

75'24



"SURREY"  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

111 - 6  
FILE No. \_\_\_\_\_  
DATE May 12 1948  
FILED BY Mr McTavish

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: TSUMURA Chonosuke  
HOME ADDRESS: 274 Roebuck Road, R.R.#4, New Westminster, B. C.  
REGISTRATION NUMBER 12670 SEX Male AGE: 60  
OCCUPATION: Farmer

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

EMPLOYER: Self  
MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tomoya  
ADDRESS OF WIFE OR HUSBAND: 274 Roebuck Rd, R.R.#4 New Westminster  
NAMES OF ANY LIVING CHILDREN: Lucy (F) Edna (F) Tommy (M)

ADDRESS OF CHILDREN: 274 Roebuck Rd R.R.#41 New Westminster  
AGE OF CHILDREN: 19, 11, 15.

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

1. LOCATION AND DESCRIPTION: Lots 6, 14, Block 14 North Range 2W  
Section 34. Municipality of Surrey, B. C.
2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey wooden frame dwelling  
house 5 rooms. 6 chicken houses, incubator house, brooder house.  
2 roomed living house on the land.
3. INSURANCE (Give particulars; state where policies are) New England Fire Insurance  
\$2000.00 Policy Number unknown Policy not yet received
4. TAXES (Amount and where payable) \$50.00 Payable at Surrey, B. C.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)  
None
6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present. Leased  
to Mr Stach R.R.#4, New Westminster, B. C. Monthly rental of \$20.00



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

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

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

**STATEMENT OF PERSONAL PROPERTY OWNED:**

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

Tables, Chairs, Household Furniture, Chesterfield,

Cranophones. All to be left in house at 274, Rochbank Rd, New Westminster,

B.C.

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

2 Cats, 1 dog, to be left at the house

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: None5. 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)

None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
\$100.00 Victory Bond (Registered) In declarant's possession8. BANK ACCOUNTS: None9. LIFE INSURANCE: Sam Life Assurance Co., \$1000.00 Policy No. 22644392  
unknown, Beneficiary Wife Tongva. Policy in declarant's possession10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

## LIABILITIES:

1. PERSONAL DEBTS: None2. 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 4th day of May 1948(Signature) "C. Tammara""J.H. Williams"

Witness

FOR DEPARTMENTAL USE

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

June 11th 1948M. S. S. S.



Union Oil Co.

INFORMATION FROM R.C.M.P.

Date \_\_\_\_\_

February 9/43

Full Name

C. TSUMURA

(Surname in Block Letters)

Registration No.

12670

Male - Female  
(check)

**Age**

Oct 20 1888

**Former Address**

R. R. #3, New Westminster, B.C.

Date Evacuated

June 4, 1942

Naturalized - Canadian-Born - National  
(check)

Present Address

1/6 H. Colwell Farm

RED LAKE, B.C.

Married - Single  
(check)

Name of Wife OKINO, Toyoko - 1263

Name of Husband

Name of Mother

DHinobera, Mika-dec.

Name of Father

MA Chazabura-ge

Names of Children under 16

Tammy (m) 3/7/26

Edna 14 23/4/31

Our File No.

75-4

Registered with Custodian  
(yes or no)

Requested By

E Sutton

### Additional Information

Farmer (Strawberry, Poultry)



EXHIBIT No. 111-2

DATE May 12, 1944  
FILED BY J. E. Hunter

# Farm Appraisal Report

File No. 11-462

Land Description Lot 14 of S/D of Sec. 34, Blk. 5, N., Rge. 2, W., Map 880.

Containing 9.37 Acres

Owner's Name TSUMURA, Chonosuke

Post Office Address R.R. 4, New Westminster, B.C.

Nearest Rail Point South Westminster

Distance 2 1/2 miles

Market Town New Westminster

Distance 2 1/2 "

Church (give denomination) Anglican - 1 1/2 miles; Others - Westminster

Distance 2 1/2 "

Nearest School Simon Cunningham (by road)

Distance 1/4 "

State how property was identified: L.R.O. Sketch, map, and surveyed roads.

Roads: State whether property has access to main road, the kind of road and its condition.  
In No. 274 Rosbunk Road, gravelled 1/2 mile to Old Yale Road.

Is this district a good one? Yes.

Employment opportunity Full opportunity at New Westminster, within commuting distance.

Predominating Nationality and religion: British - none predominating.

Describe Fencing and its condition: Neighbors fences; some cord mesh fencing of chicken runs, also some chicken wire fencing.

Value \$ Ins. in Land

Water supply: 4 wells, 3 seasonal. One near road, new, unribbed, will supply full requirements when cribbed. Latter 47' deep, 6" in diameter. Has

pressure pump on well near house, & full piping to henhouses, & house. Latter will have to be extended to new well to create BUILDINGS ON FARM permanent supply to all henhouses. Will likely involve moving pressure pump to site of new well.

| BUILDINGS                             | DIMENSIONS                                | MATERIAL                            | HEIGHT | ROOF      | AGE                | Foundation | REPAIR  | VALUATION |
|---------------------------------------|---|-------------------------------------|--------|-----------|--------------------|------------|---------|-----------|
| HOUSE                                 | 22 x 26                                   | Lumber                              | 12'    | Shgls.    | V. old             | Posts      | V. Poor | 250.00    |
| Fdn. for new hse.                     | 28 x 34                                   | Cement 4' - 3' studs                | 7/12   | Shgl.     | 2                  | joists     | Good    | 75.00     |
| Brooder Hse.                          | 18 x 20                                   | Lumber                              | 12'    | "         | 10'                | Cement     | Fair    | 180.00    |
| 2 st. Henhouse                        | 30 x 180                                  | Lumber                              | 7'     | "         | Old                | Posts      | "       | 800.00    |
| Henhouse                              | 22 x 110                                  | Lumber                              | 5'     | "         | "                  | "          | "       | 280.00    |
| Hen house                             | 18 x 30                                   | Lumber                              | 5'     | "         | "                  | "          | "       | 50.00     |
| Hen house                             | 18 x 30                                   | Lumber                              | 5'     | "         | "                  | "          | "       | 50.00     |
| Colony Houses                         | x   | in chicken run worth \$10.00 apiece |        |           | No value - too old |            |         |           |
| Garage with upper                     | storey chicken house, and shed alongside. | Lumber                              | 12'    | Sp. Cedar | Old                | Blocks     | V. Poor | 40.00     |
| Co-operative warehouse on S.W. corner | 34 x 78                                   | Lumber                              | 9'     | Shgl.     | 8'                 | "          | Good    | 600.00    |
|                                       | 20 x 60                                   | Lumber                              | 9'     | "         | new                | "          | "       | 330.00    |
|                                       | 12 x 38                                   | "                                   | "      | "         | "                  | "          | "       |           |

(Full electric lighting installed)

Total present day value \$ 2,575.00

\$ 1,100.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House is not worth repairing. Roof leaks in places now. Will do for temporary home until new house completed as planned by owner. Have added its value only as temporary residence, with added salvage value of material content if and when it is dismantled upon completion of a new house on the foundation now prepared.

Describe the basement and chimneys: No basement; brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? 2 How finished Shiplap and paper.

Are buildings painted? No. Condition of paint

Distance from nearest bush None near.

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



## Cultivated Land

BC/745-P  
BC/2879-B

Page 2

| ACRES  | LEVEL, UNDULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth) | SUB-<br>SOIL | KIND AND<br>QUALITY OF CROP                       | VALUE<br>PER ACRE            | TOTAL                     |
|--|--|-----------------------|--------------|---|------------------------------|---------------------------|
| 0.07   | Hilling                                | 12" clay loam         | Heavy clay   | Raspberries - untrapped                           | 70.00                        | 5.00                      |
| 2.   | 6.47 ac.<br>Level                      | 20" loam              | Heavy clay   | Raspberries - untrapped                           | 20.00                        | 40.00                     |
|  | 1. ac                                  |                       |              |   |                              |                           |
| Area which can be cultivated without cost other than for breaking.                                   |  |                       |              |   |                              |                           |
|  | LEVEL, UNDULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth) | SUB-<br>SOIL |   | VALUE<br>PER ACRE            |                           |
|  |  |                       |              |   |                              |                           |
| Area which can be cultivated after a reasonable amount of clearing timber,<br>stones, drainage, etc. |  |                       |              |   |                              |                           |
|  | LEVEL, UNDULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth) | SUB-<br>SOIL | NATURE OF<br>RECLAMATION NECESSARY                | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE         |
| 2  | Level                                  | 20" loam              | Hardpan      | Completion of clearing<br>stumps & draining       | 20.00                        | 20.00                     |
|  | 1 ac.                                  |                       |              |   |                              |                           |
| 0.9  | Level                                  | "                     | "            | Heavy clearing                                    | 180.00                       | 162.00                    |
|  | 0.9 ac.                                |                       |              |   |                              |                           |
| Area Unavailable for Cultivation.  |  |                       |              |   |                              |                           |
| CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY.   |  |                       |              | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |                              | VALUE OF LAND<br>PER ACRE |
|  |  |                       |              |   |                              |                           |

Total value of Land \$ 212.00Total added by buildings to value of farm \$ 1100.00Total fruit trees add to value of farm (for use in orchard districts only) \$ 20.00Total value of farm \$ 1342.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
 Presently occupied by one Joe Stach under lease for this year at \$20.00 per month. Tillage not  
 being carried out except for garden plot and raspberries. Lessee bought 2500 hms from owner  
 of farm, and has just continued with them. Otherwise cultivation not being maintained, though  
 intent is to do so. Was late getting on which militated against full cultivation.

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

Poultry and small fruits.

Noxious weeds:

Canada thistle quite prevalent.

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

Municipal and School - \$56.50.

Surrey Municipality - Cloverdale, B.C.

Date: 7th July 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 6 day of July 19 42

Inspector's Signature

"B.C. WILKINSON"

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



-462- C. SUMNER

# Farm Appraisal Report

DATE 11/16/80

FILED BY

Remarks: This property carries in the south west corner the buildings shown as "Co-Op" warehouses. One of these buildings is padlocked and I could not obtain access to it. The other is a shed, open at the south end, and filled with fruit crates. It is stated to be the warehouse for the area, of the South Fork Mann Co-operative Association. I have shown my valuation but I do not include it as of value to the farm as such, for the reason that I cannot see where the farm can either use, or derive revenue from the buildings.

The place has been used as a combination poultry and small fruit farm, and this is what it is suited for. There are at present 3500 hens being carried by the Lessee, and bought from the owner before evacuation, but in my opinion, the space for these is overcrowded, and will have to be cut to about 2500 to 2700 before winter. For a man without additional help, other than himself and wife, the place is overbuilt in this respect, as he would have to hire help to utilize all of the buildings, and unless he had enough space to carry the full 3500 constantly, he could not afford to hire this help. At the same time, neither could he operate the fruit acreage and look after his poultry properly.

The house is only of value as a temporary residence pending erection of the planned house, on the foundation that has been created for it.

The water supply is from 4 wells about the place. The one by the house has a pressure pump, with full piping to the old house and henhouses, but it is only seasonal, and at other times water will have to be carried from a new well 47' deep, which has just been dug, being still unribbed. The latter is claimed to be a permanent supply. It is just in front of the planned house, and eventually will involve the moving of the pump and all of its appurtenances to the new location, whereupon there will probably be adequate supply for all buildings. Low land on east end, requires further drainage, which can be done by individual effort.

(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.)

|   | <u>Present Value</u> |
|---|----------------------|
| 20 fruit trees, apple, pear, plum & cherry add. | \$ 20.00             |

**Raspberries now on farm are 6.6 acres**

All other crops are untended both by owner prior;  
to evacuation and as yet by Lessee.

**Total \$**

Amount fruit trees add to value of farm \$



Diagram of Property

End of Parcel here

Reebuck Rd.

No Fence

Oil well



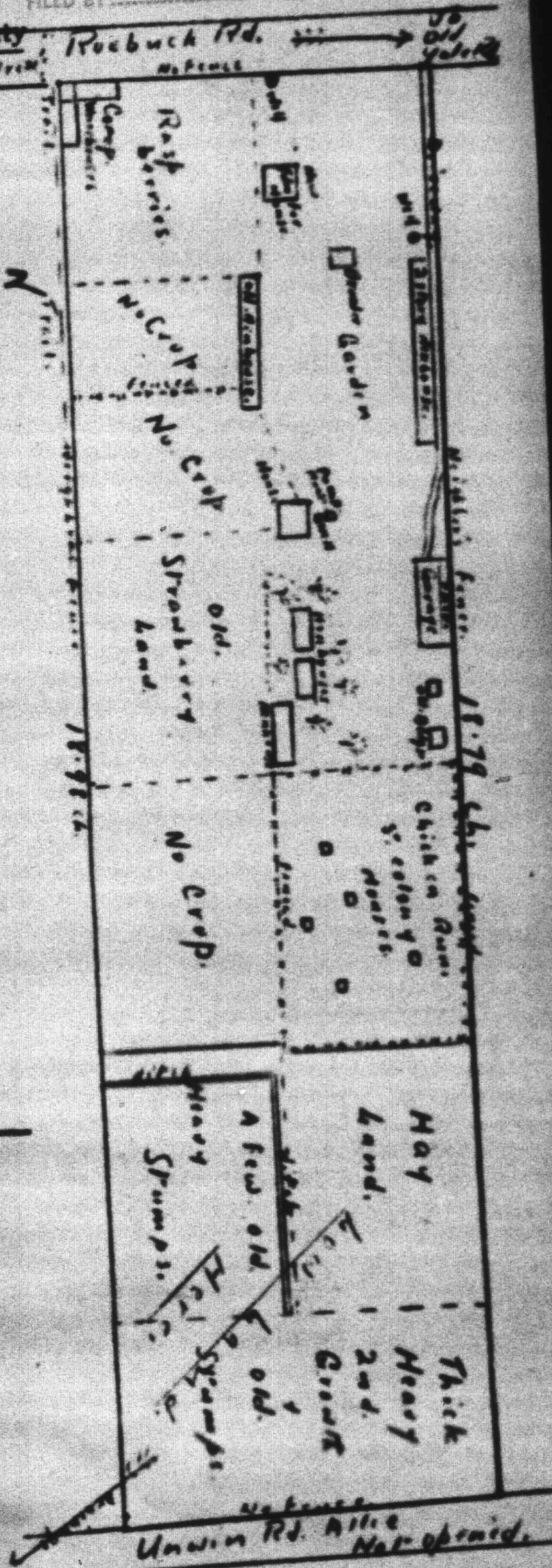
Chonosuke TSUMURA

Lot 14 of S/O of Sec 34, B14 5N.

Range 3. W. Map 880. N.W.O.

9.37 Acres.

Scale 2 chains.



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 1700.00

Date 9th July 1942.

"I.T. BARNET"

District Superintendent.



C  
O  
P  
Y

HAL MENZIES  
Real Estate and Insurance

HANLEY, B. C.

April 3rd, 1951

Mr. F. G. Shears, Director,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Mr. Shears:

- re. Property of Berry Growers Assn.,  
274 Roebuck Road, Port Mann -

In response to your request, I have examined the above described property at 274 Roebuck Road, South Port Mann, and find it is located about three miles from New Westminster and half a mile west of the King George Highway where some shopping facilities are available.

