

8694

FRASER VALLEY

HANEY
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 8674

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: MATSUOKA, Tsunehichi

HOME ADDRESS: 17th Ave., R.R. No. 1, Haney, B. C.

REGISTRATION NUMBER 13829 SEX: Male AGE: 59

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: 000

EXHIBIT NO.

1005-6

MARRIED? Yes

DATE

5 May 1948

FILED BY

NAME OF WIFE OR HUSBAND: Haruno

ADDRESS OF WIFE OR HUSBAND: 17th Ave., R.R. No. 1, Haney, B. C.

NAMES OF ANY LIVING CHILDREN: Yutaka (M)

ADDRESS OF CHILDREN: 17th Ave., R.R. No. 1, Haney, B. C.

AGE OF CHILDREN: 13 years

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

1. LOCATION AND DESCRIPTION: Lot "A" of the SW quarter of Sec 15,
Twp 12, Map 3111 District of New Westminster, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Five-room dwelling house,
2 chicken houses, 3 brooder houses, barn, woodshed, garage,
bath house

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$37.21 for 1941, payable at Maple Ridge

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$200

mortgage on land to Mr. Thomas Davison, Haney, B. C.

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present. Rented
Leased to Richmond Growers Co. Ltd. who will occupy the property
when I leave. Will be leased for \$100 payable April 28, 1942
and current year's taxes to be paid before Sept. 1, 1942

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In possession of Thomas Davison

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

9. IF FARM LAND STATE CROPS SOWN. Strawberries, raspberries,

beans, fruit trees, potatoes, Swiss cabbage, crop sold to

Richmond Growers Co. Ltd.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. See page 1

2. LANDLORD'S NAME AND ADDRESS. ---

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

4. STATE WHEREABOUTS OF LEASE. ---

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture including 2 stoves, heater, 4 beds, 1 bureau,

Singer sewing machine, tables, chairs, linoleum, electric iron,

2 colony brooder stoves, 1 Ohio brooder stove, chicken fence 5' x 100'

and 2' x 100', 1 oil barrel stove, carpenter tools, farm implements,

plough 10", harness, halter, cultivator, in the house at R.R. No. 1

Haney, B. C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. 1 horse

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

b. CLAIM ON ANY SUCH PROPERTY. None

Yates

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
Four \$5 War Savings Certificates, \$200 shares in the Maple Ridge Coop
in my possession
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None Letter Feb 5/43 states has Safety Deposit Box

LIABILITIES:

1. PERSONAL DEBTS: \$50 owing the Singer Sewing machine Co.

2. TRADE DEBTS: None

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

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

Dated this 8th day of May 1942.

(Signature)

T. MatsushitaJ. Williams
Witness

FOR DEPARTMENTAL USE

8674
INFORMATION FROM R.C.M.P.

Date Jan. 23/43

Full Name MATSUOKA, Tsunehichi
 (Surname in Block Letters)

Registration No. 13829

☒ Male - Female
 (check)

Age Sept 20, 1882

Former Address 54, 17th Avenue, R.R.#1, Haney, B.C.
Hastings Park, Vancouver, B.C.

Date Evacuated 33/9/42. Naturalized - Canadian-Born - National
 (check) 2/6/48

Present Address 38 Peterboro Ave
Roseberry B.C. Toronto, Ont
47 Edward Street Toronto, Ontario

☒ Married - Single
 (check)

Name of Wife (Mrs) TSUNADA

Name of Husband

Name of Mother nee TAKASHITA, Yuki (decd)

Name of Father Tsunehichi (decd)

Names of Children under 16 June (F) May 11/26 (deceased)
Yutaka (m) Aug 6/29

Our File No. 6674

Registered with Custodian
 (yes or no)

Requested By Mrs. Farrant

Additional Information Farm 10 acres + bldg.

Phone Haney 1967

STATEMENT

HANEY, B.C.

June 18th / 46.
Haney, B.C. 19

~~M~~ ~~Custodian Enemy Alien Properties~~

~~Vancouver, B.C.~~

In Account With

C. SPENCER PALLOT

AUCTIONEER

REAL ESTATE

Valuator and Appraiser

P.J. Bourelle. Haney, B.C.

I only Mare ✓
I " Set Harness
I " Plow
I " Lever Harrow

20.00

8.00

4.00

6.00

\$ 38.00

Less 10% Commission

3.80

34.20

I appraised these goods and believe
my valuation to be fair and justifiable.

C. Spencer Pallot

File 8674 - Reg. 13829.

MATSUOKA, Tsunehichi

Approved by Rural Advisory Committee
3/10/46. C.G.

Beauchamp
8674

Vancouver, B. C.
September 12 1942

TO WHOM IT MAY CONCERN:

This document signed and sealed by me Tsunehichi Matsuoka cancels the list of good tools and equipment left on my property described as Lot "A" of the S. W. $\frac{1}{2}$ of Sec. 15, Twp. 12, N. W. D. leased to the Richmond Growers Co. Ltd.

The said Richmond Growers Co. Ltd. after this date only be responsible for the following list:

1	horse and harness	<i>Sold</i>
1	Plow 10"	<i>Sold</i>
1	Cultivator	<i>Sold</i>
1	Halter	<i>Sold</i>
1	Sewing Machine	<i>Singer</i>
2	Beds	
5	Chairs	
4	Chicken Houses	<i>Sold</i>
	Barn	
	Garage	<i>Sold</i>
	House	
1	Stove	

EXHIBIT NO. 1005-7
DATE 5 May 1948
FILED BY J. W. G. Hunter

T. Matsuoka

T. Matsuoka

Interpreted by:

J. Matsuoka

Witnessed by:

Robert



RICHMOND GROWERS CO., LTD.

DISTRIBUTORS FRESH FRUITS & VEGETABLES

VANCOUVER, B. C.
CANADA

EVACUATION SECTION	
Rec'd	OCT 18 1945
File No.	8674
<i>[Signature]</i>	

Oct 17, 1945.

Mr. Anderson,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir: Re: Chattels of T. Matsuoka,
File #8674

This letter is to confirm our telephone conversation concerning the chattels of the above mentioned T. Matsuoka. We wish to state that we are going to discontinue using the Matsuoka property on 17th Avenue, Haney, B. C. when our lease expires.

We are, however, extending the lease on the other Matsuoka property in Matsqui, B. C. For this property, we will keep:

- 1 plow *Sold*
- 1 Cultivator
- 1 Stove

We are returning to your department, the following:

- 1 Horse and Harness *Sold*
- 1 Sewing Machine *no value*
- 2 Beds
- 5 Chairs

The horse at present is being kept at our farm which is situated at 131-N. 8th Avenue, Haney, B. C. We might add that the sewing machine, beds, and chairs are of no commercial value at the time they were listed with us when the Japanese went away.

Because we are releasing all our men by the end of this month, we hope you will send someone to pick up the said horse as soon as possible. We remain,

Yours very truly,

RICHMOND GROWERS CO., LIMITED.

URGENT NO. 100 5--8
DATE 5 May 1948
FILED BY *[Signature]*
Per *[Signature]*

LKL/NK

Farm Appraisal Report

COPY

File No. J.L. 209

Land Description Lot "A" of S.W. 1/4 Sec. 15, Tp. 12, Map 5111, N.W.D.
Containing 9.80 Acres

Owner's Name T. MATSUOKA Post Office Address R.R. 1, HANEY, B.C.
Distance 1 1/2 miles

Nearest Rail Point Albion on C.P.R. Distance 27 & 38 miles

Market Town New Westminster and Vancouver, B.C. Distance 4 miles

Church (give denomination) All Denominations - Haney, B.C. Distance 3/4 mile

Nearest School Alexander School - Public

State how property was identified: 3 corner posts located and road and map check.

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

Property fronts on No. 17 Avenue; good gravelled road

Is this district a good one? Fair; all small holdings.

