUAGA, Sakuhachi.
A.C. Duncan Crux, Esq.,
Randall Building,
335 West Georgia St.,
Vancouver, B.C.

Dear Sir:-

Re: West half of Lot 1, South-
West $\frac{1}{4}$, Section 20, Twp. 17,
Map 905, MUNICIPALITY OF
MISSION.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 170753-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 19,426.23, in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

\$ 599.00 ✓

Less arrears of taxes to
January 1st, 1943,

\$ 21.41 ✓

Amount paid to Secretary of State -

\$ 577.59 /

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate heretof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

EKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

MAY 12 1944

Yato

Solicitor for
The Secretary of State

2525 / 3265 / 5434
13281 / 13251 / 13217

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/286-P

(JL-76)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,
Randall Building,
525 West Georgia St.,
Vancouver, B. C.

MITSUNAGA, Takehachi
SHIMODA, Kameji
UYEMURA, Shigoro

Dear Sir:-

Re: Lots 16 and 17 of the S.E. 1/4 Sec. 20,
Twp. 17, Map 951, MUNICIPALITY OF
MISSION.


I beg to acknowledge receipt of Duplicate
Certificate of Title No. 171895-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 14,372.91, in favour of The Secretary of State,
forwarded to you and dated April 28, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$	<u>483.00</u> ✓
Loss arrears of taxes to January 1st, 1943,	- \$	<u>9.60</u> ✓
Amount paid to Secretary of State	- \$	<u>473.40</u> ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,


T. Todrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase
price in full of the land above described.

MAY 27 1944

Date

Solicitor for
The Secretary of State

K.P.4

J.L. No. 20

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 2525

Reg. No. 13281

506 Royal Bank Building,
Vancouver, B. C.

Mr. Takahachi NITSUNAGA,
P. O. Box 16,
St. Pierre, Manitoba.

MAY 27 1944

Dear Sir:

Re: 3925 Hurd Rd., Mission, B. C.
Municipality of Mission, W. $\frac{1}{2}$ of Lot 1 of the S.W. $\frac{1}{4}$ of Sec. 20,
Tp. 17, Map 905, Dis. of New Westminster, C. of E. 49766.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 599.00
Add:	
Unexpired insurance premium as at January 1st, 1943	17.52
	<u>616.52</u>
Less:	
Tax arrears to December 31st, 1942	21.41
Registration fee	3.00
Encumbrance—Principal	
—Interest	
	<u>24.41</u>
Net proceeds of sale	\$ 592.11

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

File No. 2525.

June 17/48.

MEMORANDUM - Government Counsel.

Re: Takehachi MITSUNAGA
Registration No. 13281.

Nakae MITSUNAGA, wife of Takehachi MITSUNAGA, signed claim and it would seem that she is claiming on behalf of her husband who is an invalid.

Nakae (File 3586) does not declare owning property of any kind in the protected area.

List of chattels included in lease between T. MITSUNAGA and A. Thompson will be found on claim file.

Chattels reported by Bardwell on claim file.

AND

Additional chattels belonging to the above Japanese on list by R.M. Anderson, June 11/43 - on claim file.

See memo June 22/43 from Mr. Green.

Memo December 5/45, lists certain chattels that were supposed to be on the property. These chattels correspond with list of chattels included in lease to A. Thompson. We have no further record or information on file regarding MITSUNAGA'S chattels.

/JS

J. Spratt

File No. 2525

October 10th, 1944


CLAIMS DEPARTMENT

Takahachi MITSUNAGA - Reg. No. 13281

CREDITORS:-

1. Pacific Co-Operative Union \$264.24 - 150⁶⁹ see letter 5/11/44

A/c late Andrew Thompson.
Contingent liability of Takahachi MITSUNAGA
on a/c of his endorsing a note of Andrew
Thompson for \$400.00 - Apr. 5/42 as per copy on
this file in favor of Pacific Co-Operative Union.
See our L-20/8/43 to W. S. Ure.



NO CLAIMS ON WIFE'S FILE NO. 3586.

BRD:ND

C. B. J. \$538⁰⁹ \$258⁰⁹ L. S. D. V. L. A.
17.11.44 1.3.45

LIABILITY SUMMARY

File No. 2525

November 5th, 1945.