The property, 75x100 feet, has a 75-foot frontage on the Roebuck Road, is all cleared and I presume is under-drained, and while level with the road is lower than the surrounding property but has good drainage to the road and would make a fair building site but owing to its size it would not be too readily saleable in this area.

The building itself while it occupies an area of 1,656 square feet, is skeleton construction in that it has only an outside wall of shiplap and shiplap floor with no inside walls or partitions, but the light construction of the single wall also makes it easily dismantled with little damage to the joist, sills and studding or even the outside sheeting. The long joists across the 60-foot building are in very good condition as the building is high above ground and the lumber is well preserved.

I have estimated the salvage from this building and believe it would cost on the present market today at least \$850.00 and that is just the portion that could be reasonably salvaged - I have not included in that the shiplap used for sheeting under the shingles which will have some value but will be depreciated by the shingle nails. As this is better lumber than would now be obtained in the same grades, I believe it should be worth half of the present day cost but we have also the high cost of labour to consider in dismantling it and if we allowed \$125.00 for the labour we would still have \$300.00 worth of lumber, and I believe that in this area there is some demand for even small lots, and therefore we could allow at least another \$175.00 for the land itself, making a total of \$475.00, and this should be reasonably anticipated if the building were sold for salvage and the lot sold by itself.



- 2 -

The ideal purchaser, of course, would be someone who would buy the lot and disassemble the building to build a cottage at one side of the present structure, which is close to the property line. Such a buyer would probably pay \$500.00 for the building and property.

I trust this information will serve your purpose.

Yours truly,

Signed Hal Mensies

RM/v



ESTABLISHED 1878

INCORPORATED 1899

**THE BRACKMAN-KER MILLING CO. LIMITED**

BRANCHES AT  
 NEW WESTMINSTER, VANCOUVER, VICTORIA,  
 CHILLIWACK, ROSSETT, SARDIS, ASBURY,  
 COQUITAMA, LANGLEY, HANLEY,  
 COMSTOCK, PORT ARTHUR, NENAIMO,  
 OF THE CUSTODIAN  
 JAPANESE SECTION



CABLE ADDRESS "BRACKMAN"  
 BOWLING'S GRAIN CODE  
 BENTLEY'S CODE

HEAD OFFICE  
 P. O. BOX 920  
 NEW WESTMINSTER, B. C.

DISTRIBUTORS OF  
**PURITY FLOUR**

**RECEIVED**  
 OCT 19 1942

P. O. Box # 920,  
 New Westminster, B.C.  
 Oct. 17-42.

Office of the Custodian,  
 Japanese Evacuation Section,  
 506 Royal Bank Building,  
 Vancouver, B.C.

Dear Sirs:

File No. 7524 - Re: C. Tsumura

Mr. J. Stach, who rents the property owned by the above, has been in to see me several times in regard to having the rent reduced.

The house on this property is in a very bad state of repair, and since the rain commenced the roof leaks in a number of places. The well went dry about the middle of summer, which meant he has not been able to use the stove as it is connected to the hot water, and also has had to carry water a considerable distance for his chickens.

The electric wiring has been condemned and at present only has a temporary connection, the cost of rewiring would amount to about \$75.00.

I would recommend that the rent be reduced from \$20.00 to \$10.00 per month and shall be pleased to have your approval.

Yours very truly,

*W. Page*  
 Mr. William Page.

WP/EMN.



out to Alexander Richardson

OFFICE OF THE CUSTOMS  
The Charles & Stewart Co. Limited, 1100 Fort Street, Vancouver, B.C.

JAPANESE SECTION

RECEIVED

MAY 28 1949

# This Indenture

Made in duplicate the 7th day of May in the year of Our Lord one thousand nine hundred and forty two

## IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

7524

Between:

CHOMOSUKE TSUMURA of Rural Route #4, New Westminster  
Province of British Columbia, FARMER

Insert full  
Names  
Addresses  
and  
Occupations  
of parties.

hereinafter called the "Lessor" of the First Part:

And

JOSEPH STAGE, Townline Road, Surrey in the  
Province of British Columbia, Farmer.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Surrey Section 34 Block 14 North Range 2 West

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



From the 7th day of May 1940  
 term of twelve months  
 Yielding during the said term therefor the rent of \$240.00 Dollars

of lawful money of Canada, payable on the following days and times that is to say:

the sum of twenty dollars per month commencing the 7th day of May and monthly thereafter on the 7th of each and every month. The Lessor further agrees to renew the said lease for a further term of one year provided the said term may be cancelled by the Lessor by giving two months written notice to the Lessee to terminate said lease. extension.

The Lessor and the Lessee have the right to terminate the said lease notwithstanding there is a definite term by giving two months written notice of such

*Not valid to T. S. W. 2/1/40*

the first payment made on the day of XXX

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

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

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

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

And that he will leave premises in good repair;

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

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

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

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



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

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

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

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

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

Signed, Sealed and Delivered  
IN THE PRESENCE OF

Signature of Witness

Street Address

City or Town

Occupation

W. Page  
244 1/2 Brock Street  
Vancouver, B.C.  
Credit Manager  
as to both signatures

Shonosuke Tsumura

Joseph Stoeck



MEMORANDUM

SOUTH PORT MANN BERRY GROWERS CO-OPERATIVE ASSOCIATION

TO: Mr. Shears

8th April, 1947.

FROM: W.E. Anderson

Files 7524 & 14582

The above Association is a registered association.

The buildings of the above Co-operative consist of a main building 75' x 21', with a wing of 40' x 12'. They are of frame construction with shingle roof built on post foundations and are shells only, being finished outside with rough shiplap and the inside is unfinished, with the studs exposed and has a plank floor.

The buildings were found to have been built on the south west corner of property owned by a Japanese, Chonosuke TSUMURA (Reg. No. 12670, File 7524) and described as being Lot 14 of Section 34, Block 5 North, Range 2 West, Map 880, Municipality of Surrey in the District of New Westminster, with his agreement, the Co-operative, being to our records, a Japanese concern.

The above described property was included in the first offer of the Veterans Land Act transaction.

On the 19th October, 1943, a memorandum was sent by our office to the Veterans Land Act regarding the Co-operative's buildings in respect of which on the 13th December, 1943, we received a letter from our solicitor, G.C. Crax referring to his discussion with the Veterans' Land Act, Solicitor, Col. Chandler on the matter in which it is stated that the V.L.A. had knowledge of the buildings being on the property and had apparently not taken them into consideration when making their appraisal.

On the 25th April, 1944, a letter was sent to the V.L.A. withdrawing the property from the V.L.A. transaction.

On the 16th May, 1944, our Counsel, K.W. Wright, wrote to the V.L.A. stating that the Custodian would be willing to consider a V.L.A. offer for the property excepting the buildings of the Co-operative and a lot on which they stood, for the amount of their original offer.

As a result of this offer details of which were settled in a letter from the V.L.A. dated 2nd June, 1944, and our letter of the 7th June, 1944, and confirmation and agreement was made in the V.L.A.'s letter of the 20th June, 1944, the following being a quotation of the body of their letter:-

"It is further understood that the Director, The Veterans' Land Act, lays no claim to the building in question and the Custodian has the right to dispose of the building during the time the property is under lease. Should the Custodian be unable to clean up the affairs of the South Port Mann Co-operative Association, who are the alleged owners of the building during the period of the lease, it is understood that the Director will convey title to



MEMORANDUM (Cont'd)

Files 7524 & 14682

-2-

8th April, 1947.

"the land on which the building is located without any expense to the Director, The Veterans' Land Act; in other words, it is understood that the Custodian will bear the cost of making the necessary survey, plans, documentation, etc."

On the 7th August, 1946, the V.L.A. advised us that they had a veteran who wished to become established on the piece of the property in which they were interested and wished a definite settlement regarding the Co-operative's property.

On the 16th September, 1946, we wrote to the V.L.A. confirming verbal arrangements whereby the V.L.A. would convey to the Custodian a lot 75' x 100', which was deemed sufficient in the matter, to which the V.L.A. replied on 11th September, 1946, stating that upon the Custodian supplying them with surveyor's plans that would be registerable, the Director would be asked to convey title of the lot.

A registered surveyor prepared blue prints to cover the lot which were forwarded to the V.L.A. on the 4th February, 1947, with our letter from which I quote:

"In view of the fact that your Department is dealing with the Municipality of Surrey regarding subdivisions, we would appreciate it if you would obtain their approval for this subdivision, after which, if the Director, will convey the Lot as agreed to 'The Secretary of State, acting in his capacity as Custodian', and make registration of same, the Custodian being advised of the fees, will reimburse your department in the matter."

In reply to our letter, on the 8th March, 1947, we received a conveyance duly signed by the Director of the Veterans' Land Act, covering the Lot, and the signed plans and blueprints.

As it is necessary that the Council in each Municipality approve of all subdivisions, the plans were forwarded to the Municipal Clerk of Surrey, for their approval as the V.L.A. had not done so. They were returned on the 19th March, 1947, not approved as the Municipality asked for the plans to be altered showing the West 33' of the whole of Lot 14 and a piece 13.2' on the East of Lot 14, to show as a road allowance.

On the 21st March, 1947, we wrote to the V.L.A. advising them of the Municipality's requested change in the plans, and asking their advice.

The V.L.A.'s Solicitor, R.C. Pitman, replied on the 27th March, 1947, from which I quote:

"I am instructed that when the Director, The Veterans' Land Act acquired



MEMORANDUM (Cont'd)

- 3 -

8th April, 1947.

Files 75-4 & 14582

\*title to said Lot 14, it was agreed and understood that the Director would reconvey to the Honourable, The Secretary of State of Canada (at the latter's expense) the .172 acre parcel in question on which was located buildings belonging to the South Port Mann Co-operative Association in order, I understand, that you as custodian could implement certain terms and conditions entered into between the former Japanese owner of the said land and the above association prior to you taking over title to same.

The Director can go no further than to reconvey the said .172 acre parcel to the Honourable, the Secretary of State of Canada which he has done. The Director would not agree under the circumstances to convey a further area of said Lot 14 for road allowance, which is not necessary so far as the remainder of said Lot 14 is concerned. I may say that the plan in question passed preliminary examination by the Registrar of Titles at New Westminster subject to the approval thereto being obtained from the Municipality.

I would suggest that you take up the matter with the Municipal authorities direct and explain the situation to them."

WEA:HA



7524  
CERTIFICATE OF

## ENCUMBRANCE 1524

## LAND REGISTRY OFFICE

New Westminster, B.C.

- - - minutes 10 o'clock 8th day of September, 1943

I HEREBY CERTIFY that the following is the state of the title to - - -  
Lot 14 of Section 34 Block 5 North Range 2 West Map 880 Municipality of  
Surrey in the District of New Westminster

Registered Owner:

CHONOSUKE TSUMURA

A.

viz.:

Register of Indefeasible Fees Folio No. 93123E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 24408

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

*A. H. Snowright*  
Deputy Registrar.

To Office of the Custodian

1001



MEMORANDUM

File No. 7524

December 2, 1944

To: Mr. R.M. Anderson

From: Mr. Iversen

Re: TSUMURA, Chonosuke  
CHATEL

Liquidation of chattels on this property is still incomplete, and we are endeavouring to clear up the following points:

1. Westinghouse washing machine: it is not quite clear who has this in care. Mr. Stach the first tenant on the property writes that he had removed it to his home on Tomline Road. Whereas your report of Sept. 11, states that it is being held by Mr. Page.

ITEMS UNACCOUNTED FOR: We attach a copy of chattels list, which however is not signed by the Japanese because of deficiency. In this connection it may be noted that 4 boxes of sealers etc. and 1 cold pack canning outfit was to be shipped from the Buddhist Temple, New Westminster. We believe these were forwarded although there is no definite evidence of this.

There is a memo on file dated Nov 10/42 in connection with the wiring of the house, and it is possible some of the wire which was included in the deficiencies, was used for this purpose.

On Nov 4/42 Tsumura asked Mr. Stach to forward to him some Christmas decorations, and stated that he could take 2 sets of the electric lights for himself. It is not definite however, that any decorations were shipped.

There is a Westinghouse motor, 1/2" galvanized pipe, 500' r.c. wire recorded as lying in the South Port Mann Co-op warehouse.

It does not appear that all the furniture used by Mr. Stach when he was tenant has been removed.

A chesterfield suite declared on the "J.P." form is not included on the inventory.

WJI:LM





SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE **BC/745 P**

Room 314  
1231 Haro Street  
Vancouver, B.C.  
April 15, 1948

Mr. F. G. Shears,  
Dept. of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B.C.

Att'n Mr. W. J. Johnston

Dear Sir:

Re: Archibald Mutch - Veteran  
Lot 14, Sec. 34, Blk. 5 N  
Rge. 2 W Map 880 N.W.D.  
TSUMURA Property.

|          |                 |
|----------|-----------------|
| Rec'd    | <i>April 16</i> |
| File No. | <i>75240</i>    |
| Dist.    |                 |
| Referred |                 |

With reference to my letters to you of February 11th and March 20th last, I shall be glad to be advised when I may expect to receive the amended Plan providing for additional road allowances in this case.

*14582*

Yours truly,

R. C. Pitman,  
for Solicitor,  
The Veterans' Land Act.

RCP/J



MEMORANDUM FOR FILE

File No. 14982

November 25, 1942.

Ret Lot 34, Sec 34, B. 5 N. R. 2 W. Map 800

Mr. Vernon Edge, B.C.L.S., Hancy, was requested February 20th to make a survey of this Lot, less areas subtracted for road widening.

This plan is urgently required, and over the phone I was informed by Mr. Edge on the 22nd, that he would not be able to supply the plan before Christmas, and made no objection to the cancellation of our instructions.

Messrs. Burnett, McQueen & Hunter of New Westminster, have been instructed to prepare the required plan and forward to this office. When received we will obtain the Veterans' Land Act approval and arrange for deposit with Registrar.

TM/CH



Chattels belonging to TSUMURA, Tonasuke #12670 File 7524  
274 Roebuck Rd., Surrey B. C.

Sold to tenant Mr. John A. Ure.

|                               |                 |
|-------------------------------|-----------------|
| 2 H. M. Brooders (1 Damaged.) | \$ 10.00        |
| 1 Incubator ( Charter )       | 7.50            |
|                               | <hr/>           |
|                               | \$17.50         |
| Less Appraisal Fee (10%)      | <hr/>           |
|                               | 1.75            |
|                               | <hr/>           |
|                               | <u>\$ 15.75</u> |

"Considered a just and fair appraisal as made by me  
this 19th day of September 1944."

Signed

Witness

*Tom Anderson*

TRAPP MOTORS, LTD.

*W. D. Trapp*



INVENTORY OF CHATELS BELONGING

to

TSUMURA, Chonosuke #12670  
274 Roebuck Rd., Surrey B.C.

" I have today inspected the undermentioned articles and  
consider them valueless and should be abandoned. "

- 1 Old Brooder.
- Chicken Netting.
- Lge. Quantity of misc., Car Parts.
- Qu. of Broken Childrens Toys.
- Kitchen Cabinet ( Fixture )

Signed. *Wm. Anderson*  
Sept 26/44.