Employment opportunity Strictly limited

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: 1425' 4.B.W. Poor

Water supply: 20' dug well at house; no information on supply.

Value \$ Included in land

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 24	Frame	8'	Shgle.	18 yrs	Cedar blocks	Poor	\$ 200.00
2nd House	20 x 27	"	8'	"	10 "	" "	Fair	300.00
BARN Stable	12 x 15	Rough boards	8'	"	10 "	Poles in ground	Poor	nil.
Henhouse	18 x 96	Frame	8'	"	10 "	Cedar Blks	Fair	200.00
Feed House	12 x 15	" "	8'	"	10 "	" "	"	"
Garage and Workshop	12 x 24	"	8'	"	10 "	" "	Poor	nil.
Bath House	6 x 9	"	8'	"	10 "	" "	Fair	"
Packing shed	9 x 12	Pole & shake	8'	Shake	10 "	Poles	Poor	"

Electric light installed to both houses and henhouse.

Total present day value \$ 700.00

\$ 525.00

Total Value Buildings add to farm Two houses & outbuildings

Is dwelling habitable without repairs? No If not what is your approximate estimate of cost to make it habitable? Buildings are very rough and it appears that No. 1 house is not in use.

Describe the basement and chimneys: No. 1 house, brick on bracket; No. 2 house stove pipe.

No. rooms downstairs? 1 - 4 Upstairs? nil How finished Lumber lined

Are buildings painted? No Condition of paint

Distance from nearest bush Unexposed

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.98	Level	10" to 12" clay loam	clay	Small fruit, sod & fallow & garden	\$100	\$ 898.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.82	Level	10" clay loam	clay	Light bush No timber	\$100 per acre	\$25
						20.50
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 918.50

Total added by buildings to value of farm \$ 525.00

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

Total value of farm \$1443.50

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

Owner in occupation but not at home at time of inspection, and women folk unable to speak English. Land in fair state of cultivation. Raspberries and small acreage of strawberries only cash crop in sight. Property with better buildings across the road consisting of 15 aces. sold for \$2300 cash.

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

Small fruit and poultry.

Noxious weeds:

Thistles and some couch grass.

Give approximate detail and Maple Ridge Municipality, Haney, B.C.

amount of all annual taxes and Land assessed at - \$ 800.00

names of Taxing Authorities: Improvements " - 1000.00 - 1942 taxes - \$37.03

Date: 3rd June, 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 1st day of June 1942.

Inspector's Signature

"L.B. PLUMBLY"

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

BC/298-B Pa
Farm Appraisal Report

Remarks: This small parcel of land is well located, but all buildings are very crude and roughly constructed; are serviceable to present owner.

It would appear to me that property would be a subsistence property as the only cash crop in sight is from 2 acres of raspberries and .68 acs of strawberries and garden planted would only supply family's needs.

(FOR ORCHARD LANDS ONLY)

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

NIL

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

2.00 acres raspberries

58 " strawberries

54 " garden

64 " spuds

Total \$

Amount fruit trees add to value of farm \$

This Indenture,

Made in duplicate the 28th day of April in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

TSUNERICH MATSUOKA

of the town of Haney, in the province of British Columbia. Farmer.

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

RICHMOND GROWERS COMPANY LTD. of the city of Vancouver, in the province aforesaid. Merchants.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge, in the province of British Columbia, and more particularly known and described as Lot "A" of the South West Quarter of Section Fifteen (15) Township Twelve (12) Map 3111, in the District of New Westminster.

EXHIBIT NO. 1005-5
DATE 5 May 1948
FILED BY J. W. S. Hunter

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 28th day of April one for the term of One Year thence ensuing.

Yielding during the said term therefor the rent of One Hundred..... Dollars, and current taxes for 1942 and current taxes for 1942, payable April 28, 1942, and current year's taxes to be paid before September 1, 1942.

It is herein provided that if the Lessor is unable to repossess the aforesaid properties at the end of the term hereby granted, the Lessee may continue in possession of the property for subsequent years for the payment of the yearly taxes only. If the Lessor, after the first year, wishes to repossess the property during the crop period, he shall pay the Lessee reasonable compensation for the crop planted and not harvested, or he shall permit the Lessee to harvest the crop so planted.

the first payment to be made on the 28th day of April, 1942

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

And to repair; and to keep up fences; and not to cut down timber; And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave. And that he will leave premises in good repair;

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

Provide for re-entry by the said Lessor on non-payment of rent, or non performance of covenants. Provide 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 Halbert Menzies
Notary Public,
~~XXXXXXXXXX~~ Haney, B. C.
~~XXXXXXXXXX~~ Witness as to
T. Matsuoka.
Occupation

T. MATSUOKA (Signed)
RICHMOND GROWERS CO. LTD.
Per L. K. LEE (Signed)

File No. 8674.

ANALYSIS RELATIVE TO CLAIM OF
Tsunehichi MATSUOKA - Regn. No. 13829

Apr. 2/48.

REAL PROPERTY:

Lot "A" of SW $\frac{1}{4}$, Sec. 15, Tp. 12, Map 3111, Mun. of Maple Ridge,
D.N.W.

	<u>Assessed Values</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Purchase</u>	<u>Claimants Valuation</u>
Land:	800.00	918.50		
Improvements:	<u>1000.00</u>	<u>525.00</u>		
	\$1800.00	\$1443.50	\$1417.00	\$6500.00
		Less sale price		<u>1417.00</u>
				<u>\$5083.00</u>

September 5, 1946.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 2674

NAME: MATSUOKA, Tsunehichi

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: C. Spencer Elliot

VALUATION: \$38.00

PURCHASE PRICE: \$38.00

COMMITTEE'S APPROVAL: 3/10/46.

PURCHASER'S FULL NAME: Mr. P. J. Bourelle,

ADDRESS: Haney, 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:

1 Mare	\$20.00
1 Set of Harness	8.00
1 Plow	4.00
1 Lever Harrow	6.00

\$38.00

Less 10% Appraisal Fee:

3.80

\$34.20

Mortgages (Short Form) 5-18 The Clarke & Stuart Co. Limited, Law Printers and Stationers, Vancouver, B.C.

This Indenture,

Made (in duplicate) this Twenty-ninth day of February in the year of our Lord one thousand nine hundred and forty.

In Pursuance of the "Short Form of Mortgages Act"

Between

TSUMESKISHI MATSUOKA of the town of Haney,
in the Province of British Columbia. Farmer.

Insert full Name,
Street Address and
Occupation of each
party.

(hereinafter called the Mortgagor)

of the **FIRST PART**

AND

THOMAS DAVISON of the town of Haney, in
the Province of British Columbia. Farmer.

(hereinafter called the Mortgagee)

of the **SECOND PART**

WITNESSETH that in consideration of the sum of TWO HUNDRED DOLLARS (\$200.00)

-----Dollars of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor **DOTH GRANT** and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge.

Province of British Columbia, more particularly known and described as

Lot "A" of the South West Quarter (S.W. $\frac{1}{4}$) of Section Fifteen (15) of Township Twelve (12). Map No. 3111, in the District of New Westminster.

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

PROVIDED this mortgage to be void on payment of TWO HUNDRED DOLLARS (\$200.00) Dollars of lawful money of Canada, with interest at per cent. per annum, both before and after maturity, as follows: The said principal sum of \$200.00 is to be paid May 29th, 1940:

Interest to May 29th, 1940 paid in advance.

interest for the same at the rate aforesaid, payable by equal instalments of \$ on the day of

in each and every year

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the day of

AND TAXES and performance of Statute Labor.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.

THAT the Mortgagor has a good title in fee-simple to the said lands.

AND THAT he has the right to convey the said lands to the said Mortgagee.

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanics Lien Act" or any amendment thereof.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.

