

13386

EVACUATION SECTION

Rec'd MAY 10 1943

File No.

Ans.

Referred

FILE No. 13386.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: Mr. Hiroshi Tautumi
HOME ADDRESS: R.R. #1, Mount Lebanon, B.C.
REGISTRATION NUMBER 12950 SEX: male AGE: 39
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: Mr. Tom Hill, Goldstream Ranch, Vernon, B.C.
MARRIED? Yes

NAME OF WIFE OR HUSBAND: Mrs. Miko Tautumi
ADDRESS OF WIFE OR HUSBAND: Goldstream Ranch, Vernon, B.C.
NAMES OF ANY LIVING CHILDREN: Sator, Shin

ADDRESS OF CHILDREN: Goldstream Ranch, Vernon, B.C.
AGE OF CHILDREN: 4, 1½

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

1. LOCATION AND DESCRIPTION: Part 1956 Acres N.E. Quarter of
Section 3 Township 14 Map 5802 Municipality of Matsqui
District New Westminster B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

3. INSURANCE (Give particulars; state where policies are) House Insurance (Fire)
in The North West Fire Insurance Co. Fire policy sum One Thousand
Dollars to 205350

4. TAXES (Amount and where payable) 46445 Matsqui Municipality

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

Deposit of title deed

6. OCCUPANCY AND LEASES (If vacant so state)

Please ask Custodian

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *Book of Minutes, Vol. 2*

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *Shawbourn, Josephine*

9. IF FARM LAND STATE CROPS SOWN: *Legumes, sorghum*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

*Please list in this statement
assets given to foundation before leaving
Mount Lebanon, Pa. C.*

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts):

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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

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

Dated this 3rd day of May 1942

(Signature)

H. Tsutsumi

S. Furimato
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE February 23, 1943

File No. 13386

1. Name TSUTSUMI, Hiroshi
(Surname in Block Letters)

Registration No. 12950

☒ Male - Female
(Check)

Age Sept. 2, 1903

Former Address Bradner, B. C. and/or Mt. Lehman, B. C.

(not mentioned, but located near to)

Date Evacuated _____

Naturalized - Canadian-Born - National
(Check)

Present Address Coldstream Ranch, Vernon, B. C. (North Okanagan Committee)

(This address is the nearest we can obtain. He was supposed to have gone to Vernon in December. No proof of his arrival. But very likely he is there)

Married - Single
(check)

Name of Wife Mieko # 12951

Name of Husband _____

Name of Mother Yana (Japan)

Name of Father Matahachi (dec'd)

Names of Children under 18 Akiko (Japan) 30/9/28; Satoe (f) 24/4/39;

Shin (m) 16/6/41

Requested by D. M. Chope

Registered with Custodian No
(Yes or No)

Additional Information Farmer. Owner of property at Mt. Lehman, B. C.

House & 40 acres.

50/7

LIABILITY SUMMARY

File No. 13386

28th November, 1945

Re: TSUTSUMI, Hiroshi - Reg. No. 12950

The above Japanese declared no liabilities.

The only one filed against him was a claim for misrepresentation of crop acreage shown on the lease given Messrs. Lundstrom & Smith by the wife of the above Japanese prior to her evacuation covering her husband's property.

The claim originally for \$252.00 was settled by the Custodian for \$176.40. TSUTSUMI was fully notified on July 15th, 1943 and no objections were taken.

This file reveals no other liabilities.

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

Dated: Nov. 28th, 1945
WEA:EH

WEA:EH
.....

PERSONAL PROPERTY SUMMARY

File No. 13386

28th November, 1945

Re: TSUTSUMI, Hiroshi - Reg. No. 12950

CHATELS: The above Japanese declared no chattels himself and referred to the declaration of his wife under whose account all chattels were liquidated. His letter of July 12, 1945 although acknowledging receipt of the sewing machine and bicycle was dealt with on File #4520.

SPECIFIED ARTICLES: This file reveals no interest in any restricted Specified Articles.