7524  
11982

December 28, 1943.

Crux & McMaster,  
Barristers & Solicitors,  
308 Randall Building,  
535 Georgia Street West,  
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: C. Tsumura - Lot 14, Sec. 34,  
Municipality of Surrey.

Replying to yours of the 16th instant, relative to subject Japanese property, we have to advise that the building referred to, we understand, is owned by the South Port Mann Berry Growers Co-operative Association, which was incorporated under the Co-operative Associations Act. Also, we understand, there are non-Japanese members of the Association and the question arises as to whether or not we have the right to convey.

We have repeatedly endeavored to obtain the list of shareholders, etc., from the secretary, C. Tsumura, but up to this time we have not been successful.

Yours very truly,

R. D. Richardson,  
Farm Department.

RDR/EG



EVACUATION SECTION  
Rec'd JAN 14 1944  
File No. 7524  
Ans. wa  
Anderson

Monte Creek B. C.  
January 13, 1944

Department Secretary of State  
Office of the Director

Dear Sirs:

In reply to your letter some month ago asking for the full detail covering the South Port Mann Cooperative Association. I am unable to give you any information for I have books and documents stored away down there. My son Albert and my daughter Lucy was keeping the books for the above association, so if it is possible I will like Albert to take a trip down to your office to verify the situation. I also have number of goods stored away under your care at 274 Westport Road Surrey which I like to have up here. When my boy gets down there, I suppose arrangement can be made to ship them up here. I am also writing today to the R.C.M.P. at 360 Homer Street Vancouver asking for the permit.

Hoping you will cooperative with me?

Sincerely yours,

C. Tsunura  
C. Tsunura



Monte Creek, B. C.

October 11, 1944.

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

Re: File No. 7524--Land Sale.

Dear Sirs:

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | OCT 11 1944 |
| File No.           | 7524        |
| Ass.               | W. E. W.    |
| Referred           | Anderson    |

*out to Charlotte*

Received letter informing me of sales of my property. I was surprised to find that you make no mention of the South Port Mann Co-Operative Association's property of buildings, equipment, and supplies on my property.

For your information there was on my property buildings belonging solely to the South Port Mann Co-Operative which is still in existence with many of its members still assuming former status. Not only was there buildings but also much plant and office equipment and supplies in storage in various buildings on my premises.

I feel that when the members of the above mentioned co-operative are informed of this underhand transaction they will take much action against you because of their tremendous loss. I hope you will see to this matter by giving me the exact details of transaction concerning the co-operative's building, equipment and supplies. If these were not included in the sale of property and chattels inform me of the building set up and of present storage location of the chattels.

Yours very truly,

*Shonosuke Furumura*



|                       |          |
|-----------------------|----------|
| INVESTIGATION SECTION |          |
| NOV 3 1944            |          |
| File No.              | 7524     |
| Date                  | 11/10/44 |
| Referred              | Anderson |

Monte Creek, B. C.

October 28, 1944.

Office of the Custodian,  
Vancouver, B. C.

Re: File No. 7524.

Dear Sirs:

I am in receipt of your letter of the 19th inst.

Since you are unable to consider any alternative on the sale of my property I would like very much to have most of my movable property (chattels) sent up to me.

I am requesting this because you make no mention of there sales at any time. Even if they were to be sold the price would be low and further more I could make very good use of them at my present location.

I would like to have these articles sent up to me as soon as possible after details of transportation cost are considered.

Please write informing me how best this may be carried out.

Yours very truly,

*Chonosuke Tsumura*



Chattels belonging to TSUMURA, Tonasuke #12670 File 7524  
274 Roebuck Rd., Surrey B. C.

Sold to tenant Mr. John A. Ure.

|                               |          |
|-------------------------------|----------|
| 2 H. M. Brooders (1 Damaged.) | \$ 10.00 |
| 1 Incubator (Charted)         | 7.50     |

\$17.50

Less Appraisal Fee (10%)

1.75

\$ 15.75

"Considered a just and fair appraisal as made by me  
this 19th day of September 1944."

Signed

Witness

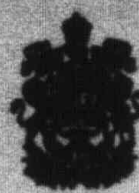
*Tom Anderson*

TRAPP MOTORS, LTD.  
*J. W. J. app*

Approved by R.A.C.  
13/2/45



W-4



YOUR FILE NUMBER

JL-462

PLEASE QUOTE FILE

SOLDIER SETTLEMENT OF CANADA

518 Rogers Building,  
Vancouver, B.C.  
November 24th, 1942.

MEMO TO THE CUSTODIAN:

Attention - Mr. Richardson

Re: Chonosuke Tsamura

I visited the above Japanese property in connection with a repeated request that has been made here for a reduction in the existing rental, if the present tenant is to remain on the place for the 1943 season.

Apart from the fact that the wiring throughout the dwelling and the henhouses is in bad shape, it is quite evident that Stach is up against a serious problem in the way of disease in his poultry flock. Whether or not this can be attributed to the buildings, or just an infected lot of birds, it is difficult to say, but it is quite obvious that if the present rate of loss continues, they will not be able to pay rent of any kind. They tell me that roughly 600 birds have died in the last couple of months, and from the look of their pens there will be several more thrown out over the weekend.

I would hesitate to recommend that the hens be taken to other quarters, as I am inclined to believe that the disease would move with them. Therefore, in order that they may be able to fumigate and clean the present places and endeavour to get their flock on to a higher producing basis, and at the same time repair the faulty wiring, I am prepared to recommend that the rent be reduced to say \$14.00 per month.

GTM/W

*G.T.M.*  
G.T. McKay,  
Field Supervisor.



MEMORANDUM

File No. 7524

December 2, 1944

To: Mr. R.M. Anderson

From: Mr. Iverson

Re: TSUMURA, Chonosuke  
CHATELS

Liquidation of chattels on this property is still incomplete, and we are endeavouring to clear up the following points:

1. Westinghouse washing machine: it is not quite clear who has this in care. Mr. Stach the first tenant on the property writes that he had removed it to his home on Townline Road. Whereas your report of Sept. 11, states that it is being held by Mr. Page.

ITEMS UNACCOUNTED FOR: We attach a copy of chattels list, which however is not signed by the Japanese because of deficiency. In this connection it may be noted that 4 boxes of sealers etc. and 1 cold pack canning outfit was to be shipped from the Buddhist Temple, New Westminster. We believe these were forwarded although there is no definite evidence of this.

There is a memo on file dated Nov 10/42 in connection with the wiring of the house, and it is possible some of the wire which was included in the deficiencies, was used for this purpose.

On Nov 4/42 Tsumura asked Mr. Stach to forward to him some Christmas decorations, and stated that he could take 2 sets of the electric lights for himself. It is not definite however, that any decorations were shipped.

There is a Westinghouse motor,  $\frac{1}{2}$ " galvanized pipe, 500' r.c. wire recorded as lying in the South Fort Mann Co-op warehouse.

It does not appear that all the furniture used by Mr. Stach when he was tenant has been removed.

A chesterfield suite declared on the "J.P." form is not included on the inventory.

WJI:LM

see Memo of Nov 13/44

Mr. Mrs URE carefully checked  
effects removed & anything not  
accounted for either abandoned or missing

Page has this  
9/5. He is  
waiting C.T. re this

R.M. says these  
were shipped

stack on Prairie  
therefore cannot  
trace

see letter PC U  
13/12/44

R.M.



# REPORT ON EVACUATED JAPANESE PROPERTY

File No. \_\_\_\_\_

MUNICIPALITY: Surrey.

Date: July 2, 1942.

NAME: TSUMURA, Chonosuke.

REGISTRATION NO. 12670

ADDRESS: 274 Roebuck Rd., New Westminster, B.C.

PROPERTY:

ACREAGE: 9.37 7 acres cleared, rest bush.

KIND OF CROPS: None.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 1/2 Storeys. VACANT:

DESCRIPTION Frame. Shingled.

SIZE: 24 x 36.

CONDITION: Fair.

OTHER BUILDINGS: 4 Colony hses. rhubarb house. small feed shed, bunkhouse.  
new pump hse. garage. barn, chicken hse. & feed hse. combined 75'. (chickens-  
NAME OF LESSEE OR RENTOR: Mr. Stach. (in upper storey). sawdust shed.  
chicken hse. 40'

TERMS: \$20.00 per month from June 1/42 until  
June 1/43.

WATER: Well. Electric pump. ON:

LIGHT: Yes.

ON:

OFF:

OFF:

" " 120'  
" " 150' 2 Storey.  
New building 12 x 20  
(cement floor) used for  
storage at present.

REMARKS: 2 rooms upstairs, rough boarded. Roof poor, leaks. Downstairs  
poorly finished with cheap building paper. Cement foundation laid on  
property for new house.  
Rent is being paid to W. Page, lawyer, 2442 Brock St., Vancouver, B.C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house downstairs.  
2 Ctn. of dishes.  
1 " " Christmas decorations.  
5 " " old clothes.  
Framed pictures. (wrapped up)  
Box of childrens dishes. (in bakelite case)  
Rolled top desk.  
2 Dining tables.  
5 Kitchen chairs.  
Kitchen range.  
" cabinet.  
Rocking chair.  
Wardrobe.  
Piano stool.  
Buffet.  
Heater.  
Gramophone.  
Couch.  
Washing machine. (Westinghouse)

Upstairs.  
Table lamp.  
Box of books. (in cupboard)  
Chest of drawers.

Cement floored bldy. (cont.)  
Roll tar paper.  
2 Bicycle tires.  
Inner tube.  
Logging chain.  
Circular saw. (small)  
Roll of chicken netting.  
Car battery.  
Roll 6" canvass belting.

In outside buildings.  
2 Beds.  
Lge. Mirror.  
7 Brooders.  
Handsprayer.  
Feed chopper.  
Lge. platform scale.  
Sal. " "  
Bdle. of garden tools.  
9 sacks of fertilizer.  
4 wheelbarrows.  
Stump puller & cable. (hand use)  
4000' lumber (in double decked chick-  
-en hse.  
Hand pump. (on wooden block)

In new cement floored bld.  
4 Incubators.  
Desk.  
Swivel chair.  
3 boxes of jam jars.  
Car parts. (brake drums, rear ends  
axle, wheels, etc)  
Adding machine. (Burroughs) & table.  
2 boxes. (nailed up)  
Heater. (old)  
8gal. stone crock.  
12gal. " "  
Quantity of sawdust sacks.  
Steel block. 1/2" cable.

Signed:

*J. Morrison*  
*H. L. L. L.*

Left in the care of J. Craig, 278 Roebuck Rd.  
Mantle clock, Tri-lite.

1928 Ford Coach. no tires



**CRUX & MCMASTER**

*Brokers and Solicitors*

D. P. MCMASTER  
A. G. DUNCAN CRUX

508 RANDALL BUILDING

555 WEST GEORGIA ST.

VANCOUVER, B. C.

|          |             |
|----------|-------------|
| RECEIVED |             |
| Rec'd    | DEC 16 1943 |
| File No. | 7524        |
| Ans.     | PROA        |
| Referred | Shears      |

December 15, 1943

Department of the Secretary of State  
Office of the Custodian  
506 Royal Bank Bldg.  
VANCOUVER, B. C.

Attention Mr. F. G. Shears, Director

Dear Sir:

Re: C. Tsumura - Lot 14, Sec. 34 - Municipality  
of Surrey

We have a memorandum from Col. Chandler who states that he has been advised by your office that there is a building on part of the property owned by the South Port Mann Berry Growers Association.

He states that his department is not asking for any reduction in the purchase price because of the existence of this building. It appears that the Veterans' Department is fully aware that this building is on the property and that there is nothing registered in regard to it. They therefore request the deed to the property and take the position that if the association can establish that they have a ground lease or any other recognizable right, the situation can be dealt with by the Veterans' Department in due course.

Would you please advise if you know of any claim by the South Port Mann Berry Growers Association that would appear to prevent the conveyance of this property in accordance with the condition of the present registered title.

Yours very truly,

CRUX & MCMASTER

PER

A. G. DUNCAN CRUX

AGDC/OH



CRUX & MCMASTER

*Barristers and Solicitors*

G. F. MCMASTER  
A. S. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

TELEPHONE MANH 9377

|                   |
|-------------------|
| Rec'd JUN 21 1944 |
| File No. R        |
| Ans. RICHMOND     |

June 20, 1944

Department of the Secretary of State  
Office of the Custodian  
506 Royal Bank Bldg.  
VANCOUVER, B. C.

Attention Mr. F. Shears, Director

Dear Sir:

Re: C. Tsumura - J. L. 462

In connection with the list of properties resubmitted received by us yesterday, we note that included therein is the C. Tsumura property.

We note that it is proposed to sell everything except the land upon which the Community Hall has been built.

We wish to point out to you that unless the area excepted from the general description has been surveyed or can be described by a line running from the frontage to the rear of the property defining the area, such as, for instance, the westerly 40 feet, the Land Registry Office will not accept the conveyance.

Possibly the circumstances in this case are such that either a survey is warranted or such a description may be used, but if not you should immediately withdraw the property before acceptance of your offer.

Yours truly,

CRUX & MCMASTER

PER *G. F. McMaster*

G. F. MCMASTER

GFM/OS



RECEIVED SECTION  
JUN 21 1944  
Rec'd  
File No. 7574  
Ans.  
Referred

CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE JL-462

Vancouver, B.C., June 20th, 1944.

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

Dear Sirs:-

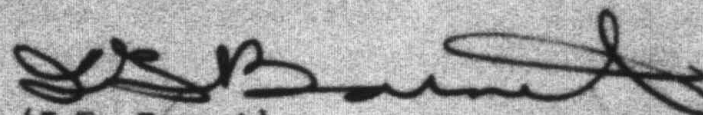
Re: Chonosuke TSUMURA - South Port Mann  
Co-operative Assn., and Lot 14 of  
Sec. 34, Blk. 5, Rge. 2W, Map 880, Surrey

Receipt is acknowledged of your letter of June 7th and a further check has been made on the ground. It has been decided to purchase this property in the usual way and to give the Custodian a two year lease on the North West corner of the property covering the area in which the Co-operative warehouse is located for a nominal sum of \$1.00 a year.

It is further understood that the Director, The Veterans' Land Act, lays no claim to the building in question and the Custodian has the right to dispose of the building during the time the property is under lease. Should the Custodian be unable to clean up the affairs of the South Port Mann Co-operative Association, who are the alleged owners of the building during the period of the lease, it is understood that the Director will convey title to the land on which the building is located without any expense to the Director, The Veterans' Land Act; in other words, it is understood that the Custodian will bear the cost of making the necessary survey, plans, documentation, etc.

It would now appear in order to give your solicitors the necessary instructions.

Yours truly,



(I.T. Barnet)  
District Superintendent.

ITB/GW



7524 ✓  
14582

*Shaw*  
October 19, 1944.

Mr. Chonosuke TSUMURA,  
Registration No. 12670,  
Monte Creek, B. C.