PROVIDED that the said Mortgagee on default of payment for
may on

month

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain
for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured,
or taxes as hereinbefore provided, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid
power, shall be bound or concerned to see or enquire whether any such default has been made or
continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency
of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of
such sale or regularity of its proceedings, or be affected by notice that no such default has been made
or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or
irregular: and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the

THE ATTACHED MORTGAGE IS A TRUE

COPY OF THE ONE HELD BY THOMAS

DAVISON DATED FEBRUARY 29TH,

1940.

OCTOBER 30TH, 1942.

[Signature]
A Notary Public in and for the
Province of British Columbia

shall be payable forthwith.

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

In Witness Whereof the said parties have hereunto set their hands and seals.

SIGNED, SEALED and DELIVERED

In the presence of

Signature of Witness Halbert Menzies

Street Address

City or Town Haney, B. C.

Occupation of Witness Notary Public

T. Matsuoka

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

Acknowledgment of Officer of a Corporation

I, **Hal Menzies**, of the Province of British Columbia, do hereby certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, and that he is the person who subscribed his name to the annexed instrument as to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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

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

8674 and 8675

Baird February 29th 1940.

TSUMESKISHI MATSUOKA

—TO—

THOMAS DAVISON

Mortgage

(SHORT FORM)

The Chase & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 5

HAL MENZIES

Haney, B. C.

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

Acknowledgment of Maker (Including Married Women)

I, **Hal Menzies**, of the Province of British Columbia, do hereby certify that, on the _____ day of _____, 1940, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name he has subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and he is of the full age of twenty-one years.

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

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

AFFIDAVIT OF WITNESS

I, _____, of the Province of British Columbia, do hereby certify that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, and that he is the person who subscribed his name to the annexed instrument as to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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

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

Discharge of Mortgage

Know all Men by these Presents

That **THOMAS DAVISON**
of **HANEY,** in the Province of **British Columbia,**
DO HEREBY CERTIFY

That **TSUMESKICHI MATSUOKO #15829**

in the Province of British Columbia,
has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

TSUMESKICHI MATSUOKO #15829
as Mortgagor, to **Thomas Davison, of Haney, British Columbia,** as Mortgagee
for the sum of **Two Hundred Dollars (\$200.00)** Dollars,
which said Mortgage ~~was made~~

and was registered in the Land Registry Office in the City of New Westminster,
of **British Columbia,** on the **1st** day of **August,** in the Province
19 **44**, under number **867900.** A.D.,

The following is the description of the lands and premises released and discharged hereunder:—
All and singular that certain parcel or tract of land and premises situate, lying and being
in the **Municipality of Maple Ridge, in the District of New**
Westminster, and more particularly known and described as Lot "A"
of the South West quarter of Section Fifteen (15), Township Twelve (12),
Map 3111,

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am
entitled to receive the money; and that said Mortgage is therefore discharged.
SIGNED, SEALED AND DELIVERED at **Haney, B.C.** A.D. 194 **4**
this **6th** day of **May**

SIGNED, SEALED AND DELIVERED
in the presence of
Signature *Maryson*
Address *Haney, B.C.*
Occupation *Farmer*

(If given by a Company) The Common Seal
of
was herewith affixed in the presence of:

Thos Davison

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence of the said _____, and that he is the person who subscribed his name to the annexed instrument as the said Instrument, and that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, entitled to hold and dispose of land in the Province of British Columbia.

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

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

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

Discharge of Mortgage

The Capital & Street Co. Limited, Law Printers and Stationers
Vancouver, B.C.
Form No. 25

CRUX & MCMASTER

SOLICITORS

RANDALL BLDG

VANCOUVER B.C.

TSUMEKIICHI MATSUOKA

—TO—

THOMAS DAVISON

36-419

Dated _____ 194____

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on the person mentioned in the annexed Instrument as the maker thereof, and whose name executed the same voluntarily, and _____ of the full age of twenty-one years. _____ IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____, in the Province of British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty-____.

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

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

FOR WITNESS

Province of British Columbia
To Wit:
JACK MORTSON
Honey
of _____
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by THOMAS DAVISON the party thereto, for the purposes named therein.
2. The said instrument was executed at _____, and that
3. I know the said party, and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
Sworn before me at _____, in the Province of British Columbia, this _____ day of _____, 194____.

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

Thomas Davison

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/78P

(JgL. 209)
Vancouver, B.C.

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

MATSUOKA, *Sumetichikong has title*

Dear Sir:-

Re:

Lot "A" of the SW $\frac{1}{4}$ of Sec. 15,
Tp. 12, Map 3111,
MUNICIPALITY OF MAPLE RIDGE.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 172835-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 14,554.12, in favour of The Secretary of State,
forwarded to you and dated April 28th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

Loss arrears of taxes to
January 1st, 1943,

Amount paid to Secretary of State

- \$ 1417.00 ✓

- \$ --

- \$ 1417.00 ✓

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. Toerick
T. Toerick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase

price in full of the land above described.

JUL 28 1944

Date

Solicitor for
The Secretary of State

8624
13829

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

AUG 19 1944

File No. 8674
Reg. No. 13829

506 Royal Bank Building,
Vancouver, B. C.

Mr. Tsunehichi MATSUOKA,
Roseberry, B. C.

Dear Sir:

Re: Municipality of Maple Ridge- Lot "A" of the South West
quarter of Section 15, Tp.12, Map 3111, in the District
of New Westminster. C. of T. 42327E.

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 - - - - - \$ 1,417.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - - 1,417.00

Less:

Tax arrears to December 31st, 1942 - - - - -	\$		
Registration fee - - - - -		4.00	
Encumbrance—Principal - - - - -		200.00	
—Interest - - - - -		31.40	
			235.40
Net proceeds of sale - - - - -			<u>1,181.60</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.

1,180.60 Cr.

Land Registry Office -
Certificate of Encumbrance 1.00

1,181.60

Jan. 1 Cr. re Sale of Property

Debit Credit Balance

1943

REAL PROPERTY SUMMARY

JAPANESE NAME: Tsunehichi MATSUOKA Reg. No. 13829 File No. 8674.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/78-P. First Offer.

PROPERTY ADDRESS: 17th Ave., R.R. No.1, Haney, B.C.

LEGAL DESCRIPTION: Lot "A" of the South West quarter of Section 15, Township 12, Map 3111
Mun. of Maple Ridge, D. N. W.

TITLE: Registered in the name of Tsuneskichi MATSUOKA.

ENCUMBRANCES: 85790C. 1st August, 1940, Mortgage in Fee to Thomas Davison for the
sum of \$200.00 with interest at the rate of 7% per annum.

Vesting Order filed No. 26237, dated 17th September, 1943.

ASSESSED VALUES: Land \$ 800.00
Improvements \$1000.00 - \$1800.00. Taxes - \$37.03.

CLASSIFICATION: This was a small Fruit and Vegetable Farm with 2 dwellings and out-
buildings. This property has an area of 10 acres - 8.09 of which were
cultivated and planted to the following crops: 2 acres raspberries,
.68 of an acre strawberries, balance of cultivated land in garden and
potatoes. Uncultivated in bush.
2 Houses: No. 1 - Four rooms 24' x 24'. No. 2 - Three rooms 20' x 27'
1 hen house and feed shed 18' x 96'. 2 additions 12' x 15'. 1 packing
shed and woodshed combined. Buildings are in poor shape.

HISTORY OF
ADMINISTRATION: This property was leased by Tsunehichi MATSUOKA, 28th April, 1942, to
Richmond Growers Co. Ltd. Term 1 year from 28th April, 1942 with
option to extend lease. Consideration - \$100.00 paid 28th April, 1942
and current taxes to be paid before September 1st, 1942. On extension
of lease only yearly taxes for subsequent years. Building included.