ACCOUNTS RECEIVABLE: The above Japanese declared no Accounts Receivable and those referred to on this file were in connection with property leasing arrangements made by his wife, File #4520. A Pacific Co-operative Union post-dated cheque for \$612.50, being the balance of the lease consideration on the property, was collected by this office and credited to the account.

A claim was also filed against the lessees of the property by the wife of the above Japanese for payment of 84 crates @ 24¢ each, and \$10.00 to \$15.00 given to them to purchase and plant clover seed. The lessees were written to for payment but they advised that payment of the crates had been made at the Pacific Co-operative Union whose records show 200 crates credited to Mrs. TSUTSUMI's account there. The lessees claim that the clover was planted on the property as agreed. The Japanese were notified of this and no further action was taken.

This file reveals no further Personal Property interest.

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

Dated: Nov. 28/45
WEA:EH

WE. Ramon

REAL PROPERTY SUMMARY

JAPANESE NAME: Hiroshi TSUTSUMI Reg. No. 12950 File No. 13386.
CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/402-P. First Offer.
PROPERTY ADDRESS: 3563 Nevean Road, Mt. Lehman, B. C.
LEGAL DESCRIPTION: Lots 2 and 3 of part of the North East quarter of Section 3, Township 14, Map 5802, Municipality of Matsqui, D. N. W.
TITLE: Registered in the name of Hiroshi TSUTSUMI.
ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 25487, dated February 26th, 1943.
ASSESSED VALUE: Land - \$ 978.00 Taxes - \$47.79.
Improvements - \$1600.00 - \$2578.00.
CLASSIFICATION: Small Fruit Farm, Dwellings and out-buildings.
The Custodian's representative reported September 16th, 1942, that Lots 2 and 3, while registered as one property, were in fact two separate properties owned by the same party, viz., Hiroshi TSUTSUMI. The combined properties had an area of 39.13 acres, each having 19.56 acres. Lot No. 2 had 4 acres cleared planted to the following crops: 2 acres strawberries, 1/2 acre loganberries. 1 One storey 4 room dwelling, 1 woodshed, 1 packing shed, 1 barn, 1 pickers cabin. Lot No. 3 had 5 acres cleared planted to the following crops: 3 acres strawberries, 1 1/2 acre raspberries. 1 One and one-half storey 5 room dwelling, 1 bath house, 1 pickers cabin, 1 woodshed, 1 barn, 1 packing shed, 1 berry shed, 1 berry shack.
HISTORY OF ADMINISTRATION: This property was leased by Mieko TSUTSUMI (wife of Hiroshi TSUTSUMI) on 16th April, 1942, to Robert Lundstrom and George Smith for a term of 10 months from 1st April, 1942, with option to extend lease for 1943. Arrangements to be made with the Pacific Co-Operative Union. Consideration being \$1,175.00. This lease was confirmed by the Custodian on April 22nd, 1942. The following portion of the above property, viz., Part of Lots 2 and 3 of the North East 1/4 of Section 3, Township 14, Map 5802, Municipality of Matsqui, was sub-let to William Bell along with West 1/2 of Lot 2, Section 11, Township 14, Map 4163, containing 26.01 acres more or less, by Robert Lundstrom and George Smith for the term of 10 months, from 1st April, 1942, with option to extend lease for 1943. Arrangements to be made with the Pacific Co-Operative Union. Consideration being \$1,040.00 - paid.
On the 28th day of July, 1942, George Smith made a Statutory Declaration that there had been exaggeration as to the acreage under crop and that instead of there being 8 1/2 acres planted there was a shortage of 1.83

1.83 acres

Page 2.

by actual measurement, made up as follows:

Strawberries	.98 acre
Raspberries	.53 "
Loganberries	.32 "
Asparagus	none
	<u>1.83 "</u>

Adjustment was made for \$252.00 and settled on a 70% basis, viz., \$176.40.

Lease was extended by Collateral Agreement for 1943. Consideration being \$135.00 which sum accrued to the credit of The Director, The Veterans' Land Act as of January 1st, 1943.

SOLD:

To The Director, The Veterans' Land Act for \$2030.00 as at January 1st, 1943.

Approval of Advisory Committee - 1st June, 1943.