Dear Sir:

We are in receipt of your letters of October 11, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property is a matter which will give you personal concern. However, the sale of properties to the Director, The Veterans' Land Act, was carried out as part of a policy of liquidation outlined by the Canadian Government and the prices obtained were on the basis of appraised valuations.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record, but we can only advise you that the sale has been completed and that we are not in a position to consider any alternative in regard to this matter.

The sale of this property did not include the premises of the South Port Mann Co-operative Association. The chattels and equipment in the building have not been disturbed by this office and the agreement with the Pacific Coast Packers Limited to hire the use of the crates is still in force.

This office has repeatedly asked your assistance in supplying us with as much detail as possible regarding this Co-operative but thus far we have not received your co-operation. To administer the business of this Association properly, it is necessary that you supply us with full details and, if possible, the records of the Co-operative. You must realize that you have supplied us with no evidence that this property is not yours, personally, and liable to liquidation along with your farm property. Therefore, we request your attention to this matter.

Yours truly,

W. E. Anderson,  
Farm Department.

WEA/EG



ESTABLISHED 1878

INCORPORATED 1899

# THE BRACKMAN-KER MILLING CO. LIMITED

BRANCHED AT  
NEW WESTMINSTER, VANCOUVER, VICTORIA,  
CHILLIWACK, ROSEDALE, SARDIS, ABBOTSFORD,  
LANGLEY, PRAIRIE, CLOVERDALE, HANEY,  
COQUITLAM, LADNER, BRIGHOUSE, NANAIMO,  
COURTENAY, PORT ALBERNI, NELSON,  
ROSSLAND



CABLE ADDRESS "BRACKMAN"  
DOWLING'S GRAIN CODE  
BENTLEY'S CODE

HEAD OFFICE  
P.O. BOX 920  
NEW WESTMINSTER, B.C.

DISTRIBUTORS OF  
**PURITY FLOUR**

Box 920,  
New Westminster, B.C.  
Sept. 19th. 1945.

Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B.C.

Attn. W. Anderson.

Dear Sirs,

I wish to advise you that I have disposed of 4  
Brooders (home made) which belonged to J. Tsumura for \$34.00  
and am remitting for same less 10% commission.

I consider this a fair valuation for these Brooders.

Yours truly,

TSUMURA, CHUNOSUKI

File 754/2670



REAL PROPERTY SUMMARY

JAPANESE NAME: Chonosuke TSUMURA Reg. No. 12670 File No. 7524

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. First Offer BC/745-P.

PROPERTY ADDRESS: 274 Roebuck Road, New Westminster, B.C.

LEGAL DESCRIPTION: Lot 14 of Section 34, Block 5 North, Range 2 West, Map 880, Municipality of Surrey in the District of New Westminster.

TITLE: Registered in the name of Chonosuke TSUMURA.

ENCUMBRANCES: Registered: Vesting Order Filed No. 24408 - July 31, 1942.  
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$ 600.00  
Improvements 2250.00 - \$2850.00 Taxes - \$56.56

CLASSIFICATION: This is a Chicken Farm with dwelling and out buildings. The Custodian's representative reported July 2nd, 1942, that this property had an area of 9.37 acres of which 7 were cleared. As this was a Chicken Farm there were no crops.  
1 - 1½ storey 5 room dwelling, 24' x 36' - 4 colony houses.  
1 Rhubarb house, 1 small feed shed, 1 bunkhouse, 1 new pump house, 1 garage, 1 barn, 1 sawdust shed, 1 chicken house and feed house, combined, 1 chicken house 40', 2 chicken houses 30', 1 chicken house 120', 1 chicken house 150', - 2 storey.  
1 new building 12'x20' used for storage.  
Was arranging to build a new dwelling, cement foundation laid on property for new house.

HISTORY OF ADMINISTRATION: Chonosuke TSUMURA leased this property to Joseph Stach on 7th May 1942 for a term of 12 months from 7th May 1942 with option to extend lease for one year, consideration \$240.00, payable \$20.00 monthly commencing 7th May 1942 and thereafter on the 7th of each and every month...house and buildings included.  
  
This lease was replaced by lease No. 235 given by the Custodian to Earl Robert Marshall on 27th February 1943 for a term of 10 months from 1st March 1943 to 31st December 1943, consideration \$150.00, payable \$15.00 monthly payable on the 1st of every month commencing 1st March 1943, buildings included. Space reserved for storing chattels.  
  
Original Lease handed to The Director, The Veterans' Land Act, 31st July 1943. Lease No. 235 handed to The Director, The Veterans' Land Act, 3rd August 1943.

SOLD: To: The Director, The Veterans' Land Act for \$1611.00 as at 1st January 1943.  
Approval of Advisory Committee 1st June 1943.



1943.

- Page 2 -

File No. 7524.

Funds released to the credit of Chonosuke Tsumura' as at September 28th, 1944, against which were charges for Registration Fees \$3.00, Legal Fees \$15.00, Arrears of Taxes \$139.44, leaving a net credit of \$1453.56.

In view of \$138.00 of the 1943 rent having been collected by the Custodian, a cheque for \$138.00 covering was issued to The Director, The Veterans' Land Act on June 21st, 1944.

OLD CERTIFICATE OF TITLE:

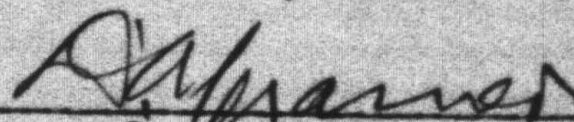
No. 93123-E.

Chonosuke TSUMURA declared on his J.P. Form signed 4th May 1942, that the Title Documents were in his possession. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 176119-E in the name of The Director, The Veterans' Land Act.

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

May 29th, 1947.

  
D. M. CRAMER.

DAC:ic



File No. 7524  
Reg. No. 12670

Chonosuke TSUBURA

| <u>Date</u>    | <u>Particulars</u>  | <u>Debit</u>            | <u>Credit</u>     | <u>Balance</u> |
|----------------|---|-------------------------|-------------------|----------------|
| 1942 June 2    | Cash  | \$ 86.25                | \$ 86.25          |                |
| December 10    | Swanson & Wilkinson<br>Rents collected<br>Agent's commission<br>Repairs   | 86.25<br>2.40<br>6.60   | 74.00             |                |
| 1943 January 1 | Credit re Sale of Property<br>Land Registry Office - Certificate of Encumbrance<br>Taxes 1940<br>Sun Life Assurance Co. | 1.00<br>56.54<br>149.93 | 1,468.56          |                |
| 1944 October 5 | Sale of incubator & 2 brooders<br>Appraisal   | 1.75                    | 17.50             |                |
| October 10     | T. Hashiko - claim paid   | 80.00                   | 80.00             |                |
| November 20    | Cheque to you<br>Proceeds Auction Sale  | 80.00                   | 126.38            |                |
| 1945 April 23  | Legal fees re sale of property  | 15.00                   | 5.00              |                |
| August 6       | B. C. Electric Co. Ltd. - refund security deposit   |                         | 34.00             |                |
| September 21   | Sale of 4 brooders<br>Agent's commission  | 3.40                    |                   |                |
|                |   | <u>\$ 402.87</u>        | <u>\$1,891.69</u> |                |

CR \$ 1,488.82

Accounting Department  
February 20th, 1948



SOLDIER SETTLEMENT and VETERANS' LAND ACT.

7524  
12670  
J.L.462  
File No. BC/745P

Vancouver, B.C.

September 5, 1944

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

Dear Sir:-

TSUMURA *Chinook*  
Re: Lot 14 of Section 34, Block 5 North  
Range 2, West Map 880 in the District  
of New Westminster MUNICIPALITY OF SURREY

I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 176119E of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque  
for \$1,471.56, in favour of The Secretary of State,  
dated August 31, 1944, being the amount of the purchase  
price in full of the above land arrived at as follows:-

Purchase Price

- \$ 1611.00 ✓ *Ray*

Less arrears of taxes to  
January 1st, 1943,

- \$ 139.44 ✓ *3*

Amount paid to Secretary  
of State:

- \$ 1471.56

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*  
T. Todrick,  
DISTRICT SOLICITOR

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

*Sept 5/44*  
Solicitor for The Secretary  
of State.



J.L. No. **462**

Canada

# DEPARTMENT OF THE SECRETARY OF STATE

## OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

 SEP 30 1944  
 506 Royal Bank Building,  
 Vancouver, B. C.
File No. **7524**Reg. No. **12670**
 Mr. Chonosuke TSUMURA,  
 Monte Creek, B. C.

Dear Sir:

 Re: Lot 14 of Section 34, Block 5 North Range 2 West,  
 Map 880, Municipality of Surrey, in the District of  
 New Westminster. C. of E. 52474.

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              | \$ 1611.00       |
| Add:  |                  |
| Unexpired insurance premium as at January 1st, 1943 | 1611.00          |
| Less:   |                  |
| Tax arrears to December 31st, 1942                  | 139.44           |
| Registration fee                                    | 3.00             |
| Encumbrance—Principal                               |                  |
| —Interest   |                  |
| Net proceeds of sale                                | 142.44           |
|   | <u>\$1468.56</u> |

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.



1961  
 Jan. 1 Balance Brought Forward 1468.56  
 Credit to Sale of Property 65.00  
 Land Registry Office, Certificate of Encumbrance 1.00  
 Apr. 15 1960 Taxes 56.54  
 Dec. 2 Sun Life Assurance Co. 207.47  
 1533.56  
 Balance 1326.09 CR  
 65.00 CR



PERSONAL PROPERTY SUMMARY

File No. 7524

18th August, 1947.

Re: Chonosuke TSUMURA - Reg. No. 12670

CHATELS: The above Japanese registered with this office on the 4th May, 1942, and at that time declared leaving household furniture in his house on "oebuok Road, "urrey. He was evacuated to Red Deer on the 4th June, 1942.

This property was inventoried by our fieldmen on the 2nd July, 1942 as per attached schedule. TSUMURA had rented his property to Mr. Stach, and on the 21st July, 1942, we wrote to Mr. Stach, asking if he was using chattels belonging to TSUMURA, and at the same time also wrote to Mr. Cfaig, who according to our fieldmen's inventory, was taking care of a lamp and clock. Mr. Stach advised us 21st July, 1942 that he was using certain chattels but would hold himself responsible for them. Mr. Craig verified that he was holding in safe keeping the lamp and clock.

A copy of the inventory was sent to TSUMURA on the 25th August, 1942, and he replied that a 1 H.P. Westinghouse motor, 500 ft. of R.C. Wire, and 9 lengths of Galv. pipe were missing from the inventory, and later advised us that these were stored in the incubator house with the cement floor. A letter was sent to Mr. Stach, 14th October, 1942, regarding these, but he replied that he knew nothing about them, and that the key to this building had been taken away by our fieldmen. There is a memorandum on file dated 11th February, 1943 to Mr. Anderson re these goods, and on the copy on file there is a note by Mr. Green that these were O.K. and this was dated 8th Apr. 1943. These goods were not sold at auction, and there are further memorandums on file dated 13th November 1944 and 2nd December, 1944. A letter was written to the Pacific Co-operative Union, who were renting the South Port Mann Co-op. warehouse which was on TSUMURA's property, but they replied 13th Dec. 1944, that they had no knowledge of them. A search of this warehouse was made by our fieldmen, and in a memo dated 11th Dec. 1944, it is noted that these were not found, but a complete search of the warehouse could not be made as half of the building was completely filled with a pile of jam crates. This motor, wire and pipe, therefore, may be still in the warehouse of the South Port Mann. Co-operative, and mention is made of them on that file.

December 2, 1942, Mr. Stach, enclosed a letter received from TSUMURA asking him to ship a box of Christmas decorations, and asked if this office would have any objection to his making shipment. We advised him that we would have no objection, but on the 3rd February, 1943, TSUMURA wrote this office, asking that this shipment be cancelled and we so advised Mr. Stach. These decorations were missing when goods were moved from the property for sale by auction, and it may be that they had been shipped by Mr. Stach prior to his receiving notice of cancellation of shipment.

On the 23rd February, 1943, Mr. Stach advised us that he was leaving the property and was taking the washing machine with him as requested by TSUMURA. On the 17th May, 1945, Mr. TSUMURA advised us he had disposed of his washing machine to Mr. W. Page, of Brackman & Ker.

Mr. TSUMURA requested shipment 2nd April, 1943, of a canning machine and 5 boxes of jars. These were removed and shipped to TSUMURA through the B.C. Security Commission, 27th Sept. 1943.

On the 30th April, 1943, a letter was received from Arthur TSUMURA, advising that he had a purchaser for his old Model "A" Ford left on his father's property, and asking if we had any objection to this. We advised him 12th May, 1943, that we had



Page 2

PERSONAL PROPERTY SUMMARY (Continued)

File No. 7524

- 2 -

18th August, 1947.

no objection to his selling this car provided that he notified us to whom the car was being sold so that the Custodian would complete the transaction. Nothing further appeared on file relative to the sale, two persons enquiring 23rd June 1944, and 15th July, 1944 re purchase of this car, were advised that the car was already sold. (See Page 3)

On the 19th September 1944, Trapp Motors appraised 2 Homemade brooders and a Charter's Incubator for \$17.50, and this sum less \$1.75 commission to Trapp Motors was credited to TSUMURA's account at this office. All saleable chattels on TSUMURA's property were removed and sold at auction in Surrey on the 27th September, 1944 for the net sum of \$126.38. It was noted on the file at that time that some goods were abandoned as worthless, and that some goods were missing from the original inventory.

Mr. W. Page of Brackman-Ker, advised us 19th September, 1945, that he had sold 4 Home made Brooders for \$34.00, less commission of \$3.40, and remitted the balance of \$30.60 to this office.

On the 17th May, 1944, Mr. TSUMURA asked for his son's ashes to be shipped from the Buddhist Church, 10th Street, New Westminster. He was advised by this office on the 26th June, that we were unable to make shipment at that time as personal effects in the Buddhist Temple had not been sorted, but that the matter would be attended to as soon as possible. There is nothing further on the file regarding these ashes, and it is not known whether they were shipped or not, but there has been no further enquiry on TSUMURA's part.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: On the 28th Sept. 1944, Mrs. Toshiye HOSHIKO authorised payment from her account of \$80.00 which she had declared she owed to Ghonosuke TSUMURA. This sum was transferred to TSUMURA's account on the 7th October, 1944.

In July, 1945, the B.C. Electric sent in to this office the sum of \$5.00 being a refund of TSUMURA's electric light security deposit.

BONDS & INVESTMENTS: TSUMURA declared having a \$100.00 Victory bond, but this was not brought under control by the Custodian.

LIFE INSURANCE: He also declared \$1000.00 Sun Life Insurance policy, and on the 22nd January, 1943, the Company sent us a copy of their letter to TSUMURA, in reply to his enquiry re a cash loan, and asking if we would give clearance on these funds. The Custodian had no objection to TSUMURA receiving the cash loan of \$158.00, and this was apparently sent to him by the Company.

On the 12th November 1943, TSUMURA asked for payment to be made from his account at this office of premiums due and remainder of loan on this policy, amounting to \$149.93, and this amount was paid from his account on the 30th November and 11th December, 1943.