This lease was replaced by lease No.151, given by the Custodian to
Richmond Growers Company Limited dated 23rd December, 1942, for a term
of 3 years, from 1st January, 1943. Consideration - \$75.00 per annum.
First payment to be made on 1st October, 1943, and a further payment
of \$75.00 on 1st October in each of the years 1944 and 1945. Building
included.

Old and new leases handed to The Director, The Veterans' Land Act,
24th July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1417.00 as at January 1st
1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Tsunehichi MATSUOKA as at August 2nd,
1943, against which were the following charges: Registration Fees-\$4.
Legal Fees-\$15.00, Mortgage Principal \$200.00 and Int.\$31.40 = \$250.40,
leaving a net credit of \$1,166.60 from said transaction.

Certificate of Title No.172835-E in the name of The Director, The
Veterans' Land Act.

This summary is certified to be in accordance with
information on file.
October 25th, 1946.

D. A. Cramer
D. A. CRAMER.

PERSONAL PROPERTY SUMMARY

File No. 8674

28th October, 1946.

Re: Tsunehichi MATSUOKA - Reg. No. 13829

CHATELS: The above Japanese registered with the Custodian on the 8th May, 1942 and declared he was leaving a quantity of household chattels and farm tools on his property at Haney. He was evacuated on the 23rd Sept. 1944 and there is no evidence on file that the chattels were ever inventoried, but were left on the property in the care of the tenant, who was placed there by the Japanese

In accordance with our enquiry, the tenant, Richmond Growers Limited, wrote us on the 17th October, 1945, listing the chattels remaining on the property. They noted that the household furniture was of no commercial value. This was confirmed as they were not worth the expense of sending a truck to pick them up.

The saleable goods that could be found were sold by appraisal by the auctioneer for the net sum of \$34.20. This sum was credited to MATSUOKA's account here.

SPECIFIED ARTICLES: This file reveals no specified articles.

BONDS & INVESTMENTS: The above Japanese declared having a number of War Savings Certificates, but these were not brought under control by the Custodian.

He also declared \$200.00 in shares of the Maple Ridge Co-operative Exchange. This was confirmed as correct, and he will therefore be entitled to his proportion when the proceeds from the liquidation of the Co-operative are divided among the shareholders.

ACCOUNTS RECEIVABLE: The B.C. Electric Railway Company paid into this office to MATSUOKA's credit the sum of \$5.00 being the refund of his security deposit with them.

SAFETY DEPOSIT BOX. Although he did not declare so when registering, he acknowledged having a safety deposit box in his name in his letter of the 5th Feb. 1943, at Haney. This was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

WEA:HA

W. E. Cameron

FIRE INSURANCE SUMMARY

File No. 8674.

Tsunehichi MATSUOKA - Reg. No. 13829.

No Fire Insurance was declared by the above named Japanese and none was placed by the Custodian on this man's property.

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

October 25th, 1946.


D. A. CRAMER.

DAC:JS

CLAIMS DEPARTMENT

February 4th, 1944.

Tsunehichi MATSUOKA - Reg. No. 13829

23/6/46
L531/13-57 KKK Wahayama CREDITORS:

1. United Farmers Ltd. (Buckerfield's Ltd.)	\$90.94	✓
2. Maney Garage 12-29	18.80	✓
3. Royal Columbian Hospital	35.90	✓
4. M. Nishiguchi Co. Ltd.	129.00	✓
5. Rokusaburo TANIGUCHI (F. 52B7)	200.00	✓
6. Isamu UJIMOTO	109.09	✓
7. Dr. G. Morse	100.00	✓
8. Prov. Board of Health (T.B. Unit) .. a/c June Matsuka - St. Joseph's Oriental Hospital May 19/41 - Sept 8/41. (deceased)	336.00	✓

(9. Kazuo Hoshizaki ^R

DEBIT BALANCE as at Feb. 4/44 - \$1.00

10. Prov. Board of Health
/DE 7-9-44

11 Richmond Grocers Co Ltd (1944)
MATSUOKA's wife

NOTE: No claims on MATSUOKA's wife's file No. 8675.

Note - See Additional Claims against Co.
 mentioned in our B-35-4-106 12.00
 23.77
 24.00

5694
 + 1412.00

 70844

12.00
23.77
24.00

1098.50
241.4

1339.90

Also
Correct

LIABILITY SUMMARY

File No. 8674.

Tsunehichi MATSUOKA - Reg.No.13829

The above named Japanese declared on his JP Form, signed 8th May, 1942, that he had a Personal Debt of \$50.00 owing to the Singer Sewing (Paid Direct) Machine Co., and no Trade Debts. However, the following claims were filed against him:

1. United Farmers Ltd. (Buckerfield's Ltd)	\$ 90.94	Paid 12/3/46.
2. Haney Garage	18.80	" 12/3/46.
3. Royal Columbian Hospital	35.90	" 12/3/46.
4. M. Nishiguchi Co. Ltd.	129.00	" 12/3/46.
5. Rokusaburo TANIGUCHI (F. 5287)	200.00	" 5/10/46.
6. Isamu UJIMOTO	109.09	" 12/3/46.
7. Dr. G. Morse	100.00	" 12/3/46.
8. Prov. Board of Health (T.B. Unit) a/c June Matsuka - St. Joseph's Oriental Hospital May 19/41 - Sept. 8/41. (deceased)	336.00	" These two were settled for \$250.00. Paid 12/3/46.
9. Prov. Board of Health a/c Yetsuko Matsuka	741.00	"
10. Kasuo HOSHIZAKI	21.00	Denied.
11. Richmond Growers Co. Ltd.	18.50	Paid 20/1/45.
12. Standard Oil Co. of B.C.	x 24.00	" 12/3/46.
13. Schlick & Koopman	x 23.77	" 12/3/46.
14. The Gazette, Haney, B. C.	x 12.00	" 12/3/46.
15. K. WAHAYAMA	47.66	- Settled for \$30.00 24/7/46.

All the foregoing claims were acknowledged as owing by T. MATSUOKA, except No. 10, a claim by Kasuo HOSHIZAKI, which he says must be a mistake as he owes that man nothing. Claims Nos. 8 & 9, \$336. and \$741. = \$1077. to the Prov. Board of Health a/c his daughter and son's illness, were settled for \$250.00. Claims Nos. 12, 13 & 14 marked X were claims against his son, Minoru, File 13039, which T. MATSUOKA assumed. Claim No. 15 - K. WAHAYAMA \$47.66 was settled for \$30.00.

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

[Signature]

DATED: October 25th, 1946.

DAC:JS

29th October, 1964

STATEMENT OF ACCOUNT

Tsunehiko MATSUOKA - Reg. No. 13829

29th October, 1964

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent 19th August, 1944,		\$1180.60	
1945				
Apr. 23	Legal fees in connection with the conveyance of property.	\$15.00		
Aug. 6	B.C. Electric Co. refund of light security deposit		5.00	
Oct. 9	To Hokenaburo TAKICUCHI, full settlement of account	200.00		
1946				
Mar. 15	To Royal Columbian Hospital	15.90		
	Haney Garage	18.80		
	Dr. G. Morse	100.00		
	The Gazette, Haney	12.00		
	Schlick & Koopman	23.77		
	Standard Oil of B.C.	24.00		
	United Farmers Limited	90.94		
	Provincial Board of Health	250.00		
	M. Nishiguchi Co. Ltd.	129.00		
	Isamu Ujimoto	109.09		
June 1	Cheque to you	100.00		
July 24	To Kotichi WAKAYAMA, full settlement of account	30.00		
Sept. 6	Net proceeds from sale by appraisal		34.20	
Nov. 1	Cheque to Tsunehichi MATSUOKA			
1948				
Mar. 1	Redemption of 200 Maple Ridge Co-op. shs.			
		\$118.50	\$1219.80	\$101.30
		101.30		
				<u>\$255.51</u>

8674

16th November, 1946.

Mr. Tsunehichi MATSUOKA,
Registration No. 13829
117 Edward Street,
Toronto, Ontario.