Re: MITSUMAGA, Takehachi - Reg. No. 13281

The above Japanese declared no liabilities.

When leaving his property however he entered into an agreement with a Mr. Andrew Thompson for ten months lease, consideration being \$400.00. Thompson apparently borrowed the money from the Pacific Co-operative Union to pay this consideration and he received \$204.97 cash and a Pacific Co-operative Union post-dated cheque for \$195.03. The Custodian collected this latter cheque and credited to his account on April 17, 1943. When Thompson borrowed the money he gave his promissory note for the \$400.00 payable on demand and MITSUNAGA endorsed same.

Mr. Thompson died leaving in the Fall of 1942 ^{leaving} an outstanding balance unpaid at the Pacific Co-operative Union of \$264.24 and the P.C.U. made claim of this amount against MITSUNAGA. The writer examined the account at the P.C.U. and had the claim reduced to \$150.60 as being pertinent to the endorsed note. The liability was acknowledged by MITSUNAGA on August 31st, 1945.

The P.C.U. originally filed a claim for \$79.97 being MITSUNAGA's personal account. However, this was apparently paid prior to evacuation.

The following claims were also filed against MITSUNAGA:

Dr. E. J. Eacrett	\$8.00
Dr. W. H. McIntyre	\$10.00

These two accounts were referred to him for acknowledgment which was received in his letter of December 8th, 1943. The two accounts were paid from this office.

The P.C.U. account of \$150.60 being claim under the endorsed note was paid through this office.

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

Dated: November 5th, 1945
WEA:EH

W E Eacrett

MEMORANDUM

To: File 2525

April 14, 1944.

From: Specified Articles Department

Re: MITSUNAGA, Takehachi - Reg. 13281

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1937 Chevrolet No. T176 License No. (41) CX 537	Not given

The above truck was transferred to the Pacific Co-operative Union on March 4, 1942, and was later sold for \$450.00.

✓

St. Pierre,
Manitoba

Aug. 31, 1945

To Department of Labour, Japanese Division
749 Somerset Building
Winnipeg, Man.

Dear Sirs:

This will be authority for the Office of
the Custodian to pay to the Pacific Co-operative Union
the Sum of One Hundred and Fifty Dollars and Sixty Cents
(\$150.60), due by me to said Union, and payable from
funds in hands of the Custodian, retained from my assets
by them for this purpose.

Signed,

R. Intermingo

Witness:

N. Shimizu

7525
LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

mitsunaga.T. of Mission and A.Thompson.

✓ 2 Kitchen stoves
✓ 1 Living-room stove
✓ 3 Cupboards
✓ 1 Scale
✓ 3 Tables
✓ 6 Chairs
✓ 1 Big sofa
✓ 2 Shovels
✓ 2 Hooks
✓ 2 Mattocks
✓ 4 Felling saws
✓ 1 Sledge hammer
✓ 2 Wedges
✓ 1 Peevee
✓ 1 Axe
✓ 5 Scythe
✓ 1 Closet

Signed by one " A . Shampson "

" MITSUNAGA says 3 beds left and Thompson agreed thereto "

Mr.Campbell's File No.500

EXHIBIT No. 921-5
DATE Sept. 16/48
FILED BY Cramer

REPORT

ON EVACUATED JAPANESE PROPERTY

MUNICIPALITY Mission,

DATE: May 4th, 1942

NAME: MITSUNAGA. Takehachi,

REGISTRATION NO 13281

ADDRESS: 3925 Herd Road, Mission, B7C.

HOUSE NO. XXXXXXXXXXXXXXXX

PROPERTY:

ACREAGE: Not given.

KIND OF CROPS: Strawberries. Rasberries. Blackberries & Fruit Trees.

APPROX. ACREAGE OF EACH: Not given.

HOUSE:

VACANT

OCCUPIED Yes.

DESCRIPTION: 2 Story house. wooden frame. ROOF: Shingle roof.

SIZE: About 24x32

NO. ROOMS:

5

CONDITION: Fair.

OTHER BUILDINGS: Garage, Barn, Bath house.

NAME OF LESSEE OR RENTOR: A. Oliver Lessee, living in the house.

no. TERMS: Leased through Pacific Co-operative Union to him for \$400.00

REMARKS: Inventory of chattels attached.