The Sun Life sent us a letter on the 8th July, 1947, asking if we had any objection to their sending \$280.00 being a further loan on this policy, and as TSUMURA



PERSONAL PROPERTY SUMMARY (Cont'd)

File No. 7524

- 3 -

18th August, 1947.

had no claims against him at this office, we advised that we had no objection to this sum being forwarded to TSUMURA.

This file reveals no other personal property assets.

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

RA

*H. Allan*

27th August, 1947.

Re: 1928 Ford Coach.

It appears on file 10156, Albert TSUMURA, that this car was sold to H.J. Melling for \$15.00, and as Albert TSUMURA claimed this car in letter dated 6th June, 1945, the funds were credited to him. This has been noted on the other brother, Arthur's file, 10190, and it appears that the letter of 30th April, 1943 was written by a sister, and refers to "A.TSUMURA" and probably should have been placed on Albert TSUMURA's file, at the time it was received.

*do.*

13th January, 1948.

Re: Westinghouse Motor

The Electric Motor mentioned on Page 1, appears to belong to the South Port Mann Berry Growers Association, as a claim has been filed for same by the Association, and Mr. TSUMURA has signed on the Association's behalf.

*do.*



NAME TSUBURA, ChonosukeREGISTRATION NO. 12670FILE NO. 7524

The following chattels were sold by public  
 auction at Surry, B. C. on September 27, 1944.

|                                |          |
|--------------------------------|----------|
| Lot of lumber                  | \$ 14.00 |
| - 2 Pcs. cable, puller         | 13.50    |
| Cripboard                      | 1.25     |
| Chain & pump & straw cutter    | 1.00     |
| - Range and sawdust burner     | 3.00     |
| Chaff cuttler                  | 3.75     |
| - Adding machine               | 89.00    |
| Sewing machine light           | 1.25     |
| - Trillite                     | 22.00    |
| Scythe blade (sundries)        | 2.25     |
| 2 Shelves ornaments            | 0.50     |
| - Clock                        | 15.50    |
| - 6 Chairs                     | 1.00     |
| - Mirror                       | 1.00     |
| - Chest drawers                | 1.00     |
| - Buffet                       | 5.50     |
| - Stool, bookracks, table      | 1.00     |
| - 2 Picture frames, phonograph | 4.50     |
| - Roll top desk                | 6.00     |
| - 2 Lamps                      | 2.00     |

|                        |           |
|------------------------|-----------|
| Total                  | \$ 189.00 |
| Less Expenses:         |           |
| (Auctioneer's Fees)    | 18.90     |
| (Advertising)          | 3.37      |
| (Movings)              | 40.33     |
| Net Proceeds Credited: | \$ 126.38 |

Members of Custodian Staff Present. Mr. R.M. AndersonExtracted from Auctioneering List No. Surry 6.

Remarks.



FIRE INSURANCE SUMMARY

File No. 7524

18th August, 1947.

Re: Chonosuke TSUMURA - Reg. No. 12670

We wrote to TSUMURA on several occasions asking for particulars regarding his fire insurance, as he had stated on his JP form that he had a \$2000.00 New England Fire policy, but apparently this referred to the South Port Mann Co-operative warehouse built on TSUMURA's property. On the 18th August, 1943 he informed us that he carried no fire insurance on his own buildings and wished to have a policy taken out, but as his property at that time had been sold to the V.L.A., no action was taken.

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

HA

*A. Allan*  
.....



File No: 1524  
7524

May 2nd, 1949.

MEMORANDUM

TO: F. G. Shears

FROM: Mr. Ian Macpherson

Lot 14, of Sec. 34, B.S. N., R.2 W., Plan 880,  
New Westminster District.  
Registered Owner - Chonosuke Tsumura

This lot was one of the parcels sold by the Custodian to the V.L.A. On it was a warehouse said to be the property of the South Port Mann Berry Growers Co-operative Association, the Association's ownership admitted by Mr. Tsumura in his letter of October 11, 1944.

The right of the Custodian to dispose of the Association's property being in question and the V.L.A. being advised, Mr. Barnett on 30th June 1944 informed the Custodian that it had been decided to purchase Lot 14 and to lease to the Custodian the site of the building for 2 years and that the V.L.A. lay no claim to the building and would convey title to the site of the building without expense to the V.L.A., the Custodian to bear the cost of survey plans, documentation, etc.

On 6th September 1946 the Custodian advised Mr. Barnett that the Custodian would arrange for survey of the site, 75' x 100', so that a registrable document could be prepared.

Certificate of Title to the whole of Lot 14, No. 176119-2 is now in the name of the Director, V.L.A.

Conveyance of the 75' x 100' parcel to the Custodian was prepared and in January 1947, Vernon Edge, P.L.S., prepared a plan of subdivision of Lot 14 showing this parcel. When this plan was submitted to the Municipality of Surrey for approval, the Municipality requested that it be amended showing the northerly 13' and the southerly 13.8' as a public highway. The V.L.A. advised the Custodian on 10th June 1947 that the purchaser from the V.L.A. consented to this.

Mr. Edge was instructed to amend the plan in accordance with the Municipality's requirements on 20th February 1948 and after repeated inquiries on 23rd November 1948 stated he would be unable to do so before the end of the year at the earliest. Messrs. Barnett, McEugan & Hunter of New Westminster, with consent of Mr. Edge, were instructed to prepare an amended plan, and have reported approval by the Municipality. Mr. Edge's account of \$15.00 of 20th January 1947 remains unpaid and Mr. Barnett advises that their fee will be in the neighborhood of \$80.00. Lot 14 was sold at a price of \$1611.00 as of 1st January 1943.

As the Municipality has required the two strips of land for highway purposes it may be presumed that compensation for the land taken will be made.

IM/CH



7524

March 9, 1944.

Mr. Chonosuke TSUMURA,  
Registration No. 12670,  
Monte Creek, B. C.

Dear Sir:

As requested in your letter of February 9, 1944, the following is a statement of your account:

By Cash:

|   |          |
|---|----------|
| Self, cash .....                                      | \$ 86.25 |
| Rentals received to February 28, 1943 .....           | 102.00   |
| Rentals received to February 29, 1944 .....           | 110.00   |
| Kawade Box Co. (credited your account in error) ..... | 68.95    |
| should be South Port Man Co-op.                       |          |

To Cash:

|                                  |                 |                 |
|----------------------------------|-----------------|-----------------|
| Swanson & Wilkinson .....        | \$ 86.25        |                 |
| Commission & repairs to          |                 |                 |
| B. & K. Milling Company .....    | 10.40           |                 |
| 1940 Taxes .....                 | 56.54           |                 |
| Land Registry Office,            |                 |                 |
| Certificate of Encumbrance ..... | 1.00            |                 |
| Sun Life Insurance .....         | 149.93          |                 |
| Credit Balance .....             | 63.08           |                 |
|                                  | <u>\$367.20</u> | <u>\$367.20</u> |

You will note that the sum of \$68.95 was credited to your account in error, as this amount is actually due the South Port Mann Berry Growers Co-operative Association, while your credit balance shows as \$63.08 at this time when this amount is transferred you will actually have a debit balance of \$5.87.

We have received no further information from you regarding the South Port Man Co-operative Association and again request your co-operation in supplying us with details.

Yours truly,

W. E. Anderson,  
Farm Department.

WEA/EG



# LIABILITY SUMMARY

File No. 7324

16th August, 1947.

Re: Chosensuke TSUMURA - Reg. No. 12679

When registering with this office on the 4th May, 1942, the above Japanese declared he had no debts, but the following were filed against him at this office:-

|                                |           |
|--------------------------------|-----------|
| McLennan, McFealy & Prior Ltd. | \$45.07 ✓ |
| Dominion Drug Saw Co. Ltd.     | \$6.25 ✓  |
| Brackman-Ker Milling Co.       | \$0.00 ✓  |
| Union Oil Co.                  | 6.00 ✓    |

The Dominion Drug Saw's claim was filed by the Solicitors of the Underwriters Finance Corporation Limited, and was referred to TSUMURA, 30th May 1942. Mr. TSUMURA brought the sum of \$45.25 in cash into this office, and the Custodian sent a cheque for the amount to the Solicitors on the 2nd June, 1942. TSUMURA was advised of payment 11th June, 1942, and at the same time, McLennan & McFealy's claim of \$45.07 was referred to him. He replied 18th June, 1942, that this had been paid in full and it was later noted that this account did not appear on the Company's second list of claims filed at a later date.

Brackman-Ker advised us 23rd June, that they had advanced \$50.00 to TSUMURA in June for payment of his expenses to Red Deer when evacuated, and that they were to receive payment for the loan from collection of rent of his property. Payment was collected in full in this way by 4th August, and further rentals were paid by Brackman & Ker to this office.

1942  
On the 16th December, a claim of \$6.00 was filed by the Union Oil Co. and was referred to TSUMURA 14th July, 1943. No reply was received and it was again brought to his attention 21st Nov. 1944, and he advised us 29th Nov. 1944, he had returned all barrels, and was sure he did not owe any money. The Union Oil Co. were advised of this 5th December, 1944, and that no further action would be taken by the Custodian.

This file reveals no other liabilities.

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

*J. Allan*



MEMORANDUM

File Nos. 7524, 14582

December 11th, 1944

To: The File

From: Mr. Ivarson

Re: TSUMURA, Chonosuke  
CHATTLES

Mr. R. M. Anderson and myself visited the South Port Mann Co-op's warehouse for the purpose of locating the motor, electric wire, and pipe belonging to the above. The search however, did not reveal the above articles unless they are behind the pile of jam crates which completely fill one half of the building.

They may have been removed by someone for safety and inquiries will be made to the Pacific Co-op Union regarding these, they having used the building in 1943.

The scales and conveyer were found intact but if there is a motor for driving the latter - it was not in evidence.

A hole had been cut in the floor to hold the scales which after use, had been taken out leaving an ingress. Some of the flooring also had been pushed up.

It may be noted that the motor etc. belonging to the above named above on the file as having been stored in the incubator house but when this place was opened and the chattels removed to auction, these things were not found, and it was assumed they may have been taken over to the Co-op warehouse.

WJI:LM



File 7524

CHATEL SCHEDULE

18th August, 1947.

| Chattels declared by<br>ISUMBA on JP Form | Inventoried by our<br>fieldmen 2nd July, 1942 | Sold by Auction Sept. 27/44 | Other<br>Dispositions                                 |
|---|---|-----------------------------|---|
| Tables                                    | 2 Dining tables                               | 1                           |   |
| Chairs                                    | 5 kitchen chairs                              | 6                           |   |
| Household furniture                       |   |                             |   |
| Chest of drawers                          | Gramophone                                    | "                           | Missing   |
| Gramophone                                | 2 ctn. dishes                                 | "                           | "   |
|   | 1 " Christmas decorations                     | "                           | "   |
|   | 5 " old clothes                               | "                           | "   |
|   | Framed pictures (wrapped up)                  | "                           | Qnty children's toys<br>abandoned                     |
|   | Box children's dishes                         | "                           | "   |
|   | Roll top desk                                 | "                           | "   |
|   | Kitchen range                                 | "                           | Abandoned (fixture)                                   |
|   | " cabinet                                     | "                           | Missing   |
|   | Rocking chair                                 | "                           | "   |
|   | Wardrobe                                      | "                           | "   |
|   | Piano stool                                   | "                           | "   |
|   | Buffet  | "                           | "   |
|   | Heater  | "                           | "   |
|   | Couch   | "                           | Sold direct   |
|   | Washing Machine                               | "                           | "   |
|   | Table lamp                                    | "                           | Missing   |
|   | Box books                                     | "                           | "   |
|   | Chest of drawers                              | "                           | "   |
|   | Roll tar paper                                | "                           | "   |
|   | 2 bicycle tires                               | "                           | "   |
|   | Inner tube                                    | "                           | "   |
|   | Logging chain                                 | "                           | Missing   |
|   | Sal. circular saw                             | "                           | Abandoned   |
|   | Roll chicken netting                          | "                           | Missing   |
|   | Car battery                                   | "                           | "   |
|   | Roll 6" canvas belting                        | "                           | Missing or abandoned                                  |
|   | 2 beds  | "                           | "   |
|   | Lge. mirror                                   | "                           | 2 sold to tenant, 4 sold by<br>Missing (Brackman-Ker) |
|   | 7 brooders                                    | "                           | "   |
|   | Handsprayer                                   | "                           | "   |
|   | Feed chopper                                  | "                           | "   |
|   | Lge Platform scale                            | "                           | Missing   |
|   | Sal. " "                                      | "                           | See under Auction Page 2                              |
|   | Bale. garden tools                            | "                           | Missing   |
|   | 9 sacks fertiliser                            | "                           | Missing   |
|   | 4 wheelbarrows                                | "                           | "   |
|   | Stump puller & cable                          | "                           | "   |
|   | 4000' lumber                                  | "                           | "   |
|   | Hand pump                                     | "                           | 1 sold to tenant                                      |
|   | 4 Incubators                                  | "                           | Missing   |
|   | Desk  | "                           | "   |
|   | Swivel chair                                  | "                           | Shipped 27th Sept. 1943                               |
|   | 3 boxes jam jars                              | "                           | Abandoned   |
|   | Car parts                                     | "                           | "   |
|   | 1928 Ford Coach, no tires, not running,       | "                           | Sold, See File 10156                                  |
|   | Adding machine                                | "                           | "   |
|   | 2 boxes, nailed up                            | "                           | "   |



| Chattels declared by<br>TSUMURA on JP Form | Inventoried by our<br>Fieldmen 2nd July, 1942 | Sold by Auction<br>27th Sept. 1944. | Other<br>Dispositions. |
|--|---|-------------------------------------|------------------------|
|--|---|-------------------------------------|------------------------|

|                                   |  |   |         |
|-----------------------------------|--|---|---------|
| Heater (old)                      |  |   | Missing |
| 8 Gal. stone crock                |  |   | "       |
| 12 Gal " "                        |  |   | "       |
| Quantity of sawdust sacks         |  |   | "       |
| Steel block $\frac{3}{4}$ " cable |  | " | "       |
| Plough                            |  |   | "       |
| Milk cans                         |  |   | "       |

Left in care of J. Craig  
Mantel clock  
Tri-lite

Scythe blade & sundries  
Chaff cutter  
Lamp  
2 shelves ornaments  
Gripboard (?)

Declared by TSUMURA 21st  
Sept. 1942

1 H.P. Westinghouse motor  
500 ft. R.C. Wire  
9 lengths galvanised pipe

May possibly still be in  
South Port Mann Co-op.  
Warehouse on TSUMURA's  
property.

f a



MEMORANDUM

November 5, 1949.

Re: Case No. 110  
South Port Mann Berry Growers  
Co-operative Association.

With reference to Mr. Braidwood's query concerning chattels, Mr. Harry Beach, who removed the Berry Washing Machine from the South Port Mann Berry Growers warehouse and who has been paying rent therefor up to the present time, confirmed over the telephone today that there was no motor attached to the machine when he received it. He stated that he had to supply a motor and attachments in order to use it.