Dear Sir:

We received your letter of the 6th November, acknowledging our statement and remittance to you, and note your enquiries regarding same.

The claims of

The Gazette	\$12.00
Schlick & Koopman	23.77
Standard Oil Company	24.00

were actually filed at this office against your son, Minoru. We wrote to you regarding this matter on the 25th April, 1944, asking you if settlement was to be made from your account. Your letter of the 2nd May acknowledged them, and you stated that they were correct, but that you were unable to pay them at that time. We trust therefore that this will refresh your memory regarding these accounts.

All of the accounts shown in the statement to you have already been paid and while we note that you request a reduction in their payment, we regret that we are unable to do this now. However the claim filed against you by the Provincial Board of Health was in the amount of \$1077.00 and we did negotiate settlement on your behalf for the sum of \$250.00, and I am sure you will appreciate the fact that this far exceeds any reduction you may have made in your offer of a reduced settlement of the balance of your accounts.

We trust this letter will explain to you the matter of which you were uncertain.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

EVACUATION STATION 117 Edward St.
 Rec'd NOV 14 1946
 File No. 8674 Toronto.
 Ans. Nov. 8th/46.
 Referred Anderson

Dear Sir.

We have received your cheque today
 Thank you.

There is one remark on the statement?
 I have no idea of owing any account to
 the Gazette of Haney amount of \$12.⁰⁰ to them.
 I guess this is some mistake by name or
 some thing like that so I would like you
 to find out for sure for me "please".

Gazette 13.77 } written on Exp. 1/44
 S. K. 13.77 } ask my 1/44
 8674 }
 still no there one I don't even know this
 place people. I have never seen these people or
 never did business with them, so I guess
 this is name mistake to or some other thing
 to. like Mr. or Mrs. Schlick & Hoopman 23.77

Standard oil of B.C. 24.⁰⁰ amount of 47.77
 that I have never know. these people.

So will you please find out for sure
 and let me know soon as possible or sent
 me the \$47.77 back to me "please". I don't
 remember any of these name or never heard of
 them before, so let me know please.

I hope you having pay these people without my O.K. I hope.

Some of them I have O.K. them quite ago. But most of them I haven't give my O.K. to pay them yet, so I hope you having pay them yet. I would like to ask you to do like this for me, pay them in half what I have owe to them and I will give my O.K. to pay them if it O.K. with them. Or

Because I am having pretty hard time since they have move us to Toronto. So if you could do like this for me, well it help me lot.

Mr. W. S. Gross	owing \$100	to cut to half \$50 ⁰⁰ to pay them
United Farmer Ltd.	\$90.90	" " " 45 ⁰⁰ " " "
Isamu Ujimoto	\$109.90	" " " 45 ⁰⁰ " " "
Provincial Board of Health	250 ⁰⁰	" " " 125 ⁰⁰ " " "

If you could do like this to me well it will help me lot. and I will give you my O.K. to pay them.

So will you please let me know soon as possible or sent me the left over cheque to me please.

Yours Truly

T. Matsushita

8674

25th March, 1946.

Provincial Board of Health,
800 West Georgia Street,
Vancouver, B.C.

Dear Sirs:

Re: Tsunehichi MATSUOKA - Reg. No. 13829

We enclose herewith Custodian cheque in the amount of \$250.00, being settlement in full, as agreed, on your two claims against the above Japanese. These two claims were on account of June Matsuka in the amount of \$336.00 and Yetsuko Matsuka in the amount of \$741.00.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

8674

20th October, 1945.

Richmond Growers Co. Ltd.,
236 East Georgia Street,
Vancouver, B.C.

Dear Sirs: Re: Tsumehichi MATSUOKA - Reg. No. 13829

We wish to acknowledge your letter of the 17th October, in confirmation of our telephone conversation. We appreciate your advising that it is your intention to leave this property, and we have therefore instructed our field men to remove the chattels as soon as possible.

We note that it is your intention to move the plow, cultivator and stove to property at Matsqui. As it is the desire of the Custodian to liquidate all chattels as quickly as possible, it will be necessary for you to purchase these items before removing same.

Please advise if you would be willing to purchase these items at the appraised price of an independent appraiser?

Yours truly,

W.E. Anderson,
Administration Department.

WPA:HA

O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

New Denver, B. C.,
July 24, 1945.

Mr. M. L. Brown, Office Manager, Vancouver, B. C.

Re: MATSUOKA, Tsunehichi, #13829

This will acknowledge your letter dated July 20th. We wish to state that Mr. Matsuoka was interviewed this morning and a letter signed by him acknowledging certain debts to the amount of \$493.70, which is, herewith, attached.

It is noticed that the claim sent in by Dr. Morse is for \$100.00. Mr. Matsuoka states that he paid \$50.00 on this account in August 1942 just previous to evacuation.

With regard to the Provincial Board of Health accounts, Mr. Matsuoka states that his daughter, June, was only in the hospital for one month, 3 weeks in the Public Ward and 1 week in the Private Ward where she passed away. He feels that \$336.00 is an exorbitant charge for Public Ward service.

With regard to the Provincial Board of Health account for Yetsuko Mr. Matsuoka claims that he was given to understand that there would be no payment as the operations on the girl were performed for experimental purposes. The girl died after the 3rd operation.

With the Richmond Growers Company Limited he claims he has no knowledge of any debt or of the promissory note to Masao ITO.

During the interview Mr. Matsuoka informed the writer that he has a \$200.00 share with the Maple Ridge Fruit Company which he purchased over 20 yrs ago, and from which he received dividends until he was evacuated. No dividends have been received since he came from Haney and he is requesting that we get in touch with this Company and get some particulars for him.

During the interview, Mr. Matsuoka seemed very co-operative and quite anxious to clear up these debts, but, as stated previously he feels that the hospital charges for June Matsuoka were very high and he asks that you check with the Provincial Board of Health as to reasons for such charge.

"N. Bourns."
(Mrs.) N. Bourns,
Welfare Manager.

NB/na
Encl. 1

8674/7363

July 16, 1945.

Mr. Tanehichi MATSUOKA,
Registration No. 13829,
Roseberry, B. C.

Dear Sir:

Since writing to you on January 23rd, we have received a letter from Masao ITO, enclosing a promissory note for the sum of \$17.00, signed by you. He has asked us to contact you with a view to obtaining payment of this note.

The total amount of claims filed against you now is \$1,796.23. Your credit balance with this office is \$1,165.60. Do you wish us to endeavour to get your creditors to accept a percentage settlement. This would amount to around 50 cents on the dollar using all your credit balance.

The claims filed against you are as follows:

1. United Farmers Ltd. (Buckerfield's Ltd).....	90.94	Sup pay 60
2. Hancy Garage.....	18.80	1880
3. Royal Columbian Hospital	35.90	35.90
4. H. Nishiguchi Co.Ltd.....	129.00	129.00
5. Rokusaburo TANIGUCHI.....	200.00	200.00
6. Isamu UJIMOTO.....	109.09	
7. Dr. G. Horne	100.00	Sup pay 50.00
8. Prov. Board of Health(Acct. June Matsuoka)	336.00	336.00
9. Prov. Board of Health(Acct. Yetsuko Matsuoka) ...	741.00	741.00
10. Richmond Growers Co.Ltd.....	18.50	18.50
11. Masao ITO (Promissory Note)	17.00	17.00

Would you kindly let us hear from you in regard to your wishes.

Yours truly,

W. E. Anderson,
Administration Department.

WEA/FM

Henry L. Gifford
Sullivan - Koppman
Stanley C. Co. of B.C. Ltd.

12.00
23.77
24.00
59.77
1796.23
1165.60

8674

August 10, 1944.

Mr. Thomas Davison,
Haney, B. C.

Dear Sir:

Re: Tsunehichi MATSUOKA - Lot "A" of SW $\frac{1}{4}$
of Sec. 15, Twp. 12, Map 3111,
Municipality of Maple Ridge.