The lease and collateral agreement were handed to the S.S.B., 26th July, 1943.

Funds released to the credit of Hiroshi TSUTSUMI as at May 9th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, also Arrears of Taxes - \$1.53, leaving a net credit of \$2010.47 from said transaction.

Adjustments to the amount of \$3.18, covering unexpired Fire Insurance Premiums, were placed to Hiroshi TSUTSUMI'S credit.

The following Fire Insurance Policy -

North West Fire Insurance Co., Policy No. 205350 - \$800.00, covering 1 storey dwelling, was transferred to S.S.B.

Certificate of Title No. 169834-E in the name of The Director, The Veterans' Land Act.

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

November 13th, 1945.


D.A. CRAMER.

DAC:JS

Farm Appraisal Report

File No. J.L. 259

Land Description Lots 2 and 3. See 3 Tp. 14 Matqui B.C.Containing 39.13 acres.

Acres

Owner's Name H. TeutsmalPost Office Address R.R. Abbotsford.Nearest Rail Point Dennison station on B.C.E.R 1 mile

Distance

Market Town AbbotsfordDistance 7 1/2 milesChurch (give denomination) United at BradnerDistance 1/2 mileNearest School at BradnerDistance 1/2 mileState how property was identified: m-p location and enquiry.

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

It is on Haverman and Dennison roads both gravelled, in good condition.Is this district a good one? not fully opened up yet, just fair.Employment opportunity limited to seasonal work only.Predominating Nationality and religion: mixed, no race predominating.Describe Fencing and its condition: none

Value \$

Water supply: wells good supply

Value \$

No electricity.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Lot 3.	24 x 26	frame	8	shing.	15	wood	fair	\$385.00
addition	10 x 26	frame	7	shing	15	wood	fair	
lockers shack	16 x 20	frame	8	shing	10	none	poor	50.00
shed	16 x 20	frame	9	shing	15	none	fair	75.00
lot 2.								\$ 510.00
house	20 x 24	frame	8	shing	15	none	poor	
lean-to	9 x 21	frame	7	shing	15	none	poor	155.00
granary								
pickers shack	16 x 24	frame	8	shing	10	posts	fair	100.00
burn & shed	16 x 20	frame	9	shing	15	none	fair	70.00
								\$ 335.00

Total present day value \$ 845.00

Total Value Buildings add to farm

\$ 800.00Is dwelling habitable without repairs? yes

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

habitable?

Describe the basement and chimneys: No basements, brick chimney in house on lot 3Lot 3total chimney on lot 2.

No. rooms downstairs?

Upstairs?

How finished V. JointLot 2nilunfinished.

Are buildings painted?

no

Condition of paint

N.A.Distance from nearest bush fifty yards

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Lot 3. 6.70	Lot 3 - 6.70 ac. undulating	Ste 12 in loam	10in loam	2.92 ac. straws. 1.53 ac. no crop.	1.10	770.00 469.00
Lot 2. 5.35	undulating Lot 2 - 5.35 ac.	as above	as above	2.50 ac. straws. 1.80 ac. no crop. .70 ac. legume 30 ac. plowing		347.75
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
all	N.I.					
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 DECLAMATION NECESSARY	DECLAMATION COST PER ACRE	VALUE PER ACRE
Lot 3. 1 ac 11.97	Lot 3 - 1 ac. rolling 11.97 ac.	12"	14"	clearing of roots	\$ 15.00	\$80.00 80.00
Lot 2 14.21	Lot 2 - 14.21 ac. no rolling	12"	14"	thick bush & stumps	\$ 100.00	15.00 175.00
				thick bush & stumps	100.0	15.00 213.15
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HEAVY, SWAMPY, ROCKY.				NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE
						Lot 3 Lot 2
						\$707.00 \$600.00 \$1307.00

Total value of land \$ 1307.00
 Lot 3. 11.97 ac. \$655.00 Lot 2. 14.21 ac. \$652.00
 Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 2007.00

Describe condition of farm commenting on tillage, length of time uncultivated or partly uncultivated.
 Lot 3. is the better of the two for cultivation, Lot 2 is somewhat neglected
 and the growing crop is not as good, both places are tenanted at present

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

The parcels, either separately or as a unit have possibilities as
 mixed farms. there are few noxious weeds, other than a few
 noxious weeds: Canada thistle.