Mr. Beach also informed me that the machine is presently at Magna Bay on Shuswap Lake, being used by a group of Japanese doing business under the name Magna Bay Berry Growers. He stated that he allowed this concern to have the use of the machine for which they pay him rent which he in turn pays to the Custodian. He stated further that he might be interested in buying the Berry Washing Machine as it would cost him a considerable amount to bring it back to Mission and that he would make an offer early in the week of November 7. Apparently he has in mind reselling the machine to the Japanese at Magna Bay. Mr. Beach stated also that the Berry Washing Machine was the only chattel belonging to the South Port Mann Berry Growers Co-operative Association which he has at any time had in his possession.

With reference to there ever being a motor on this machine, there appears to be no definite information available. This office is unable to suggest why the motor was not declared other than the fact that Tsumura, on whose property the South Port Mann Berry Growers Co-operative warehouse was situated, declared his own property on May 1, 1942 but did not give up possession to his tenant until June 3, 1942, during which time he was busy making arrangements for evacuation. Apparently Tsumura required cash as Brackman Kerr advanced him money which was later repaid from the rent of his property and a note on file is to the effect that a neighbour reported a motor having been removed from the electric water system and sold but unfortunately by whom and to whom was not mentioned. It could possibly be that the Berry Washing Machine, having only seasonal use, was powered by a motor used by Tsumura for other purposes such as his household washing machine, his electric water system or other power driven equipment. Tsumura might have been questioned about this.

Concerning the whereabouts of the remaining chattels, a large number of berry crates were still in the warehouse in May 1949 and it is believed that they are still there. These crates were piled high to the ceiling in one part of the warehouse and it is not known whether they concealed the scales and tools. It appears however unlikely that the scales are now on the premises as a corner of the building where the scales apparently had stood was vacant.

ACM/AC

Magna Bay Berry Growers - A. Tsumura  
(Mr. H. Beach, Nov 9, 49).



7524  
14982

November 25, 1948.

Moore, Bennett, McFugen & Hunter,  
30 McKenzie Street,  
New Westminster, B. C.

Dear Sirs:

Re: Lot 14, Section 34, R-1 N., R-2 W., Map 880

This parcel of land has been sold and Title conveyed to the Director, The Veterans' Land Act, and the Secretary of State of Canada has received from the Director, The Veterans' Land Act, a reconveyance of a portion described in the deed as:

"ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Municipality of Surrey in the District of New Westminster, Province of British Columbia and being part of Lot Fourteen (14) of Section Thirty-four (34) Block Five (5) North, Range Two (2) West, according to a map or plan deposited in the Land Registry Office at the City of New Westminster in the said Province under Number Eight Hundred and Eighty (880) which said parcel or tract of land may be more particularly known and described as follows:

Commencing at a point on the southerly boundary of the said Lot Fourteen (14); the said point being south eighty-nine degrees and nineteen minutes east (S. 89° 19' E.) of and distant thirty-three (33.0) feet from the south west corner of the said Lot Fourteen (14); Thence south eighty-nine degrees and nineteen minutes east (S. 89° 19' E.) and following the southerly boundary of the said Lot Fourteen (14) a distance of one hundred (100.0) feet; thence north one degree and thirty-seven minutes east (N. 1° 37' E.) and parallel to the westerly boundary of the said Lot Fourteen (14) for a distance of seventy-five (75.0) feet; thence north eighty-nine degrees and nineteen minutes west (N. 89° 19' W.) a distance of one hundred (100.0) feet to a point thirty-three (33.0) feet east of the westerly boundary of the said Lot Fourteen (14); thence south one degree and thirty-seven minutes west (S. 1° 37' W.) and following the easterly boundary of a Road Allowance dedicated and shown outlined RED on the sketch hereunto annexed, for a distance of seventy-five (75.0) feet more or less to the point of commencement.

The said parcel or tract of land contains 0.172 acre to be the same more or less and is shown outlined RED on the sketch hereunto annexed."

Registration of this reconveyance with sketch was refused by the Registrar, who required an amended plan showing the westerly 33 feet and the easterly 13.2 feet as a highway.

We are now in a position to request you to prepare a subdivision plan of Lot 14, showing the two portions to be dedicated as portions of the two highways adjoining Lot 14, and also the 0.172 acre part as described above as decided to the Secretary of State and shown outlined in Red in deed.

.....



Page 2.

Messrs. Burnett, McGugan & Hunter

November 25, 1948.

When you have completed this subdivision plan will you kindly send us two extra blue prints. We shall obtain approval of the Director, The Veterans Land Act and return to you for approval of the Municipality and registration.

This is an exceptionally urgent case, and trust you will give it your immediate attention.

Yours truly,

Ian Macpherson,  
Office of the Custodian.

IM/CH



SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE MONTREAL

VANCOUVER BRANCH  
A. L. WRIGHT, C.M.A., BRANCH MANAGER  
E. E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING  
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES  
PLEASE REFER TO THEIR NUMBERS

July 22, 1947.

Custodian of Enemy Property,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sirs:

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JUL 23 1947 |
| File No.           | 7524        |
| Ans.               | noted HQ    |
| Referred           | Hallen      |

Your file 7524 - policy no. 2,264,439  
Tsumura

We have pleasure in handing you a copy of  
our letter of today's date to the above assured.

Yours faithfully,

R. LAWSON,  
BRANCH SECRETARY.

AF/CP  
ENCLS.

PER:

*W. H. H. H.*



CG Custodian of Enemy Property.

July 22, 1947.

Mr. Shirokazu Tanaka,  
General Delivery,  
Kailua, H. C.

Dear Mr. Tanaka:

Re: Policy No. 2,264,439

We acknowledge with thanks receipt of  
your policy, and the completed loan agreement, and  
we now have pleasure in handing you our attached  
cheque for \$250.00, and your policy, which we have  
endorsed.

Yours faithfully,

R. LAWSON,  
BRANCH SECRETARY.

APC/P  
ENCLS.

PER:



**SUN LIFE ASSURANCE COMPANY OF CANADA**  
**HEAD OFFICE: MONTREAL**

**VANCOUVER BRANCH**  
A. L. WRIGHT, C.L.U., BRANCH MANAGER  
C. E. MAY, BRANCH SECRETARY

ROYAL BANK BUILDING,  
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES  
PLEASE REFER TO THEIR NUMBERS

July 8, 1947.

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

Dear Sir:

Re: Policy No. 2,264,439 - Chonosuke Tsumura

The above assured has applied for a loan of \$280.00 on security of his policy and we shall be obliged if you will let us know if you have any objection to our remitting this amount to him. According to our records, the assured's present address is General Delivery, Kamloops, B. C.

Yours faithfully,

R. LAWSON  
BRANCH SECRETARY

Per:

*Handwritten signature*

AP/fmj

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | JUL 9 1947 |
| File No.           | 7524       |
| Ans.               | ✓          |
| Referred           | H. Allen   |

*sent to you*



7524

9th July, 1947.

Sun Life Assurance Company of Canada,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:

Re: Policy No. 2,264,439 - Chonosuke TSUMURA

We wish to acknowledge your letter of 8th July, and would advise that the Custodian has no objection to your remitting the sum of \$280.00 to the above Japanese, being a loan on the above policy.

Yours truly,

Office of the Custodian.

RA  
C.c. Dept. of Labour.



7524  
14582 ✓

6th September, 1946.

I.T. Barnet, Esq.,  
District Superintendent,  
Soldier Settlement and Veterans' Land Act,  
518 Rogers Building,  
Vancouver, B.C.

Dear Sir:

Re: South Port Mann Co-operative Association  
Lot 14, Sec. 34, Blk. 2, Range 27, Map 880.

You have written on two or three occasions asking for the present position with regard to the buildings owned by the South Port Mann Co-operative Association which are situated on a corner of one of the properties which was purchased by the Director, Veterans' Land Act from this Department.

I discussed this at your office yesterday and advised that while the liquidation of properties owned by associations was still not being carried out by the Custodian as a general policy, that as you were concerned in this particular matter it would be desirable for us to obtain the title to the land on which these buildings are situated.

I enclose a copy of your letter of June 20th, 1944, dealing with the arrangements made for conveyance from the Director, Veterans' Land Act to the Custodian.

In discussing this with you yesterday it appeared from the photos on our files and the plans which you had of this property that a piece of land 100' x 75' might be required. Our Mr. Anderson has confirmed that this would be very satisfactory and that it would mean 75' North on the Roebuck Road and 100' East on the property line and would be situated in the South East corner of the above lot. We will make arrangements for having this parcel surveyed or described so that a registrable document can be prepared.

We presume, however, that with the information now supplied you will not need to hold up any arrangements you may be making for the disposal of the main part of the property to the veteran whom we understand is interested in same. The portion of land which we require will be registered in the name of The Honourable The Secretary of State of Canada Acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943).

Yours truly,

F. G. Shears,  
Director.

FGS/PMH  
encl.



1st December, 1945.

I. T. Barnet Esq.,  
District Superintendent,  
Soldier Settlement and Veterans' Land Act,  
716 Rogers Building,  
Vancouver, B.C.

Dear Sir:

Re: Lot 14 of Sec. 34, Block 5,  
Range 2 West, Map 220, Surrey

It has been brought to my attention that when conveying the above property to the Director, the Veterans' Land Act it was agreed that the Director would lay no claim to the North West Corner of this property on which is situated a Co-Operative warehouse owned by the South Port Mann Co-operative Association, and that a two year lease be given to the Custodian at a nominal sum of \$1.00 a year. Your letter of June 20th, 1944, sets this matter out.

We are still not in a position to deal with this particular building as it belongs to an Association. It is expected, however, that Orders-in-Council will be passed clarifying this situation in regard to the Custodian and Associations in the not too distant future.

We presume that the agreement set out in your letter in regard to conveying this property at a later date will still obtain and your acknowledgment will be appreciated.

We are bringing this matter to your attention in case you should be dealing with this property in connection with any returned veterans.

Yours truly,

F. G. Shears,  
Director.

FOS/PNH



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 7524

NAME: THUMRA, Shunroku

DATE ADVERTISED:  
(or other information)

APPRAISER'S NAME: TRAPP MOTORS LTD.

VALUATION: \$17.50

PURCHASE PRICE: \$17.50

COMMITTEE'S APPROVAL: February 13, 1945.

PURCHASER'S FULL NAME: Mr. John A. Ure

ADDRESS: Surrey, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:  
(state if purchase  
price already paid or  
arrangements made)

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD: 2 H.M. Brooders (1 damaged)  
1 Incubator (Charter)

\$10.00

7.50

\$17.50



7524

December 5th, 1944

Union Oil Company of Canada Ltd.,  
402 W. Pender Street,  
Vancouver, B. C.

Dear Sirs:

re: C. TSUMURA - \$6.00

Some time ago you lodged a claim of \$6.00 against C. TSUMURA, N. R. No. 3, New Westminster, B. C. We filed this claim against Chonosuke TSUMURA, N. R. No. 3, New Westminster, B. C., who was a farmer at 274 Roebuck Road.

We wrote to TSUMURA several times and have now received his reply regarding your claim, an extract of which we give you below:-

"In your reference to claim against us by the Union Oil Co. I am quite sure there must be some error on the part of the Oil Company. This is because of the fact that at evacuation the Union Oil Co. sent their agent or driver around to pick up the empty drums. On this trip I am sure the agent or driver has picked up all the drums in my possession. "I have been dealing with the Union Oil Co. depot in Cloverdale so you can check up further from them."

As we cannot do anything further to assist you in this matter, we would suggest that, should you wish to carry the matter further, you contact TSUMURA direct, and not through this office. TSUMURA'S address is:-

Registration No. 12670,  
Monte Creek, B. C.

Yours truly,

  
AMcA:ND

A. McAllister,  
Claims Department.



MEMORANDUM

File Nos. 7524, 14582

November 13th, 1944

To: Mr. R.M. Anderson

From: Mr. Iversen

Re: TSUMURA, Onocouke  
South Port Mann Co-op Ass'n.  
274 Reebuck Road  
CHATTLE

The subject Japanese has asked us to arrange for ultimate shipment of his personal belongings from the above address. It would seem however, that some of his chattels have been liquidated.

There are a large number of items on the chattel list of Aug 25/42 still unaccounted for - it may be of course that they will be sold later.

The Ford model "A" was sold although payment does not appear on the file.

Joseph Steck removed the Westinghouse washing machine to his own house on Townline Road together with some dishes etc. These do not appear to have been removed.

Has J. Craig of 276 Reebuck Road any further belongings of Tsumura's?

We had better make an individual check on this property at the first opportunity, and it might be as well to remove the 1 h.p. Westinghouse motor, 500' of R.C. wire, 11 lengths of  $\frac{1}{2}$ " galv. pipe, from the incubator house of South Port Mann Co-op - these being Tsumura's property

WJL:LM



## EVACUATION SECTION

Recd 9 1944

File No. 14582 &amp; 7524

Ans. 11/10/44

Referred Anderson

Monte Creek, B. C.

October 28, 1944.

Office of the Custodian,  
Vancouver, B. C.

Re: File No. 14582 and 7524.

Dear Sirs:

In reply to your letter of 19th inst I am pleased to find that you have not sold the building and contents of the South Port Mann Co-operative Association. However you make no definite mention of co-operative property in my storage. As you say I have not distinguished the property of myself from those of the co-operative. This I was unable to do because the list of chattels concerning me and the co-operative contained much omission and misplacement, the latter not being entirely your fault. I have written your office concerning the omission but as yet I have not received any satisfactory reply. Unless you can give me definite answer concerning the omission I will be unable to give you facts distinguishing chattels of myself and of the co-operative.

The omission on the chattel lists were as follows:

- 1 --1 H. P. Westinghouse Electric Motor.
- 500 ft. # 14 Rubber Covered wire.
- 9 lens  $\frac{1}{2}$  inch galvanized water pipe.

I am sorry to advise that I am unable to supply you with details concerning the South Port Mann Co-operative as their records were in my custody at evacuation and the present storage is unknown. If you are in need of the co-ops' statistical standings I will gladly forward them to you providing you locate the records and send them to me undisturbed.

Hoping you give the fullest attention to this matter.

Yours truly,

*Shonosuke Tsunura*



|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | Oct 11 1944 |
| File No.           | 7524        |
| Ans.               | W.E.W.      |
| Referred           | Anderson    |

Monte Creek, B. C.

October 11, 1944.

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

Re: File No. 7524 -- land sale.

Dear Sirs:

I very much regret to acknowledge receipt of letter and statement informing me of the sale of my property in Surrey. I was further astonished by the sale price of the transaction being so ridiculously low. Even though the transaction was completed some time ago I am sure that real estate value was never so low and out of reason.

I am sure that you know that I was never willing nor have I given you any hint or advice at any time to sell my property at any price.

Yours very truly,

*Chonosuke Tsumura*



7524

June 30, 1944.

Mr. H. B. Nicholson,  
1683 Pacific Highway,  
R. R. No. 3,  
New Westminster, B. C.

Dear Sir:

Re: Chonosuke TSUMURA.

We wish to acknowledge your letter of June 23rd,  
enquiring about the old car located on the property of  
subject Japanese.

Please be advised that negotiations were already  
under way for the sale of this car but if the sale is  
not completed we will have our fieldman contact you in  
the near future.