Pursuant to our letter of May 4, 1944, we enclose
herewith a cheque in the amount of \$231.40 being the
balance owing by subject Japanese on the mortgage against
the above described property, computed as follows:

Balance Mortgage Principal	\$200.00
Interest @ 7% from Aug. 29/41 to Aug. 15/44	<u>31.40</u>
	\$231.40

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

8674

May 9, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Tsumeskichi MATSUOKA - Lot "A" of SW $\frac{1}{4}$
of Sec. 15, Twp. 12, Map 3111,
Municipality of Maple Ridge.

We enclose herewith Discharge of Mortgage on subject
property registered in the amount of \$200.00 August 1,
1940 under number 85790C, duly executed May 8, 1944 by
Thomas Davison.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

File No. 3674

February 16th, 1944.

Registered Mail

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

Attention Ian Macpherson.

Dear Sir:

RE: Lot "A" of S.W. $\frac{1}{4}$ of Sec. 15, Tp. 12,
Map 3111, Municipality of Maple Ridge,
N.W.D.

I, the holder of a Mortgage dated August 1st, 1940,
covering the above described parcel of land given by Tsunehichi
MATSUOKA, certify that on the 29th of February, 1944, there
will be owing to me in respect to said Mortgage, the sums below
stated:

Unpaid balance of Principal \$ 2 00. 00.

Interest on \$ 2 00. 00 @ 7%
from Aug 29th 1941,
to 29th February, 1944.

\$ 3 5. 00 - 35⁰⁵

Total amount owing on Mortgage \$ 2 3 5 00.

If you have paid any taxes or insurance to protect
your interest in this property please add the amount to the
above total, giving each payment separately.

Sho Dawson

offer # 417

8674

22nd January, 1943.

Mr. Tsunehichi MATSUOKA,
Registration No. 13829,
Rosebery, B. C.

Dear Sir:

Attached please find original of bill for \$3.00 dated January 18th from the Bank of Montreal in Naney, covering rental due on a safety deposit box.

When you registered your assets with the Custodian on May 8th, 1942 you declared that you did not have a safety deposit box. We would appreciate hearing from you in this connection and if the bill in question is correct, kindly send a cheque for the amount due direct to the Bank of Montreal, advising us at the same time that you have done so.

Yours truly,

R. P. Alexander
Manager

RP:LF



OFFICE OF THE CUSTOMER
JAPANESE SECTION
SINGER SEWING MACHINE COMPANY
INCORPORATED

McAllister
out to claim
Printed in Canada
FORM 508

742 GRANVILLE, ST.
VANCOUVER, B. C.

Oct 23 1942.

RECEIVED

OCT 24 1942

6212. T. Matsuoka. Port Haney. B C.

Japanese Custodian.
Mr A McAllister.
Claims Dept.
City.

Dear Sir.

This is to advise you that the above account
is now paid in full. Please file your records on this claim.
Thanking you.

Yours truly

Singer Sewing Machine Co.
G.S.Barker. M S.

G.S.B.

8674

Goods, tools and equipment left on property described as Lot "A" of the S.W. 1/4 of Sec. 15, Twp. 12, N.W.D. leased by Richmond Growers Company Ltd. from T. Matsuoka.

1 horse
1 plough 10#
1 harness - single
1 halter - single
1 cultivator

3 cross-cut saws
10 hoes
3 rakes
1 garden rake
3 hay hooks
1 mattock
2 crowbars
2 shovels
2 square shovels
2 pickaroons
3 wedges
1 sledge hammer
2 peevies
4 axes
4 blocks
100 ft. 1/2 inch cable
2 chokers
1 16ft. chain
1 shingle knife

1 8-ft. square
2 hand saws
1 saw (cuts round)
3 hammers
1 level
2 planer knives
1 auger 1"

2 kitchen stoves
1 Famous airtight heater
1 Singer sewing machine #G5578336
4 beds 1
1 bureau
10 chairs
1 high chair
3 tables
3 wash tubs
1 wash board
1 linoleum rug 24 x 24
1 noodle machine
1 gallon jug size 5
1 gallon jug size 20
6 buckets
1 electric iron
2 #1000 Sakaye Colony Brooder stove
1 #500 Ohio Brooder stove

chicken fence 5' x 100'
chicken fence 2' x 100'

1 oil barrel stove

Chicken houses 18 x 100
" " 18 x 32
Incubator houses 20 x 22
3 Brooder houses 12 x 14
Barn 14 x 16
Wood shed 14 x 16
Garage 14 x 16
House (5 rooms) 24 x 24
Bath house 8 x 12

Witness H. MENZIES (Signed)

T. MATSUOKA (Signed)

RECEIVED IN GOOD ORDER

DATED May 1st, 1942

RICHMOND GROWERS CO. LTD.
Per L.K.LEE (Signed)

23rd August, 1949.

Case 1005 - Tsunehichi MATSUOKA

Claimant admits that all goods were left with neighbours, except those shown in Exhibit 7. See Transcript P 13, Lines 1-5. These are:-

Goods leased to tenant

1 horse and harness
1 plough 10"
1 cultivator
1 halter
1 sewing machine
5 chairs
1 stove

Disposition

Sold by tender
" " "
" " " (as lever harrow)
Included in harness
Abandoned
"
No record

Of the above listed articles, the following were appraised and sold by tender - horse and harness, plough, cultivator, for \$38.00. Note that the cultivator is called a lever-harrow by appraiser and a horse tool by claimant. With regard to the halter this is of little value and probably was included as harness.

The sewing machine, 2 beds, 5 chairs were abandoned, see Richmond Growers' letter Oct. 17/45, and confirmed by Personal Property Summary Oct. 28/46. There is no record of stove being either abandoned or sold.

MLB:HA

MLB

P.B.

C O P Y

RICHMOND GROWERS CO., LTD.
Distributors Fresh Fruits & Vegetables
Vancouver, B.C.
Canada

October 17, 1945.

Mr. Anderson,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Chattels of T. Matsuoka,
File #8674

This letter is to confirm our telephone conversation concerning the chattels of the above mentioned T. Matsuoka. We wish to state that we are going to discontinue using the Matsuoka property on 17th Avenue, Haney, B.C. when our lease expires.

We are, however, extending the lease on the other Matsuoka Property in Matsqui, B.C. For this property, we will keep:

- 1 Plow
- 1 Cultivator
- 1 Stove

We are returning to your department, the following:

- 1 Horse and Harness
- 1 Sewing machine
- 2 beds
- 5 chairs

The horse at present is being kept at our farm which is situated at 131-N. 8th Avenue, Haney, B.C. We might add that the sewing machine, beds, and chairs are of no commercial value at the time they were listed with us when the Japanese went away.

Because we are releasing all our men by the end of this month, hope you will send someone to pick up the said horse as soon as possible. We remain,

Yours very truly,

RICHMOND GROWERS CO., LIMITED.

Per "Lin K. Lee"

LKL/NK

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIM OF

TSUMECHICHI MATSUOKA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.A. BEST, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

MRS. D.J. HANDFORD,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.

Official Reporter.

TSUMECHICHI MATSUOKA, the Claimant herein,
being first duly sworn, testified as
follows:

MR. BEST: Q. Mr. Matsuoka, I believe you owned a
small fruit farm near Haney in British Columbia?
Is that correct?

A. Yes.

Q. I see. I am producing a real estate farm land
form, Mr. Matsuoka. Was that prepared on your
instructions and is that your signature?

A. Yes.

10

(PARTICULARS WITH RESPECT TO REAL ESTATE,
MARKED EXHIBIT NO. 1)

Q. Now I understand there are about, approximately
10 acres in this small farm? Is that right?

A. Yes.

Q. According to the form you bought it as uncleared
land, with no improvements on it, and cleared
the land and built the buildings yourself. Is
that correct?