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

Metropolitan Municipality - Taxes

Lot 3. \$ 28.00
 Lot 2. \$ 22.75
 Total \$ 50.75

Date: June 10th 1948.
 Place: Abbotsford B.C.

I certify that the above report is based on a personal examination
 of the whole farm made on the 8 day of June 1948

Inspector's Signature

E. B. McKay

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

Farm Appraisal Report

Remarks: This report covers two separate parcels, adjoining, and belonging to the same man. Individually, they have possibilities, as mixed farms, though operated now strictly as small fruit propositions.

The soil throughout, is of good quality and quite deep. The cleared land, that is the stuff in crop has a number of old stumps scattered through it. The removal of them will be costly under present conditions, and they do not to a great extent hamper the cultivation of the strawberry crops. On lot three, the one facing on Dennison Road there is about an acre with the cover cleared all but the small roots and a few small stumps to be pulled or blown.

There are two sets of buildings, with the better set of the two on lot three, neither of them however amount to a great deal though the lot three house can be lived in for a considerable time yet without any money being spent on it. The other house is nothing much more than a shack, unfinished inside and small.

There is no power line, for domestic use near, and the water supply is from good wells. If this property was handled as a unit there is little reason to doubt that it could be developed into a really good farm.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

\$

\$

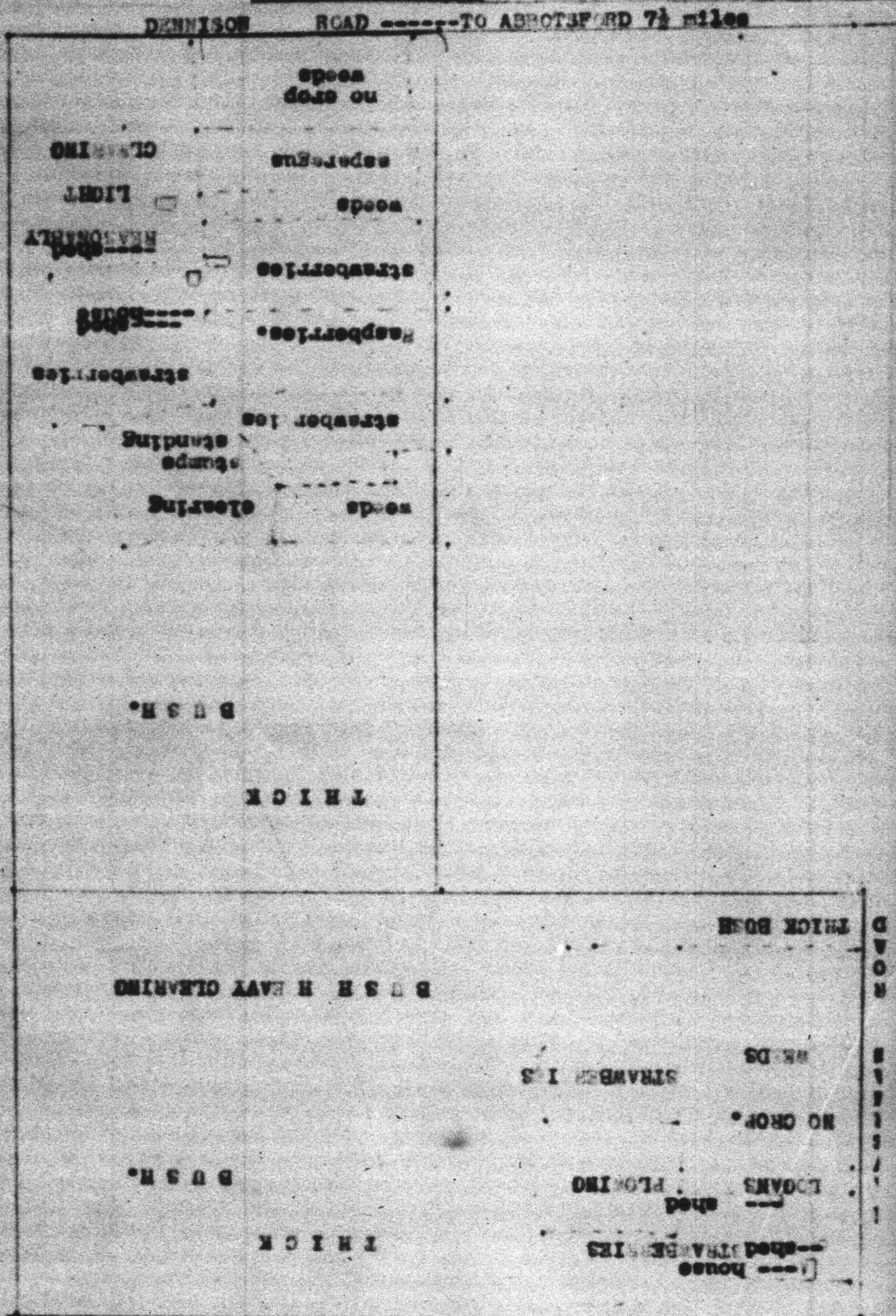
\$

Total \$

Amount fruit trees add to value of farm \$

H. Titoumi Lots 2 and 3 sec 3 Tp. 14 Matsqui ov. to sec.

Diagram of Property



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

value is \$ 2000

Date 15th June 19 42.

"I.T. DANIEL"

District Superintendent.

Extract from Lease.

#13386

File #4520. Drawn by James M. Campbell.