EXHIBIT NO.

921-6

DATE

Sept. 14/42

FILED BY

Crown

Le Bandwell

Inventory of Property. MITSUNAGA. Takehachi, # 13281.

- 1 Wardrobe.
- ✓ 1 Day bed.
- ✓ 1 Heater.
- 1 Gramophone.
- 2 Beds complete.
- ✓ 1 Kitchen range.
- ✓ 1 Bdl. Garden tools.

Stored in the house at 3925 Herd Road, Mission, B.C.

Property leased to A. Oliver^{*} through the Pacific Co-operative. Union.
for \$400.00.

** No, A. Oliver is on another property, lots 16, 17 &c. &c.
3925 Herd Road is rented to Mrs. Lawson.*

HLB

ADDITIONAL CHATTELS BELONGING

TO

mitsunaga, Takehachi #13281.
3925 Hurd Rd., Mission B.C.

(W. 1/2 of lot 1, SW 1/4 Sect 17, T. 17 N., R. 12 W.)

MAIN FLOOR

- ✓ 1 Round table (H.M.)
- ✓ 4 Kitchen chairs.
- ✓ 2 Cupboards. (H.M.)
- ✓ 1 Bookcase. " "
- ✓ 2 Kitchen tables.

Sm. qu. of utensils.

1 Enamel sink.

5 Blinds.

Sm. qu. of dishes. (loose)

ATTIC

- 1 Ctn. of linen and misc. clothes.
- 1 Picnic basket.
- 1 Set of books.
- Lge. qu. of loose clothes etc. (loose)
- 2 Shrine cases.
- 1 Gasoline camp stove (portable)

Property now leased to Mrs. I. Rowson.

Signed.

Alvin Anderson
June 11/43.

EXHIBIT No.

DATE

FILLED BY

921-7
Sept. 16/48
Crown

Parcel No. 2

Municipality of Mission - Lots 16 and 17 of the South East quarter
of Section Twenty (20) Township 17, Map 951, Dis. of New Westminster
C. of E. 52117 Title No. 109001 E 9.8 acres

Land	\$2300.00
Building	125.00
Total Value	2425.00

Amount at which Custodian sold property	\$ 483.00
Loss	1942.00

Joint owners -	Mitsunaga, Takehachi	1/3 loss	\$647.33
	Shimoda, Kumeji		
	Uyemura, Ishijiro (deceased)		

NOV 28 1947

20
BC 2528
2525
End 2

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.

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

- (1) NAME Mitsunaga Takahachi (RCMP) Reg. No. 13281
(Print) Surname Given Name
- (2) Pre-Evacuation Address R.R. #1, Mission City, B.C.
- (3) Present Address Box 16, St. Pierre, Manitoba.
- (4) REAL ESTATE
- (a) Street Address (if any) Mission, B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.) (Parcel 1) The West half of Lot one (1) of the South West Quarter of Sec. twenty (20) Township Seventeen (17) Map 905 in the District of New Westminster.
(Parcel 2) The Municipality of Mission - Lot 16 & 17 of the South East quarter of Sec. 20 Township 17, Map 951, District of New Westminster, C. of E. 52117 Title No. 109001 E 9.8 x acres.
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Type of business _____
(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.) Parcel No. 1 - sole owner
Parcel No. 2 - one third interest
- Parcel 1
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- | | |
|---|------------|
| (i) Land | \$ 1325.00 |
| (ii) Buildings | \$ 1400.00 |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | \$ |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) | \$ 2725.00 |
| (v) Amount at which Custodian sold property and credited your account | \$ 592.11 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ 2132.89 |
| Parcel 2 - attached - loss | 647.33 |
| Total loss | 2780.22 |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
On my farm
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Farm
- (c) How stored or packed at time of evacuation Left on premises

(over)

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.

A.D. 1947. *h. J. Thompson*
A Commissioner etc.

this 24th day of November
in the Province of Manitoba

DECLARED before me at the City

is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".
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

DO SOLEMNLY DECLARE THAT: My husband Takehachi Mitsunaga is an invalid confined to his bed of St. Pierre in the Province of Manitoba of the Village

Takehachi Mitsunaga

DOMINION OF CANADA
Province of Manitoba
TO WIT:

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.