Yours truly,

W. E. Anderson,  
Farm Department.

WEA/EG



THE CORPORATION OF THE  
DISTRICT OF SURREY

P. O. DRAWER 210  
PHONE: CLOVERDALE 115



OFFICE OF THE POLICE DEPT  
MUNICIPAL HALL

CLOVERDALE, B. C.

January 20th, 1944.

|                    |          |
|--------------------|----------|
| EVACUATION SECTION |          |
| Rec'd              |          |
| File No.           | 7524     |
| Ans.               |          |
| Referred           | Anderson |

The Custodian of Enemy Property,  
675 West Hastings St.,  
Vancouver, B.C.

Dear Sir:-

This date, I received a complaint from Mr. John Craig, who resides on the Roebuck Road, between the Townline and Old Yale Roads, R.R. No. 4, New Westminster, regarding unsanitary conditions prevailing on the property adjoining his on the North. This property was formerly owned and occupied by a Japanese named C. Tsunura and Mr. Craig informs me that a Mr. Marshall is now in possession, having rented it through your office.

I visited the place to-day and found that Mr. Marshall had apparently engaged in poultry raising to a considerable extent. Mr. Craig tells me that this is a fact but that Marshall also works in Vancouver and only visits the place two or three times a week. There are only a few birds left on the property and I understand that Marshall is leaving.

He has left several of the buildings in a filthy condition; the dropping boards apparently not having been cleaned for a long time. I also found dead cats in one building as well as a number of dead chickens which had been tossed into the bush and left unburied.

Mr. Craig quite properly complains of the offensive odor caused by the above-mentioned conditions which is quite noticeable as far away as his own place.



THE CORPORATION OF THE  
DISTRICT OF SURREY

P. O. DRAWER 210  
PHONE: CLOVERDALE 115



OFFICE OF THE POLICE DEPT  
MUNICIPAL HALL

CLOVERDALE, B. C.

I would ask, therefore, that you make this complaint known to Mr. Marshall and advise him that I require him to remedy the condition before he quits the property.

I would also appreciate your advising me of his full name and address in the event that I wish to get in touch with him personally.

Thanking you in anticipation of your co-operation in this matter, I remain

Yours very truly,

A handwritten signature in cursive script, appearing to read "E.J. Idler".

E.J. Idler,  
Chief Constable.



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131  
PLEASE REFER TO  
FILE NO. 7524

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

November 30, 1943.

|                             |            |
|-----------------------------|------------|
| JAPANESE EVACUATION SECTION |            |
| REC'D                       | DEC 8 1943 |
| File No.                    | 7524       |
| Ans.                        | SMG JS     |
| Referred                    | Gibson     |

Sun Life Assurance Company of Canada,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

Re: Pol. No. 2264439 - Chonosuke TSUMURA

Please find enclosed our cheque for  
\$149.00 in payment of the full amount outstanding  
against the above policy. Kindly acknowledge  
receipt in due course.

Yours truly,

*S. M. Gibson*

S. M. Gibson,  
Insurance Department  
*SM*

SMG:JS

Encl.

*Receipt in part settlement  
attached. \$149.00 was the amount  
outstanding as at Nov 1/43 and since  
that date interest in the amount  
of 93¢ has accrued and is still  
outstanding.*

SUN LIFE ASSURANCE CO. OF CANADA  
VANCOUVER, B.C. DEC 7 - 1943  
*SMG*





✓  
OFFER TO LEASE JAPANESE PROPERTY.

File No. 7524

Place \_\_\_\_\_

Date Feb 25/43

Custodian of Enemy Property,  
Vancouver, B.C.

Re: Chenaike TSUMURA Property. 93123E

274 - Roshach Rd -

Sec 34, R2W. Map 880

I hereby offer to lease the above described property

on the following basis:

Term: From March 1 1943 to Dec 31 1943.

Cash Rental: \$ 15.00 per mo - to be paid as follows: \_\_\_\_\_

Lease to include all land and buildings, - except: \_\_\_\_\_

Other special conditions (if any): Replaces mining for  
light

The following taxes will be payable by me:

|                           |                   |
|---------------------------|-------------------|
| Land & School Taxes:      | Irrigation Taxes: |
| Dyking or Drainage Taxes: | " Tolls:          |
| Domestic Water Rates:     |                   |

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the above terms be approved.

Full Name: Earl Robert Marshall

Address: 4622 - Lathrop St. Van

Field Supervisor,  
Soldier Settlement of Canada.

Walden St  
Van

Fa 3035R



7524

29th January, 1943.

The Sun Life Assurance Company,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:-

Re: Policy No. 2,264,439

-Chonosuke TSUMURA-

We have no objection to your making payment  
direct to your Policyholder of a cash loan on the above  
numbered Policy in the amount of \$158.00, as per your letter  
of January 22nd, 1943.

Yours very truly,

S.M. Gibson,  
Insurance Department

SMG:PM

Enc.



SUN LIFE ASSURANCE COMPANY OF CANADA  
HEAD OFFICE: MONTREAL

COPY

sent to the Custodian's office

ATTENTION: MR. GIBSON

VANCOUVER, B.C.  
January 22nd, 1943.

Mr. Chonosuke Tamura,  
Red Lake P. O.,  
British Columbia.

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JAN 23 1943 |
| File No.           | 75-24       |
| Ans.               |             |
| Referred           | Gibson      |

Dear Mr. Tamura:

Re: Policy No. 2,264,439

We have received your letter of January 19th and so that you may obtain the maximum cash loan available against this policy, the attached agreement is to be signed by you where marked "Assured" and by your wife as Tamayo Tamura where marked "Beneficiary". Both signatures must be witnessed by someone outside the family who in addition to signing his name opposite yours and your wife's, will show his address and occupation in the appropriate spaces. When the agreement has been completed just return it to us together with your policy. In the meantime, we have requested a cheque for \$155.00 from our Head Office and when it arrives it will be sent to you provided we receive the completed agreement, the policy and authority from the Custodian.

We are requesting authority from the Custodian to send you this cheque when it is available.

Yours faithfully,

G. E. HAY

BRANCH SECRETARY  
Per: *[Signature]*

WCH:FW  
Encl.

Custodian's office: Please let us have clearance of these funds or your further instructions.

*no claims shown on this file  
at this date*

30 1 43



## Notice of Assignment of Lease 462

To: **EARL ROBERT MARSHALL**  
4622 "alden Street, Vancouver, B. C.

TAKE NOTICE that the rent payable pursuant to the terms of a leasehold indenture made the 27th day of February A.D. 1943, between yourself as Lessee and the undersigned as Lessor, in respect of the lands and premises situate, lying and being in the Municipality of Surrey in the Province of British Columbia, more particularly described as

Lot Fourteen (14) Section Thirty-Four (34) Block Five North (5N) Range Two West (2W) according to a registered map or plan thereof deposited in the Land Registry Office, New Westminster, in the Province of British Columbia, and therein numbered Eight Hundred and Eighty (880). Certificate of Title No. 93123 E.

and the said indenture has been assigned to The Director, The Veterans' Land Act, and that after this date all payments of rent, whether for arrears or otherwise, must be paid by you to The Director, The Veterans' Land Act at his Regional Office, Room 609 Westminster Trust Bldg., in the City of New Westminster, Province of British Columbia.

DATED AT THE CITY OF VANCOUVER, in the Province of British Columbia, this 26th day of August A.D. 1943.

THE SECRETARY OF STATE OF CANADA,  
acting in his capacity as Custodian under and by  
virtue of Order-in-Council P.C. 1665, and Amendments thereto.

PER

*R. Shears*

### STATEMENT OF RENT AND LEASE

Term of lease: 1st March to 31st December, 1943.

Rent for term: \$150.00, \$15.00 monthly in advance.

Arrears: \$30.00

Next rent due: 1st September.

Balance payable under lease,

(including arrears, if any): \$90.00





CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE **J.L.462**

518 Rogers Building,  
VANCOUVER, B.C., June 2, 1944.

Attention: Mr. K.W. Wright  
Office of the Custodian,  
509 Royal Bank Building,  
VANCOUVER, B.C.

Dear Sir:

Re: Chonosuke TSUMURA  
South Port Mann Co-op. Association, and  
Lot 14 of Sec. 34, Blk. 5, Rge. 2W, Map 880,  
Municipality of Surrey

|               |            |
|---------------|------------|
| ENEMY SECTION |            |
| Rec'd         | JUN 3 1944 |
| File No.      | 7574       |
| Ans'd         | RADP       |
| Refer'd       | X          |

I have for acknowledgment your letter of May 18th in which you suggest that we agree to the price already offered on this property and permit you to exempt the buildings used by the South Port Mann Co-op Association (said to measure 75' by 21' with adjoining wing 40' by 12') together with the land on which they are situated. You do not indicate who would be responsible for making the survey and pay the costs of survey, registration, etc.

As I understand the situation you have no documentary evidence that these buildings are not part and parcel of this property. We do not lay any claim to the buildings, but we would lease you the land on which they are situated at a nominal rent of \$1.00 a year for a period of two years. If you have not cleared up ownership by that time the matter could then receive further consideration.

Yours truly,

(I. T. Barnet)  
District Superintendent.

OK  
If V.A. would undertake  
to allow Custodian to  
subdivide and fence  
land to cover at  
own expense of small  
the Department as that  
time



7524

J.L. 462

June 7, 1944.

Mr. T. Barnet,  
District Superintendent,  
Veterans' Land Act,  
518 Rogers Building,  
Vancouver, B. C.

Dear Sir:

Re: Chonosuke TSUMURA  
South Port Mann Co-operative Assn.  
and Lot 14 of Sec. 34, Blk. 5, Rge. 2W,  
Map 880, Municipality of Surrey.

We have for acknowledgement yours of the 2nd instant and note that you do not lay any claim to the buildings on this property but you would lease to the Custodian the land on which they are situated for the nominal sum of \$1.00 rent per year for the period of two years.

The Custodian is quite agreeable to this, provided you would undertake to convey to the Custodian without cost sufficient land to cover the area occupied by the buildings, on the understanding that the Custodian would be responsible for any expense relative to survey, registration, etc. It is the Custodian's intention to endeavor to liquidate the South Port Mann Co-operative Association, owner of the buildings; if liquidation is effected prior to the expiration of two years it will not be necessary for the Director to convey any portion of the land.

Kindly advise us whether or not this arrangement is acceptable to you and we will be pleased to instruct our solicitors accordingly.

Yours truly,

R. D. Richardson,  
Farm Department.

WDR/EG



C  
O  
P  
Y

SOLDIER SETTLEMENT and VETERANS' LAND ACT

Please Quote JL-462.

Vancouver, B. C. June 20th, 1944.

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

Re: Chonosuke TSUMURA - South Port Mann  
Co-operative Assn., and Lot 14, of  
Sec. 34, Blk 5, Rge. 2W, Map 880 Surrey.

Dear Sirs:

Receipt is acknowledge of your letter of June 7th and a further check has been made on the ground. It has been decided to purchase this property in the usual way and to give the Custodian a two year lease on the North West corner of the property covering the area in which the Co-operative warehouse is located for a nominal sum of \$1.00 a year.

It is further understood that the Director, The Veterans' Land Act, lays no claim to the building in question and the Custodian has the right to dispose of the building during the time the property is under lease. Should the Custodian be unable to clean up the affairs of the South Port Mann Co-operative Association, who are the alleged owners of the building during the period of the lease, it is understood that the Director will convey title to the land on which the building is located without any expense to the Director, The Veterans' Land Act; in other words, it is understood that the Custodian will bear the cost of making the necessary, survey, plans, documentation, etc.,

It would now appear in order to give your solicitors the necessary instructions.

Yours truly,

"I.T.Barnet"  
District Superintendent.

ITB/GW



7524  
14582  
J.L. No. 452  
Revenue Section

509 Royal Bank Building,  
Vancouver, B. C.  
May 16th, 1944

The Director,  
Veterans' Land Act,  
515 Rogers Building,  
470 Grenville Street,  
Vancouver, B. C.

Re: Chonosuke TSUNAMI,  
South Port Mann Co-op Association, and  
Lot 14, of Section 34, Block 5, Range 2 East,  
Map 180, Municipality of Surrey

Dear Sirs

On April 25th, 1944, we advised you that the Custodian could not deliver title to the above noted property and requested you to withdraw same from the offer.

We find that the South Port Mann Co-op Association erected two buildings on the corner of the property on Hooksett Road, which was used for an assembly plant. According to our information, the main building was 75' by 21', and the adjoining wing, 40' by 12'.

We understand that the land owned by Chonosuke TSUNAMI comprises approximately nine (9) acres, and the Custodian is willing to accept your offer for this parcel, excepting thereout the buildings owned by the above Association, together with the lot upon which they are situated, say a hundred foot square.

We suggest that this exception should not decrease the offer, since these buildings were not included in the appraisal. Please let us hear from you.

Yours truly,

L. V. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWB/JF

offer 161172



DEFENCE BRIEF  
Chonosuke TSUMURA  
File No. 7524  
Case No. 111

KAMLOOPS  
12 May 1948  
V.L.A.  
Sheet A.29 - 14

|                               | <u>REAL PROPERTY CLAIM</u>       | <u>Sold For</u> |
|-------------------------------|----------------------------------|-----------------|
| 1. <u>Real Property Claim</u> | <u>Appraised At</u><br>\$1641.90 | \$1611.00       |
| \$7,000.00                    |                                  |                 |

Appraiser (Wormworth) reports -

House very old, not worth repairing. Have added its value only as a temporary residence.

Appraiser (~~Wormworth~~) reports -

House only of value as a temporary residence. There are 4 wells on the property.

It is submitted that the real property was sold for its fair market value.

PERSONAL PROPERTY CLAIM

2<sup>nd</sup> Chattels  
1776/83  
Claim reduced to  
\$198.50  
(Trans. Pages 2 & 3)

Sale Price  
\$21.50

(a) Sold for

(b) Goods valued at \$100. Sold by auction for 14.00

(c) Goods valued at \$ 75. Sold by tender for 27.50

(Appraised at \$17.50)  
Appraisers - Trapp Motors Ltd.

(d) Goods valued at \$ 23.50 Undeclared and not found.  
\$198.50

The electric wiring & water pipe not found were reported by claimant to have been left in the hen house.

It is submitted that the personal property sold was sold for its fair market value.