Lessor: Mieke TSUTSUMI (wife of Hiroshi Tsutsumi)

Lessee: Robert LUNDSTROM & Geo. SMITH.

Date: 16th April, 1942.

Term: 10 months from 1st April, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U.

Consideration: \$1,175.00, paid.

Property:

Land: Lots 2 & 3 of N.E. $\frac{1}{4}$ of Section 3 Township 14 Map 580
Municipality of Matsqui.

House: Included, also buildings.

Chattels: Livestock and farm implements, not specified.

Lease extended by Collateral Agreement

Sept 30/43

\$135- payable Aug 31/43

Lease & Collateral Agreement ended

to S.S. & 26/7/43

IN THE MATTER OF SASH LEASE DATED APRIL 18th, 1942

MIKAO TETSUAMI and ROBERT LUNDSTROM and GEORGE SMITH

STATUTORY DECLARATION

I, GEORGE SMITH of Mt. Leaven in the Province of British Columbia,
Fruit Farmer, do solemnly declare :-

1. That on the 18th day of April A.D. 1942 I leased from Mikao Tetsuami of ^{St. James} Clagburn, aforesaid, Lots 2 and 3 of North East quarter of Section 5, Township 14, Map 500, in the Municipality of Matsqui, for a term of ten months from April 1st, 1942, at a rental of \$1,175.00.

2. That at the time of entering into the said lease Mikao Tetsuami represented to me that the growing crops on the said land consisted of the following :-

6 acres of strawberries

1 1/2 " raspberries

1/2 " loganberries

1/2 " asparagus

and it was on that basis that I paid the aforesaid rental of \$1,175.00.

3. That I now find the aforesaid acreages have been exaggerated.

4. That on or about the 17th day of July A.D. 1942 in company with one Henry G. Myre, a Notary Public in and for the Province of British Columbia, I carefully measured all of the growing crops of the various kinds on the said lands and found that there were :-

A. six patches of strawberries totalling 50.17 sq.chains or 5.02 acres

B. two patches of raspberries totalling 9.70 sq.chains or 97/100 acres

C. two patches of loganberries totalling 1.83 sq.chains or 18/100 acres

D. one patch of asparagus totalling ^{half} one acre

being all of the acreage in growing crops on the aforesaid land.