W. Thompson

(6) (a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? Yes or no. Yes

(7) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) \$ 3105.22

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.

TOTAL CLAIM FOR PROPERTY LOSS	
10. Estimated Value \$	
9. Estimated Value \$	
8. Estimated Value \$	
7. Estimated Value \$	
6. Estimated Value \$	
5. Estimated Value \$	
4. Estimated Value \$	
3. Estimated Value \$	
2. Chassis left on premises in care Custodian	Estimated Value \$ 125.00
1. Truck - Chev. Light Delivery 1937	Estimated Value \$ 200.00
(e) Itemized description of personal property which is the subject of the claim:	
Truck - Custodian	Sold
Chassis - A. Thompson, Municipal Police, Mission City, B.C.	Loss

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to 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")

To be handed to the applicant.

Licence No. CX537

Year 19 41

PROVINCE OF BRITISH COLUMBIA.

"MOTOR-VEHICLE ACT."

Revenue
Receipt

Nº 78192 F

TRANSFER OF LICENCE FOR MOTOR-VEHICLE.

THIS IS TO CERTIFY THAT, notice having been filed with me pursuant to the provisions of the "Motor-vehicle Act" of the transfer of the motor-vehicle registered under Motor-vehicle Licence No. CX537 from Takekachi Mitsunaga of Mission, B.C., as vendor, to Pacific Co Op Union of ", B.C., as purchaser, and the prescribed transfer fee of seventy-five cents having been paid to me, the said licence is hereby transferred to the said purchaser of the motor-vehicle.

Dated this 4 day of March

19 42 at Mission, B.C.

COMMISSIONER OF PROVINCIAL POLICE

Per

(Signature of issuing official.)

Official position



ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

T176

FOR USE WHEN APPLICABLE

Detachment File No.
 Sub-Division File No.
 Division File No. **E269-0-15-3**
 Headquarters File No.

Detachment
 Sub-Division
 Division
 Date **(E) March 19,**

19 42

RE: **Takehachi MITSUNAGA New Frank Rd MISSION B C**
 On **March 19 19 42 I Goodfellow K E**
MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. P.C. 1406

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO.	(41) CX 537	TIRE NUMBERS
MAKE & MODEL	Chev Light Del.	37
SERIAL NO.	7150308138	
ENGINE NO.	662036	
SPEEDOMETER READING	Broken	
CONDITION	Fair	
EXTRA EQUIPMENT	Nil	
DESCRIPTION & CONDITION VERIFIED	Appearance is Fair	
	<i>X J. Montague</i> Signature of Owner	13281
	Japanese Registration No.	
<p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><i>E. A. Brusa</i></p>		
DATE:	March 19/42	<i>K. E. Goodfellow</i> SIGNATURE OF MEMBER SUBMITTING REPORT

2525 ✓
3586

8th April, 1943.

Mrs. Takehachi (Nakae) MITSUNAGA,
Registration No. 13268,
P.O. Box 16,
St. Pierre, Manitoba.

Dear Madam:

We enclose herewith our cheque for \$50.00, being payment on account of funds which we hold to your credit. We ask that you kindly acknowledge receipt of this cheque.

Pursuant to your letters of March 29th to us and of March 24th to Mr. Shimek, we give you herewith a statement of your husband's account with this office:-

By Sale of truck by Pacific Co-Op. Union	\$265.54	
" Rent on account	25.00	
To Land Registry Office, Certificate of Encumbrance	\$ 1.00	
" Fire insurance on buildings	28.00	
" Cheque herewith	50.00	
" Balance	211.54	
	<u>\$290.54</u>	<u>\$290.54</u>

By Balance at credit - \$211.54.

Your truck was sold by the Pacific Co-Operative Union for the sum of \$450.00, of which \$265.54 has been remitted to this office while the balance of \$184.46 will be paid at crop time.

We have on file two claims against your husband: Dr. W.H. McIntyre for \$10.00 and Dr. E.J. Racett for \$8.00. If you have paid these claims please advise us; if not, we will be pleased to do so on your behalf. Also, kindly advise us if the taxes on your property were paid by your husband before evacuation.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF
Encl:

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65 Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

July 31st, 1943.