Summary of Defence  
Witnesses

Where Required

Summary of Documents  
to be Filed

Witness Proving  
Same

B.C. Wormworth  
Trapp Motors Ltd.  
(891 Columbia)

1  
2 (b)  
2 (c)

R.M. Anderson

BMP/mw



Name of Claimant

TSUMURA, Chonosuke

Case

111

Custodian File

7584

| REAL PROPERTY                        |                                     |  |                                   |   |  |  |  |   |                             | Total   |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|--|---|-----------------------------|---------|
| Greater Vancouver                    |                                     | Rural (except V.L.A.)  |                                   |   | V.L.A. (except Mission Village)                                |  | V.L.A. Mission Village                 |   |                             |         |
| 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 |                             |         |
|                                      |                                     |  |                                   |   | 1611.  |  | 1790.00                                |   |                             | 1790.00 |
| PERSONAL PROPERTY                    |                                     |  |                                   |   |  |  |  |   |                             |         |
| Motor Vehicles                       |                                     |  | Boats and Boat Gear               |   |  |  |  |   |                             |         |
| Sale Price                           | 25% thereof                         | Sale Price   | Nelson Bros. 23.5% of Sale Price  | Other Sales 28.5% of Sale Price   | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing | 45% of amount in next preceding column |   |                             |         |
|                                      |                                     |  |                                   |   |  |  |  |   |                             |         |
| NETS                                 |                                     |  |                                   |   |  |  |  |   |                             |         |
| Total award for Nets plus Sale Price |                                     | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing |                                   | Percentage Total Award to Total Claim                                     |  | Claim for Nets Sold Declared Not Found, & Recorded Now Missing             |  | Apply % ratio to Claim                                | Deduct Custodian Sale Price |         |
|                                      |                                     |  |                                   |   |  |  |  |   |                             |         |
| MISCELLANEOUS CHATTELS               |                                     |  |                                   |   |  |  |  |   |                             |         |
| Claim for goods Sold By Auction      | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price                                   | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column      | Sale Price of goods Sold by Tender   | 12% of Sale Price                      |   |                             |         |
| 40.00                                | 14.00                               | 4.20   | 3%                                | 185.00  | 64.75  | 17.30  | 8.10                                   | 71.05   |                             |         |
| TOTAL RECOMMENDATION                 |                                     |  |                                   |   |  |  |  |   |                             | 1861.14 |



7524

September 22nd, 1950.

Mr. Chonosuke TSUBURA,  
Westside,  
Kanloops, B. C.

Dear Sir:

Re: Japanese Property Claims Commission  
Case No. 111

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,861.14.

Cheque for \$1,822.77 is enclosed herein, and the sum of \$38.37 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,  
Director.

FCS/js  
1 encl.



IN THE MATTER OF THE SINGULARS ACT,  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 22

JAPANESE PROPERTY CLAIMS COMMISSION

**B E F O R E**  
 (HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kanloops, B.C.

May 12, 1948

IN THE MATTER OF THE CLAIM OF  
CHOMOSUKE TSUBURA

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the  
 Dominion Government.

R.J. McMASTER, Esq.,

appearing for the  
 Claimant.

J.R. COLLEY, Esq.,

Secretary to Vernon  
 Sub-Commission.

G.H.R. UPTON, Esq.,

Official Interpreter

G. HANBLETON, Esq.,

Official Reporter.

30



C. Tsumura  
In Chief

MR. McMASTER: I call Chonosuke Tsumura, No. 128 on  
the original list.

CHONOSUKE TSUMURA the Claimant herein, being  
first duly sworn, testified  
as follows:

10 MR. McMASTER: Your honour, I have just observed that  
apparently I neglected to give my friend a copy  
of the claim for certain chattels. He may change  
his mind with regard to this matter and prefer  
to have it stood over until after lunch.

MR. McTAVISH: Your honour, I am not prepared to go  
on with any claim for chattels. I didn't have  
the claim given to me, and I am unaware as to  
anything at all about it.

MR. McMASTER: I would suggest in those circumstances  
that we adjourn until 2:00 o'clock.

THE COMMISSIONER: Very good.

(PROCEEDINGS ADJOURNED UNTIL 2:00 P.M.)

20 (PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. McMASTER: We might proceed with the case of C.  
Tsumura, Case No. 111, that we had just begun  
before the noon-hour adjournment.

In this case I would ask leave to amend the  
claim. The credit to the Custodian is wrongly  
shown in the claim form; the credit should have  
been \$1611.00. I would ask to abandon the  
claim for crop less so that the real property  
claim is for \$7,000.00 less \$1611.00 credit to  
the Custodian.

30



With respect to the chattel claim, the claim for the electric water pump on the back of the claim, it would appear that the water pump was a fixture and would enhance the value of the land. I would ask to abandon the claim with regard to the '29 Ford car. Your honour will remember the other day in speaking to a claim of Albert Tsumura, a son of this claimant, that we had asked to amend his claim to add the car. It now appears that the Custodian alleges that he wasn't aware of the car until all the parts were gone, and, in view of the small value involved, the claimants have instructed me to abandon that claim. The total claim being made for personal property is \$198.50 by making the following reductions on the original claim: The incubator reduced to \$75.00, 180 feet instead of 380 feet of one-half inch galvanized water pipe, \$18.50; 500 feet instead of 1,000 feet of electric wiring; 4,000 board feet of lumber, No. 1 common, \$100.00; and abandoning the claim for the clock and floor lamp. The net chattel claim, then, is \$177.00.

**DIRECT EXAMINATION BY MR. McMASTER:**

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to the real property with respect to which you are claiming, and is that your signature? A: Yes.

30 Q: With respect to the statement on the back



which appears in my handwriting, did you instruct me to add that information on the back of the statement? A: Yes.

Q: And that is your signature? A: Yes.

Q: Are the contents of this statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I file that as Exhibit No. 1, and I file on behalf of my learned friend the Farm Appraisal Report of the Soldier Settlement Board with respect to these premises, and draw attention to the fact that the property was about two and a quarter miles from South Westminster.

(STATEMENT MARKED EXHIBIT NO. 1)

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. McMASTER: Referring to Exhibit No. 1, it shows a total acreage of 9½ acres. The property was purchased in March, 1920, for \$800.00, at that time all bush land. The claimant shows the improvements which he made both with respect to the buildings and also with respect to improvements other than buildings and the estimated cost. With regard to the appraiser's report, he states that the two storey- henhouse was just three years old, not ten as the appraiser states. Referring to the back of the statement, I draw attention, first of all, to the fact that certain of the buildings erected on the lands are shown there continued from the first page; he also points out that electric light was installed. I would



then refer to the statement made by the claimant.

He says: "I am advised that my former next door neighbour, Mrs. Baldwin, sold her farm in 1942 for \$3200.00. She had ten acres with only two or three cleared and these were just in pasture. She only had two small chicken houses and one old house. I am also advised that Eric Craig, who lived across the road from me a few hundred yards north, sold ten acres of his farm in 1944 for \$7,000.00. His buildings were much older than mine and only seven or eight acres were cleared."

10

Q: Witness, did you have an electric pump on these premises at the time you were evacuated?

A: Yes.

Q: And was that <sup>in</sup> connection with your watering system and your well?

A: Yes.

Q: And it was left on the premises?

A: All the chicken houses and dwelling house, too.

20 Q: Yes. And the pump was left on the premises?

A: Yes.

Q: Approximately when did you purchase or install that pump?

A: '29.

Q: In 1929?

A: 1929.

Q: And was it in good working order at the time that you left?

A: Yes. I bought it new from Fairbanks Morse.

Q: In which year, did you say?

A: No, I made a mistake -- 1930, not 1929.

30 Q: In 1930 from Fairbanks Morse?

A: Yes.



MR. McMASTER: I draw your attention, your honour,  
to the fact that apparently that was not mentioned  
as one of the improvements in the real property  
statement filed as Exhibit No. 1. It will be  
contended that it would enhance the value of  
the land.

Q: Witness, did you instruct Mr. Leckie to prepare  
this statement with regard to the personal prop-  
erty with respect to which you are claiming  
and is that your signature? A: Yes.

Q: And are the contents of this statement true to  
the best of your knowledge and recollection?  
A: Yes.

MR. McMASTER: I would ask to file that as the next  
exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

THE WITNESS: I had a lot of furniture and a desk  
and I'm not making any claim for that.

MR. McMASTER: I would ask to have filed in this case,  
your honour, the appraisal which the Crown filed  
in the case of Jujire Ohashi at Vernon. They  
filed there an appraisal by Buckerfield's of  
certain incubators and, if my recollection serves  
me correctly, it included incubators of the make  
which this claimant is claiming for.

Your witness.

THE INTERPRETER: The witness says he had seven electric  
brooders for which he is not claiming.

MR. McTAVISH: It is submitted, your honour, that the  
real property was sold for its fair market value.



It is submitted that the personal property which was sold was sold for its fair market value. It is submitted that the prices claimed by the claimant for articles not sold are exorbitant.

I would ask my learned friend to admit the assessed value on the property for the year 1943 - improvements \$2250.00 and the land \$600.00, making \$2850.00 in all.

MR. McMASTER: That would appear to be correct.

10

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, prior to your leaving this property, prior to your evacuation, did you lease the property to one Joseph Stack?

A: You

mean for the car?

Q: No, your property.  
to him.

A: Yes, I rented

Q: What rental did you charge?

A: \$20.00 a month. For that reason I leaving everything to him, all furniture and things, but I don't think he stayed there very long and then went to Montreal after maybe half a year.

20

Q: Where did you obtain your water on this property?

A: Four wells.

Q: Four wells. Did those wells last throughout the year?

A: Some of the wells, you know, go dry in the middle of June, that is why I dug four wells.

Q: Before you left, had the electric wiring on the property been condemned?

A: No, all good

30



condition.

Q: Did Mr. Stack at any time ever inform you that the house was in a poor state of repair?

A: Well, I don't know about that. It was good enough for living in. I sold 3,200 chickens to him, you know, then Mr. Stack and Mrs., they can't look after them good, that is why I know they sold out and went away.

10 Q: I show you a letter dated October 28, 1942. Is that letter signed by yourself?

A: Yes, this is my sign.

Q: Are the contents of that letter correct?

A: I think so. You see, these all written by my daughter. You know, sometimes I don't say anything, but she wrote it herself. You know, Brackman Kerr accountant, Mr. Page, he made all arrangement with him, you know.

MR. McTAVISH: I put this letter in as the next exhibit.

(LETTER MARKED EXHIBIT NO. 4)

20 MR. McTAVISH: I put in as the next exhibit, your honour, the Custodian's Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 5)

MR. McTAVISH: Referring now to Exhibit 3, your honour, I point out that the incubator for which the claimant claims \$75.00 was sold for \$17.50.

MR. McMASTER: That is not quite correct, your honour. You will notice on the Analysis of Claim Form  
30 that the sale at \$17.50 included two home made



incubators.

MR. McTAVISH: At that rate, your honour, then the  
Charters incubator, I see, was sold for \$7.50.

MR. McMASTER: That is right.

MR. McTAVISH: And the 4,000 feet of lumber, for  
which the claimant claims \$100.00 was sold for  
\$14.00.

10 MR. McMASTER: Well, once again, your honour, I think  
if my friend will refer to his file he will find  
that a lot of lumber was sold for \$1400.

MR. McTAVISH: That is all, your honour.

MR. McMASTER: I would ask my learned friend to  
advise counsel for the claimant as to what quan-  
tity of lumber was actually sold, and if he would  
also be good enough to advise me to whom the  
incubator was sold. I don't know whether he can  
give me that information from his file or not.

MR. McTAVISH: It appears that the Charters incubator  
was sold to Mr. John Ure, who was evidently a  
20 tenant on the property.

MR. McMASTER: To whom was the lumber sold? Can my  
friend advise me that?

MR. McTAVISH: I haven't got that information, your  
honour. I will try to get it.

MR. McMASTER: Thank you. That is all.

(Witness aside)

MR. McMASTER: I would call Mr. Ryujin to give evi-  
dence in this case.



MATSUMOTO RYUJIN a witness called on behalf of the claimant herein, being first duly sworn, testified through the official interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, were you a neighbour of Mr. Tsumura's, the claimant in this case? A: Yes.

Q: How close was your place to his?

A: There was just a road in between.

10 Q: Yes. Did you know a Mrs. Baldwin who was also a neighbour of this claimant? A: Yes.

Q: Where was her property in relation to his?

A: It was to the north side, adjoining.

Q: Adjoining the claimant's property?

A: Yes, Tsumura's property.

Q: Does he know approximately how many acres of land Mrs. Baldwin had? A: I think about ten acres.

20 Q: And in 1942, at the time you were evacuated, approximately how many of those ten acres did she have cleared?

A: The cleared space was odd stumps, I think about 3 acres.

Q: And did she have any crops planted at all?

A: She had scattered wheat here and there.

Q: Any berry crops at all? A: No.

Q: Now, what buildings did she have on the land?

A: Two small chicken houses and a small old house.

30 Q: And how would the houses on her land compare with the houses on this claimant's land?



M. Ryujin  
In Chief

A: There is a very great difference.

Q: In what respect? A: Tsumura had a lot of chicken houses and his land was all cleared.

Q: As between the two premises, in your opinion which would be the better premises as a farm?

A: From every point of view, Tsumura's was better.

Q: How long, witness, have you been a farmer?

A: In that neighbourhood, twelve or thirteen years.

10 Q: That is, before your evacuation.

A: Yes.

Q: Now, do you know another neighbour of Mr. Tsumura's a Mr. Eric Craig? A: Yes, I know him.

Q: And where was his property in relation to Mr. Tsumura's property? A: There was a road in between and it was on the other side.

Q: Across the road? A: Yes.

Q: And how did the buildings on Mr. Craig's property compare with the buildings on Mr. Tsumura's property? A: I think that

Craig's house was rather old, but it had been painted and looked nice.

Q: What about the other buildings on Craig's property?

A: He had a medium-sized chicken house.

Q: Yes. Any other buildings? A: I didn't see any.

Q: Now Mr. Tsumura has given evidence that in 1939 he built a two-storey henhouse; in 1940 he built an incubator house, and in 1942 he put in a founda-



M. Ryujin  
In Chief  
Cross exam

tion for a new house. Now, have you any recollection from the time you lived as a neighbour of Mr. Tsumura's as to whether he did those buildings at approximately those dates?

A: That is quite correct. I know all about it.

Q: Did you visit at Mr. Tsumura's place at all prior to your evacuation? A: Yes.

Q: And have you ever been to Mrs. Baldwin's place prior to your evacuation? A: Yes.

10 Q: On how many occasions in, say, the year before evacuation? A: Two or three times.

Q: And Mr. Craig's place, did you visit that at any time within a year before your evacuation?

A: About three or four times.

MR. McMASTER: Yes. Your witness.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, on your visit to Mrs. Baldwin's house, were you in the house? A: Yes.

20 Q: How large was the house? A: I couldn't say exactly. There were just people living there and it had a shingle roof.

Q: You never examined the house very carefully?

A: The kitchen was rather small, something in the nature of an adjoining place that had been put on.

Q: Did you ever examine the house very carefully?

A: I just went inside the house.

Q: How old was the house? A: I don't know, but

30 from appearances it was very old.



Q: Did you ever go visiting in Mr. Craig's house?

A: I was in his parlour once.

Q: When was that?

A: Just shortly

before I was evacuated.

Q: What kind of a house was that?

A: The interior was nice.

Q: How old is Mr. Craig's house?

A: It was there before I went there and I think it was very old.

10 MR. McTAVISH: That is all, your honour. Before this case is concluded, your honour, I notice I omitted to put in the J.P. form. I wonder if we could call Mr. Tsumura back again.

MR. McMASTER: I will admit that is the J.P. form that was signed by the claimant, your honour.

(J.P. FORM MARKED EXHIBIT NO. 6)

MR. McMASTER: That is all, witness.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

*Gordon Hambleton*  
G. Hambleton  
Official Reporter

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

J. R. Archibald,  
Sub-Commissioner.

30