A. Yes.

20

Q. I notice that, so far as the clearing of the land
is concerned, apparently something over 9 acres
have been cleared by yourself or your family.
Is that correct?

A. About 9½ acres.

Q. Would you just tell us exactly who did the clear-
ing? Did you do it all yourself or other members
of your family?

A. My wife and I did the clearing.

THE COMMISSIONER: Now, Mr. Best, all of these matters
are covered in your statement.

30

MR. BEST: I appreciate that, my lord. I did not

T. Matsuoka
In-Chief.

intend to elaborate on that at all. The statement merely said "by claimant and family." I thought perhaps I would bring that out.

On the appraisal form, Mr. Matsuoka, there is a statement that No. 1 house ---

MR. HUNTER: Would you like me to file this?

MR. BEST: Yes. I take it you intend to.

(SOLDIERS SETTLEMENT APPRAISAL REPORT, MARKED
EXHIBIT NO. 2)

10 Q. That appraisal is dated June 1st, 1942?

A. Yes.

THE COMMISSIONER: What date?

MR. BEST: June 1st, 1942, my lord. There is a statement on that form that buildings are very rough and it appears that No. 1 house is not in use.

I believe No. 1 house, my lord, coincides with the first house of the claimant ---

THE COMMISSIONER: That is the house built in 1924.

MR. BEST: Yes; that is correct, my lord.

20 Q. When did you actually leave these premises?

A. In 1942.

Q. Which month?

A. September, 1942.

MR. HUNTER: You always find that information shown on this form. (indicating)

MR. BEST: Yes.

Q. I take it that is correct, you were not using that house at the time the appraisal was made in June, 1942?

A. Yes, I had left.

30 Q. I am afraid you did not understand the question.

T. Matsuoka
In-Chief.

THE COMMISSIONER: Put your question again.

MR. BEST: Yes, my lord.

Q. Were you or anyone else living in house No. 1 or using house No. 1 before you were evacuated?

A. When the Custodians put the appraisal on - is that correct?

Q. Yes?

A. I was not living there at the time.

Q. Was anyone else living in the house? I wish to know whether the house has been used?

A. There was no one living in it at the time.

Q. One more question about the appraisal report. It states:

"That it would appear the property would be
"a subsistence property as the only cash
"crop in sight is from two acres of rasp-
"berries and .68 acres of strawberries, and
"gardens planted would only supply family's
"need."

20 Did you have any employment other than operating this farm immediately prior to evacuation or was this your only source of income?

A. I had other employment, various other jobs.

Q. I wonder if you could tell us what other jobs you had.

THE COMMISSIONER: I am not concerned with that, Mr. Best.

MR. BEST: All right, my lord.

THE COMMISSIONER: The whole question I am required to deal with is whether or not this property was sold

at its fair market value.

MR. BEST: The purpose of my question was to ascertain indirectly something of the value by finding out what income he derived from the property.

THE COMMISSIONER: Why not put the question, "What was your annual income derived from work elsewhere than on the farm"?

MR. BEST: I could put ~~it that way~~.

10 Q. What was your income other than what was derived from the farm?

A. About \$100 a year.

MR. BEST: I believe that is all, so far as the land is concerned, my lord.

THE COMMISSIONER: Yes.

MR. BEST: Q. I am producing another claim for personal chattels.

Is that your signature and was that prepared on your instructions?

A. Yes.

(CLAIM FOR PERSONAL CHATTELS, MARKED EXHIBIT NO. 3)

20 Q. According to your claim, Mr. Matsuoka, these chattels were left on your premises at the time you were evacuated. Is that correct?

A. Yes.

Q. Well now, I understand from the Custodian's analysis, Mr. Matsuoka, that most of this property apparently was abandoned?

MR. HUNTER: May I file the analysis?

THE COMMISSIONER: Very well.

MR. HUNTER: I file the analysis of personal property
30 claim as Exhibit 4.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED
EXHIBIT NO. 4)

THE WITNESS: When I rented my personal property and
land to the Chinese I left it as it was.

MR. BEST: Q. When did you actually rent the property?

THE COMMISSIONER: We have that in the statement; in
May, 1942.

You see, there is no necessity to repeat
everything which is contained in your statement.

10 MR. BEST: I must confess on this exact point I am
confused, myself, because I understand from the
analysis he was evacuated in September and, in
answer to a previous question, he said he was
there until September. I asked it more for my
own information, perhaps, than the Court's.

THE COMMISSIONER: All right.

MR. BEST: Q. Were you on these premises until
September?

A. Yes.

THE COMMISSIONER: Q. When did you rent the place?

20 MR. HUNTER: Here is a copy of the lease, if you
want it.

THE COMMISSIONER: You have the document there. Would
that not dispose of it?

MR. BEST: Yes, my lord.

MR. HUNTER: This is a typewritten copy, if my friend
wishes to admit it.

MR. BEST: I do not wish to make issue of this point
but I am a little confused as to what did happen.

THE WITNESS: I think it was in February or March, 1942.

30 Q. We have here what purports to be a copy of a lease

given by yourself to Richmond Growers Limited,
and the date ^{on} it is May 28, 1942. Is that a copy
of the lease which you gave to Richmond Growers?
You signed a document similar to that?

A. I signed the original lease.

(COPY OF LEASE DATED APRIL 28, 1942, BETWEEN
THE CLAIMANT AND RICHMOND GROWERS LIMITED,
ATTACHED THERETO AN INVENTORY OF THE CHATTELS
INCLUDED IN THE LEASE, MARKED EXHIBIT NO. 4)

10 Q. Is that correct, that you continued to live on
the premises when you leased the land to the
Growers as of April 28, 1942?

A. What was the date?

Q. April 28, 1942?

A. Yes.

Q. Did you list these various items which you have
on your claim form, now on your J.P. form at the
time of evacuation?

THE COMMISSIONER: The J.P. form can be put in. He
can identify his signature on it and it can
20 speak for itself.

MR. BEST: All right, my lord, I have not a copy. I
do not know whether or not Mr. Hunter has.

Q. Is that your signature? A. Yes.

Q. You prepared that form about May 8, 1942?

A. Yes.

(J.P. FORM, MARKED EXHIBIT NO. 6)
Statement of Assets)

MR. BEST: On that form I notice the kitchen stoves are
mentioned. I do not think there is any mention
30 of an air-tight heater.

THE COMMISSIONER: Yes; the second item in the right hand column, one Famous Air-tight Heater.

MR. HUNTER: That is in the lease, my lord.

THE COMMISSIONER: Very well.

MR. BEST: Q. Have you any explanation for that, Mr. Matsuoka?

A. The air-tight heater was left with a white family next door.

Q. I see. All right.

10 I believe that is all.

MR. HUNTER: My lord, it is submitted that the real property was sold for its fair market value.

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

20 It is submitted that the majority of the personal property was left under the custody, or in the custody, or under the control and management of some person other than the Custodian appointed by the owner, and that accordingly only that property which came under the custody, control or management of the Custodian is within the terms of reference.

It is submitted that all that property which was abandoned was properly abandoned.

As far as the real property is concerned I think it is a straight question of value. There does not seem to be anything particularly in dispute other than that.

CROSS-EXAMINATION BY MR. HUNTER:

Q. Is that your signature on this paper I produce?

A. Yes.

MR. HUNTER: This is a memorandum dated September 12, 1942:

"To whom it may concern:

"This document signed and sealed by me

"Tsumechichi Matsuoka cancels the list of

"good tools and equipment left on my pro-

"perty described as Lot 'A' of the S.W. one-

"quarter of section 15, township 12, N.W.D.

"leased to the Richmond Growers Company

"Limited.

"The said Richmond Growers Company

"Limited after this date only be responsible

"for the following list:

"1 horse and harness

"1 plough ten inch

"1 cultivator

"1 halter

"1 sewing machine, Singer

"2 beds

"5 chairs

"4 chicken houses

"barn

"garage

"house

"1 stove."