EVACUAT	AUG 2 1943
Recd	
File No.	2525
Ans.	RA
Referred	Alexander

Mr. R. P. Alexander, Manager,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Gentlemen:

Re: File No. 2525 - T. Mitsunaga
and the Late Andrew Thompson

Enclosed please find a copy of the note given by Mr. A. Thompson for \$400.00 and endorsed by Mr. Mitsunaga. When Mr. Thompson suffered his fatal accident he left nothing whatsoever, in other words he died penniless. He was on the old age pension. The Mitsunaga farm is very similar to the Shigehiro farm which is burned out which is also true of part of the Kato farm. Mr. Thompson had no chance from the beginning, did his best while he was on the farm. We, therefore, will have to keep this amount of \$264.00 charged to Mr. Mitsunaga's account since there seems to be no room in this case for any future corrections. X

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

J.B. Shimek
J. B. Shimek Gen. Mgr. *Per E.K.*

JBS/EX

EVICUTION SECTION	
Rec'd	APR 3 1943
File No.	252573586
Ass.	
Referred	Anderson

auth.

H. Pierre Man
Box 16
March 29/42

Dear Sir,

You send letters of their possession in B.C. homes to other people around here. But being in Manitoba for almost a year we have never been informed from you about our things in B.C. We'd like you to send a man to find out what there is. If how-ever anything is missing please say that they are restored.

Last year in September our fire insurance is cut off so could you please pay the premiums.

P.P.

What have you done to our truck now. Mr. Shindak is suppose to tell us but he doesn't answer our letters.

Yours Truly
Mrs. J. Hishunaga

Statement of Account.

Takehachi MITSUNAGA

File No. 2525
Reg. No. 13261.

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	September 9	Fire Insurance premium	\$ 28.00		\$
1943	January 1	Credit re Sale of Property		592.11	
	April 10	Land Registry Office C/E	1.00		
		P.C.U. Sale of Truck		150.00	
		Cheque to you	50.00		
	17	P.C.U. cheque		105.03	
	Sept. 29	Cheque to you	50.00		
	December 10	Sun Life Assurance Co.	73.75		
1944	February 1	Dr. W.L. McIntyre a/c paid	10.00		
	March 8	Dr. E.J. Eacrett "	8.00		
		P.C.U. Interest on Shares		1.60	
		" "		.04	
	November 2	Sun Life Assurance Co.	100.00		
	December 20	Cheque to you 3 @ \$100. 4 @ \$60.00	540.00		
1945	March 6	From Joint a/c. Proportion of proceeds of Sale of Real Property		140.00	
	April 23	Legal fees re Sale of Property	15.00		
	May 4	Cheques to you 5 @ \$60.00 ea. Jan. to May	300.00		
	12	P.C.U. Interest on shares \$1.60 and \$0.04		1.64	
	June 4	Cheque to you	54.07		
	August 6	B.C.E.R. Co. Ltd.. Security Deposit refund		2.68	
1946	March 2	Final distribution from Joint a/c		13.30	
1947	January 24	P.C.U. Interest on Shares \$1.60 and \$0.04		1.64	
1948	January 10	" Shares redeemed		50.00	
	February 19	" Interest on Shares \$2.40 and \$0.04		2.44	
	March 19	" " " \$2.40 and \$0.04		2.44	
			\$1229.82	\$1122.92	- \$ 253.10 CR

June 18/48.
/JS

CASE NO. 921

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

BEFORE

10

(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba

September 16th, 1948.

IN THE MATTER OF THE CLAIM OFTAKEMACHI MITSUNAGA

20

PROCEEDINGS AT HEARINGAPPEARANCES:

F.M. FERG., Esq.,	Appearing for the Dominion Government.
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S.M. CHERNIAK, Esq.,	Appearing for the Claimant.
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G.M.R. UPTON, Esq., Official Interpreter.

MARK H. FRANGE, Esq., Official Reporter.

30

Nakai Mitsunaga
In Chief.