5. That the shortage in acreage on the said lands of the various kinds of crops is as follows :-

Strawberries 96/100 acres

Raspberries 55/100 "

Loganberries 32/100 "

Asparagus None

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at Mission City
in the Province of British Columbia
this 7th day of July A.D. 1942

Geo. Smith

J. P. Hill
A Commissioner for taking affidavits
within British Columbia.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MATSUI

Date: Sept. 16th. 1942

NAME: TSUTSUMI, (Mieko) Mrs Hiroshi

REGISTRATION NO. 12951

ADDRESS: 3563 Haverman Rd. Mt. Lehman B.C?

PROPERTY: 39.18 ac.

ACREAGE: 4 acres cleared

KIND OF CROPS:

Strawberries
2 acres

Loganberries
 $\frac{1}{2}$ acre

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey

VACANT: yes

OCCUPIED:

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 18 x 24

NO. OF ROOMS: 4

CONDITION: Fair

OTHER BUILDINGS: Wood shed 10 x 14, Packing shed 10 x 16
Barn 14 x 16, Pickers cabin 16 x 22.

NAME OF LESSEE OR RENTOR: R. LUNDSTROM
Matsqui, B.C.

G SMITH
Gifford, B.C.

TERMS: \$15.00. pr. season

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

Shelburne
H. H. Horgan

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MATSQUI

Date: ~~###~~ Sept. 16th. 1942

NAME: TSUTSUMI (Mieko) Mrs Hiroshi

REGISTRATION NO. 12951

ADDRESS: 1st. place north of 845 Dennison Rd. Mt. Lehman, B.C.

PROPERTY:

ACREAGE: 39. 13 5 cleared

KIND OF CROPS: Strawberries
3 acres

Rasberries
1 1/2 acres

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 1/2 Storey

VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 28 x 32

NO. OF ROOMS: 5

CONDITION: Good

OTHER BUILDINGS: Bath house 8 x 8, Pickers cabin 14 x 20,
Berrie shack 8 x 8, 1 Wood shed 9 x 10, Barn 14 x 28,
Packing shed 16 x 20, Berrie shed 10 x 16

NAME OF LESSEE OR RENTOR: R. LUNDSTROM
MATSQUI B.C.

G. SMITH
GIFFORD B.C.

TERMS: \$1145.00 from Jan. 42 to Jan 43.

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

[Signature]
[Signature]

Richardson

Dufrost Man.
Sept. 21st 1944

Mrs. R. D. Richardson

Farm Dept.

Custodian

Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 23 1944

4570

202

Please find the cheque of \$612.⁵⁰ which from the Pacific Co-operative Union and the receipt from the berry crop buyers for the berry crates. The sum for 54 crates is \$20.16, this I have not get yet.

Will you please collect the above money and forward to me. My husband left Demison farm on last March for Kelowna B.C. and there he is working as a farm labourer. He makes just for his living. I am brought in here for sugar beet farmer with my two little children. I am not able to work for our living, but we need to buy winter warm clothes to protect ourselves. Please think upon our poor condition in Manitoba and send me the

amount of \$632.66 as possibly you can.

Another thing that I wish to ask you; I gave some money to Messrs. R. Lundström & Geo. Smith to buy the clover seed to be sown in my cultivated ground. But I heard the clover is not sown. If so I wish to get back the money. I forgot the sum exactly, some \$100 to \$150, collect this what the others and wishing to send me.

Thanking you

Yours Sincerely

MIYKO. TSUTSUMI.

Received from ^{Mr.} M. Isakson 84 crates
to be paid in berry crop 2¢ each.

\$20-16.

R. Lundström

Geo Smith

Matsgat

#4520

4520

7th October, 1942.

Mrs. Miyeko Tsutsumi, #12951,
Dufrost, Man.

Dear Madam:

We acknowledge receipt of your letter of the 21st ultimo enclosing P.C.U. cheque in the amount of \$612.50, also bill for \$20.16 owing to you by Messrs. Lundstrom & Smith of Matsqui, B.C.

We will endeavour to effect collection from Messrs. Lundstrom & Smith of your bill for \$20.16 and will also take up the matter regarding the money which you gave them to buy clover seeds, which they were to sow, and will advise you on receipt of advice from them.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

4520

7th October, 1942.

Messrs. R. Lundstrom & G. Smith,
Matsqui, B.C.