Signed by the claimant, interpreted by Y. Matsuoka and
witnessed by somebody named Kent.

THE COMMISSIONER: What is the date of that document?

MR. HUNTER: That is dated September 12, 1942, my lord.

I tender that as Exhibit No. 7.

(MEMORANDUM PERTAINING TO CHATTELS SIGNED BY
THE CLAIMANT AND WITNESSED BY KENT, AND
DATED SEPTEMBER 12, 1942, MARKED EXHIBIT NO. 7)

MR. HUNTER: Q. The next is a letter from Richmond
Growers Company Limited to the Custodian, dated
April 17, 1945, which is tendered for information
and will, of course, have to be proven later:

10

"Dear Sir:

"This letter is to confirm our telephone
"conversation concerning the chattels of the
"above mentioned T. Matsuoka. We wish to
"state that we are going to discontinue
"using the Matsuoka property on 17th Avenue,
"Haney, B.C. when our lease expires.

20

"We are, therefore, extending the lease
"on the other Matsuoka property in Matsqui,
"B.C.. For this property we will keep: one
"plough, one cultivator, one stove.

"We are returning to your department,
"the following: one horse and harness, one
"sewing machine, two beds, five chairs.

"The horse at present is being kept at
"our farm which is situated at 131 North 8th
"Avenue, Haney, British Columbia. We might
"add that the sewing machine, beds and
"chairs are of no commercial value at the
"time they were listed with us when the
"Japanese went away.

30

"Because we are releasing all our men
"by the end of this month, we hope you will
"send some one to pick up the said horse as
"soon as possible. We remain, Yours very
"truly, Richmond Growers Limited."

That is a letter, my lord, from Richmond Growers
Limited to the Custodian, dated October 17, 1945.
I would tender that as Exhibit 8.

(LETTER, RICHMOND GROWERS LIMITED, TO OFFICE
OF THE CUSTODIAN, MARKED EXHIBIT NO. 8)

10

Next is an appraisal and record of sale by C.
Spencer Pallot, dated June 18, 1946, addressed
to the Custodian, in which he lists:

"1 only mare, \$20; 1 only set harness, \$8;

"1 only plow, \$4; 1 only lever harrow, \$6."

It totals \$38 and it shows a deduction of \$3.80
as his commission, making a net of \$34.20. He
says:

"I appraised these goods and believe my

"valuation to be fair and justifiable."

It is signed C. Spencer Pallot. Then, my lord,
at the bottom there is:

"Approved by Rural Advisory Committee,

"October 3, 1946."

(APPRAISAL, C. SPENCER PALLOT, JUNE 18, 1946,
MARKED EXHIBIT NO. 9)

THE COMMISSIONER: What was the personnel of the Rural
Advisory Committee?

MR. HUNTER: Mr. Mensies. Judge Whiteside was the
chairman. He is now dead.

30 THE COMMISSIONER: Yes.

T. Matsuoka
Cross-Exam.

MR. HUNTER: And I think there was Mr. MacKenzie, at one time, who, I think, later departed and there was a Japanese on that Advisory Committee originally.

MR. SHEARS: Yes.

MR. HUNTER: Judge Whiteside sat in New Westminster.

THE COMMISSIONER: Yes. He was County Court Judge for the county.

10 MR. HUNTER: And Mayor Mott of New Westminster was on that Committee, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: Q. Mr. Matsuoka, originally in your lease to Richmond Growers, that is, Mr. Lee, you listed a number of chattels. Later on you signed a statement saying that they are only responsible for a much smaller number of chattels. Why did you do that?

A. I left with the next door neighbours what is not listed.

20 Q. I see.

THE COMMISSIONER: Let us make sure of that. Would you show that document to him and ask him if all the rest of the chattels which he had were left with the neighbour?

A. Apart from this, my lord?

THE COMMISSIONER: Yes.

THE INTERPRETER: Shall I translate the document to him?

THE COMMISSIONER: Yes, if you will.

30 THE WITNESS: This was sold by the Custodian, the one horse and harness.

THE COMMISSIONER: Exhibit No. 7 is the document to which I refer. Ask him if all the rest of his goods were left with the neighbour except those shown in Exhibit No. 7.

THE WITNESS: Yes. What is not listed here was left with the neighbours.

THE COMMISSIONER: Yes.

MR. HUNTER: Q. When were they left with the neighbours?

10 A. Just before I was evacuated.

Q. When you say "neighbours" do you mean plural or one neighbour?

A. To the people next door and to the people in front, opposite me.

Q. And did you give lists of those items which were left with these neighbours to the Custodian?

A. I think I handed the list to them but I do not remember.

MR. HUNTER: Thank you; that is all.

THE COMMISSIONER: Any re-examination?

MR. BEST: No, my lord, no re-examination.

I would like to see Exhibit No. 7, if I may.

THE COMMISSIONER: Very well.

MR. BEST: Thank you, my lord. That is all.

THE COMMISSIONER: Is there anything further?

MR. BEST: No, thank you, my lord.

THE COMMISSIONER: All right; thank you, Mr. Matsuoka.
That is all.

(PROCEEDINGS ADJOURNED SINE DIE)

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

DEFENCE BRIEF

Tsunechichi MATSUOKA

File No. 8674

Case No. 1005

REAL PROPERTY CLAIM

Lot A of SW $\frac{1}{4}$ Sec.15, Tp.12, Map 3111, N.W.S. 9.8 Acres

Claimed
\$6500.00

Appraised
\$1443.50

Assessed
\$1800.00

Sold
\$1417.00

Appraised by L.B. Plumbley.
Submitted that it sold for fair market
value and this is a question of valuation
only.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Chattel Claim</u>	<u>Claim</u>	<u>Disposition</u>
2 Stoves	(25.00	Abandoned
	(15.00	"
Famous Airtight	50.00	"
Heater	15.00	"
Bureau	100.00	18.00 (Appraised & sold by C.Spencer Pallot)
Tools, Plow, etc.	300.00	Abandoned
Farm Tools	70.00	"
Brooder Stove	40.00	"
Singer Sewing Machine	50.00	20.00 (Appraised & sold by C. Spencer Pallot)
Horse		

For goods claimant values at \$150.00, \$38.00 was realized. \$515. of claim was
abandoned.

Auctioneer and Appraiser: C.Spencer Pallot, Haney.
Goods were abandoned on advice of Lin K.Lee of
Richmond Growers Co.Ltd. - See letter Oct. 17/45.
(Ex.8)

Submitted chattels sold, sold for fair market val.
" " were left in custody of someone
other than Custodian, etc. This claimant was
evacuated on Sept. 23, 1942 and there is no
evidence on file that the chattels were ever
inventoried, but were left on the property in
the care of the tenant, who was placed there
by the Japanese.

Submitted that all property abandoned was
properly abandoned.

See Transcript Page 13 - Claimant admits that
all goods not listed on Exhibit No.7, for
which he is claiming were left with "The
people next door and in front, opposite me".

T. Matsuoka
Case No.1005

-2-

Summary

Witnesses;

L.B. Plumbley	- Appraised Real Estate
C.Spencer Pallot	- Appraised Chattels and sold some.
Richmond Growers Co.	- Notified Custodian of goods which should be abandoned.

HAI/mw

Name of Claimant **MATSUOKA, Tsunekichi**Case **1005**Custodian File **8674**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					1437.	1144.86			1144.86	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	475.00		38.00				
					218.50		4.96	223.06		
TOTAL RECOMMENDATION								1367.92		

8674

October 6th, 1950

Mr. Tsunehichi MATSUOKA,
38 Peterborough Ave.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case # 1005

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 \$1,367.92.

Cheque for \$1,250.79 is enclosed herein, and the sum of \$117.13 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears
Director

FOS:RK
Encl.