NAKAI MITSUNAGA, Wife of the Claimant,
herein, being first duly sworn, test-
ified as follows:

MR. CHERNIACK: I might explain, Your Honour that
Mr. Mitsunaga is completely paralyzed to the
extent where he cannot speak. He is residing in
St. Pierre, Manitoba and is unable to present the
claim. The witness here is his wife who is
presenting the claim on his behalf as well as
she will be able to do.

10

The claim indicates that there are two
parcels of land. Parcel number 2 is a parcel
in which the Claimant had a one third interest.
The other two owners are a Mr. Shimoda, whose
claim was heard before the Commissioner in the
Spring as case 4551. The other owner is a man
whose name I do not recall off hand.

THE COMMISSIONER: It is down here, Ichijiro
Uyemura.

20

MR. CHERNIACK: Yes, who is apparently deceased.
I believe, however, that his claim was presented
in Lethbridge before the Commissioner.

MR. FERG: I think that is right.

THE COMMISSIONER: And all the evidence regarding
this property was given to the commission?

MR. CHERNIACK: Yes, Your Honour.

MR. FERG: The file number for the estate of Ichijiro
Uyemura is 5434 and the other one, Kameji Shimoda,
the file is 3265.

30

MR. CHERNIACK: I am under the impression, Your

H. Mitsunaga.
In Chief.

Honour that the two portions of this claim heard by the Commissioner vary somewhat, but I will have this witness accept the evidence given locally by Mr. Shimoda.

THE COMMISSIONER: Is it necessary to read the evidence to her or can she just say she is satisfied with the evidence and the values placed on it.

10 MR. CHERNIACK: That is correct, Your Honour, we have reviewed the evidence with her and she will be in a position to accept it. I ask leave to amend Your Honour. In relation to parcel 1 owned by the Claimant, the total value is \$2,700.00; the Custodian's sale price \$599.00; the loss is therefore \$2,101.00. In relation to parcel 2 and to bring it into conformity with Mr. Shimoda's claim, we are showing a value of \$2,100.00, the Custodian's sale price \$485.00 and the loss \$1,615.00; the Claimants share of that is one third or \$539.00. The total claim for real estate is therefore \$2,640.00. I might as well indicate, Your Honour, as to the personal chattels, we are withdrawing the claim for the truck but we are showing the value of chattels at \$120.00.

20 THE COMMISSIONER: That is the value.

MR. CHERNIACK: That is the value and the loss Your Honour.

30 THE COMMISSIONER: There was nothing recovered?

4.
H. Mitsunaga,
In Chief.

MR. CHERNIAK: None, Sir.

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mrs. Mitsunaga, I believe that you reviewed a claim that was presented by Mr. Shimoda in connection with the property that you owned jointly with him and Mr. Uyemura?

A Yes.

Q And do you accept, on behalf of your husband, the evidence of the valuations given by Mr. Shimoda? A Yes.

Q Now I show you two typewritten statements relating firstly to the property which your husband owned in his own name and secondly to the chattels that were left in your home?

A Yes.

Q And are these your signatures on the documents?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge, information and belief?

A Yes.

MR. CHERNIAK: I file as Exhibits 1 and 2 respectively, Your Honour the real estate statement relating to Parcel 1 and the personal chattel statement.

(REAL ESTATE STATEMENT, parcel 1)

(EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I will file the S.S.B. Appraisal as Exhibit 3 and

5.
H. Mitsunaga.
In Chief.

the Custodian's Analysis Sheet as Exhibit 4.

(S.S.B. APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: Exhibit 1 sets out that this property was purchased from Mr. K. Shimoda in 1925 for \$1,325.00. The property consists of 3.86 acres. At the time of purchase 3 acres were cleared and .86 acres were not cleared. The claimant sets out that he cleared half an acres after purchase and that there were about ten mixed fruit trees planted in addition to six that were already on the property. At time of purchase in addition to the house there was three packing sheds and six mixed fruit trees. The Claimant lists the house which was built in 1928, three years after purchase, giving a full description of the house, 22 x 26, frame, full concrete basement, fir siding inside "V" joint walls, fir floor, varnished, two storeys high and containing five rooms. He estimates the total cost at \$2,600.00. The Exhibit then refers to the old house which was on the property when he bought it and he states that this house was used as a pickers house. He indicates that they dug a rhubarb forcing room under the old house 26 x 26 and 7 feet deep, frame, in 1927, but he doesn't know the cost of same. In 1933 there was a garage 12 x 18 built at an estimated cost of \$75.00. The Claimant sets out that the appraiser has greatly undervalued both the land and the