Dear Sirs:

re: Mrs. Miyeko TSUTSUMI.

Mrs. Tsutsumi claims that you owe her the sum of \$20.16 for purchase by you of 84 berry crates, and has forwarded us a receipt for this signed by yourselves. She also states that she gave you \$10.00 or \$15.00 cash with which you were to purchase clover seed. We, therefore, ask that you kindly let us have your remittance to cover these accounts by return mail.

Thanking you in anticipation of your prompt attention to this matter, we are,

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Telegraphic Address
Cable Address
PACCO

Richardson
PHONES
Mission Office 65: Plant 55
Masqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

October 30th, 1942.

4520
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 2 1942

Mr. R. D. Richardson, Manager,
Farm Department,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Richardson:

Answering yours of October 22nd
re Mieko Tautsumi & R. Lundstrom & G. Smith.

At the time this agreement was
made we charged Lundstrom & Smith for 150 empty
Strawberry crates @ 24¢ making a total of \$36.00.
This amount was credited to Tsutsumi and as far as
we know there are not any other crates in this deal
unless arrangements were made between the parties
concerned.

We remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per *G. Reid*
G. Reid
Acct. *E.K.*

GR/EK

13386.

April 1st, 1943.

Mr. Hiroshi TSUTSUMI,
Registration No. 12950,
Coldstream Ranch,
Vernon, B. C.

Dear Sir:

On February 24th, 1943 we forwarded you three copies of the "JP" property declaration form, requesting you to complete the forms and return two copies to this office. So far we have had no reply.

Will you please, immediately on receipt of this letter, fill up the forms, sign them, have them witnessed and return two copies to us.

Your prompt attention to this matter will be much appreciated.

Yours truly,

D. M. Chope,
Administration Department.

DMC/P.

Coldstream Ranch,

Vernon, B. C.

May 3, 1943.

The Custodian's Office,

Department of the Secretary of State of Canada,

Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAY 10 1943
File No.	13396-4520
Ans.	W. C.
Referred	Hudson

Dear Sirs:

My husband has been out of work for six months and we are very hard up. Please send me Pacific Co-operative Union Cheque # 565 \$612.50 - six hundred twelve dollars and fifty cents at your earliest convenience.

Yours truly,

MIEKO TSUTSUMI

611⁵⁰

176⁴

Clear
mwp

13386

May 14th, 1943.

Mr. Hiroshi TSUTSUMI,
Reg. No. 12950,
c/o Coldstream Ranch,
Vernon, B. C.

Dear Sir:

We are in receipt of a letter from your wife asking for funds and would advise that, as the funds held by this office were received through the leasing of property in your name, it is being transferred to your account under file no. 13386.

In accordance with your wife's request, however, we are enclosing a cheque in the amount of \$100.00 from funds to your credit.

Yours truly,

R. D. Richardson,
Farm Department.

REA/EM
Encl.

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65: Plant 55
Matsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B.C.

July 5th, 1943.

EVACUATION SECTION	
Rec'd	JUL 6 1943
File No.	
Ans.	
Referred	<i>Anderson</i>
<i>4520, sent to 4</i>	

Mr. R. D. Richardson,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir: Re: Hiroshi & Mieko Tsutsumi
 File No. 4520 & 13386

We only have M. Tsutsumi & Mrs. M. Tsutsumi on our books here, both of Mt. Lehman. These Japanese were never growers of ours, but just came here to dispose of their 1942 crops before evacuating. You will notice that we overpaid Mrs. M. Tsutsumi \$2.00 but we put through a credit to balance her account.

Trusting this information is all that is required, we remain

Yours truly,

PACIFIC CO-OPERATIVE UNION

Per

Geo. A. Reid

Geo. A. Reid
Office Manager.

GAR/EK

13386 & 4520

July 15, 1943.

Mr. and Mrs. Hiroshi TSUTSUMI,
Registration Nos. 12950 and 12951,
c/o Goldstream Ranch,
Vernon, B. C.

Dear Sir and Madam:

Re: Settlement of Crop Claims

The Custodian's office has received quite a number of claims from tenants who leased properties from persons of the Japanese race and whose growing crops were sold to the tenant under written agreement which contained the specific acreage said to be under cultivation.