6.
N. Mitsunaga.
-in Chief.

10 buildings. He states that his home was only fourteen years old and not twenty and that it was in good condition and that it was worth considerably more than \$800.00. He states that the garage was nine years old and not twenty and that the old house was used as a pickers house and it and the old packing sheds were quite adequate for the purposes for which they were used. His estimated fair market value of the land and buildings is shown at \$2,700.00. Exhibit 3 sets out that this property was one mile from Mission on the main highway, a good hard surfaced road. There was City water piped into the house. The appraiser shows the value of the buildings at \$525.00 and only adds \$400.00 to the value of the land. It should be indicated that no mention is made of the rhubarb forcing room in the appraisal, Exhibit 3

20 THE COMMISSIONER: There is mention of the old house in the appraisal, page 3.

MR. CHERNIACK: Yes, Your Honour, but there is still no mention made of the rhubarb forcing room constructed in it.

THE COMMISSIONER: I suppose it was just a dug-out in the house. I think it was probably just a space dug in the house.

MR. CHERNIACK:

30 Q Mrs. Mitsunaga, when you dug the rhubarb forcing room in the house did you line it in any way or was it just left as open earth?

N. Mitsunaga,
in Chief.

- A It was just earth.
- Q And were there just posts used to hold up the house around it or just how was it done?
- A It was dug, my husband and myself dug it there.
- Q And there was no lining of any kind?
- A The sides were planked.
- Q They were planked? A Yes.
- Q All the way up, that is up the walls?
- A Yes, all the way around up to the top.
- Q What type of planking was it?
- A Shingle wood.
- Q Shingled all the way around?
- A We split the shingles and constructed it of that.
- Q And there was no floor? A The ground below was earth and it was surrounded with shingles.

MR. CHERNIAK: It would appear it is only a question of value, Your Honour. In regard to the personal chattels, Your Honour will note that there is a list attached to Exhibit 2 showing the number of items and the estimated value of same, in most cases showing the approximate date of purchase and the price paid. The Claimant states that all the goods were left at her home at 3225 Hard road, Mission B.C. and she reported the same to the Custodian who later inventoried them. She states that some of these goods were purchased by her husband who is now paralysed and she is unable to get any information. She has set out the above facts based on her recollection and

H. Mitsunaga.
In Chief.

belief and has estimated the values of the goods taking into account their age and use and has set down what she believes to be the fair market value. From Exhibit 4 Your Honour it would appear that no inventory was taken. There is reference to the J.P. Form setting out that there was goods at 2925 Hard Road but nothing else is shown on the Custodian's Analysis Sheet.. I believe that on the Custodian's file there is a memo of a lease between Mitsunaga and one Thompson, setting out certain chattels, livestock and implements. I don't know whether it actually lists these chattels but my learned friend will produce it no doubt. On May 4th, 1942, there is a Custodian Inventory on the Custodian's file and on June 11th, 1943, is a note of additional chattels listed there, but, as far as I could find in the Custodian's file there appears to be no record of what happened to any of these chattels and I would ask my learned friend to produce whatever inventories he has and to correct me if the Custodian did do something with them.

THE COMMISSIONER: The Custodian admits - - -

MR. CHERNIAK: That is not the question, your Honour. We built up this sheet, Exhibit 2, from the inventory and from the recollection of the witness - - -

MR. FERG: Here is a list of chattels included in the lease. It is signed by one A. Thompson and Mitsunaga says three beds left and Thompson

9.
N. Mitsunaga,
In Chief.

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agreed thereto. I might say that Thompson was killed in an accident and the property was rented to a woman by the name of Mrs. Oliver who took over the chattels and signed for them. The property was rented by these people, I believe, in February, 1942. The lease was to Andrew Thompson on 13th April, 1942 and he was killed in an accident and was to pay \$400.00 rent which was never paid and he took over the chattels. Have you not got a copy of the lease?

MR. CHERNIAK: No. My learned friend has produced these inventories which should be filed. There is one list which is headed 'List of Chattels included in lease between Mitsunaga, T. of Mission and A. Thompson. There is no date on it and no indication as to when it was received by the Custodian.

(LIST OF CHATTELS, EXHIBIT 5.)

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MR. CHERNIAK: Then, Your Honour, is a Report by I.C. Barwell, dated May 4th, 1942, to which is attached an inventory of chattels.

(REPORT, EXHIBIT 6.)

MR. CHERNIAK: And finally there is a list signed by R.M. Anderson, dated June 11th, 1942, entitled 'Additional Chattels Belonging to Mitsunaga.

(LIST OF ADDITIONAL CHATTELS, EXHIBIT 7.)

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MR. CHERNIAK: As I say, I can find no record or trace of what happened to these goods on the Custodian's file. Thank you Sir.

N. Mitsunaga.

MR. FERG: Here is a department memorandum I will put in, Your Honour. It is a memorandum from this man Andersen to Jack Moryson and it states "The property of the above Japanese was originally rented by Andrew Thompson, and was then rented by a Mrs. Hanson, although I have no knowledge of who the present tenant is."

The following are chattels which are supposed to be on the property, and nothing has been done as yet regarding their liquidation. Please attend to this as soon as possible." And the Chattels are listed. I submit Your Honour that the real property sold at its fair market value and that the chattels claimed for the price is excessive and unreasonable. I have no questions.

(PROCEEDINGS ADJOURNED SINE DIE)

2
Certified to be a true and accurate transcript.

Mark H. Pearce
(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby certify that the foregoing 10 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

R. M. B. B. B.
(SUB-COMMISSIONER)

2525

May 2nd, 1951

Mr. Takehachi MITSUNAGA,
Box 16,
St. Pierre, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 921

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 448.22.

Cheque in your favour is enclosed for \$ 391.24
and we have paid the Co-Operative Committee .. \$ 56.98
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.

Name of Claimant

MITSUNAGA, Takehachi

Case

921

Custodian File

2325

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					599.00	284.40				284.40
					161.00	104.02				104.02
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			
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			
			46%	130.00	59.80			59.80		
TOTAL RECOMMENDATION										448.22

DEFENCE BRIEF

Takehachi MITSUNAGA

File No. 2525

Claim No. 921

Winnipeg, Manitoba
Sept. 16, 1948.

V.L.A. Deal. A1/7

B3/15

REAL PROPERTY CLAIMS
(All Claims shown are Gross)

1.

AI

Claim

\$2700.00

(Amended, See Trans.
P. 3, L. 14)

Appraised at

\$610.00

Sold for

\$599.00

Witness: R.W. Brown, Appraiser

Appraiser states property consists of 3.86 acres, too small to be classed as a farm, soil in fair condition and in good state of cultivation; fences are negligible.

Submission: "That the real property sold at its fair market value." (Transc. P. 10- L 12.)

2.

Claim

~~\$2100.00~~

(1/3 or \$700.00) (Claimant's loss \$539.00)

Appraised at

\$492.00

Sold for

~~\$485.00~~

161.00 = 1/3 interest

Note: Claimant is asking for 1/3 of above amount having a 1/3 interest in property with K. SHIMODA (Case 851) and I. Uyemura, deceased (Case 476)

Witness: B.C. Wormworth, Appraiser

Appraiser's Report shows property to comprise 9.8 acres, 3.03 acres cleared, and suitable for cultivation, 6.3 acres uncleared and unsuitable for cultivation and of no agricultural value.

Place is only of value as an auxiliary to other land. House is valueless as a residence and has a salvage value of \$100.00. Soil in the flat portion (ie. 3 acres) is exceptionally good.

Submission: "Property sold for its fair market value." Trans. Case 851.

PERSONAL PROPERTY CLAIM
(All claims shown are Gross)

3. Chattels Claim

\$130.00

(a) Goods valued by claimant at \$130.00 included in lease between claimant and A. Thompson. Lease drawn Apr. 13/42 for 10 months, consideration \$400.00, with option to renew under arrangement with Pacific CO-op. Union. See extract of lease on file. Lease drawn by Jas. M. Campbell, Mission.

Submission: Trans. P. 10 L. 14) " - - that the chattels claimed for the price is excessive and unreasonable."