The claims filed with the Custodian have been based on the difference between the acreage specified in the agreement which you signed, and the actual acreage of crops under cultivation.

We have gone into this matter very carefully and the difference in acreage has been established by actual measurements. Legal opinion which we have obtained on your behalf advises us that the agreement you signed would leave you liable for the full amount of the claim. However, we have been able to obtain the consent of the tenants to the reduction of their claims to 70% of the full amount.

The amount claimed against you for a difference of 1.81 acres amounted to \$252.00, and a settlement on the basis of 70% which amounts to \$176.40 has been charged to your account. This letter is sent to you so that you may be aware of the circumstances of this charge.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

13386 & 4520

July 15, 1943.

Honors. R. Lundstrom and G. Smith,
Mt. Lehman, D. C.

Dear Sirs:

Re: Mr. and Mrs. Hiroshi TSUTSUMI

Please note that we have forwarded a cheque to the Pacific Co-operative Union for the sum of \$41.40. This represents settlement of your net claim of \$176.40 against the individual of the Japanese race mentioned above on the score of misrepresentation of crop acreage less the \$135.00 due by you under your collateral agreement.

Yours truly,

R. F. Alexander,
Manager.

RFA:MA

13386 & 4520

July 15, 1943.

Mr. and Mrs. Hiroshi TSUTSUMI,
Registration Nos. 12950 and 12951,
c/o Goldstream Ranch,
Vernon, B. C.

Dear Sir and Madam:

Further to our letter of this morning in connection with settlement effected of claim filed against you with the Custodian on the score of misrepresentation of crop acreage, please note that during the course of our negotiations we were able to effect collection for you of the sum of \$135.00 due on ground rent for 1943 with the result that the combined transaction resulted in a debit against you of \$41.40 only.

Yours truly,

R. P. Alexander,
Manager.

RP:MA

13386

March 15, 1944.

Mr. Hiroshi TSUTSUMI,
Registration No. 12950,
c/o Coldstream Ranch,
Vernon, B. C.

Dear Sir:

The enclosed cheque in the amount of \$100.00 is forwarded to you from your credit account at this office. Please acknowledge receipt of this remittance.

It has come to our attention that you did not previously receive a copy of our letter of August 30, 1943, and a duplicate is enclosed for your information. You will note the third paragraph of the letter refers to the fact that all revenue from your property, sold to the Director of the Veterans' Land Act, accrues to the purchaser as from the date of sale, January 1, 1943.

The following is a statement of your account at this office, at the present time, which does not as yet include full details of the sale of your property:

By Cash:

Pacific Co-operative Union, cheque \$ 612.50

To Cash:

Lundstrom & Smith, misrepresentation
claim\$ 176.40

Land Registry Office, Certificate of
Encumbrance 1.00

Remittance May 17/43 100.00

Remittance enclosed 100.00

Credit Balance 235.10

\$ 612.50 \$ 612.50

Yours truly,

W. E. Anderson,
Farm Department.

Enc. 2.
WEA/EO

Credit Balance - \$235.10.

13386

April 8, 1944.

British Columbia Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M. L. Brown.

Dear Sir:

Re: Hiroshi TSUTSUMI. Reg. No. 12950.

In reply to your enquiry of March 30, 1944,
enclosing a letter from subject Japanese at Vernon
dated March 26th asking for an explanation of the
misrepresentation claim shown in his account.

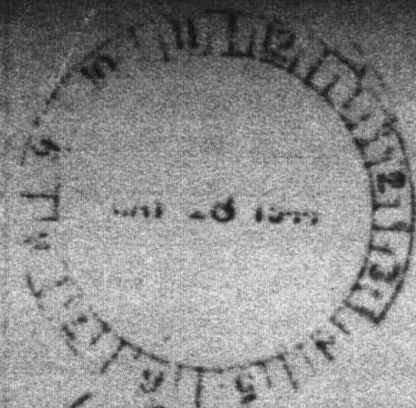
Please advise Mr. Tsutsumi that the claim for
misrepresentation was settled for \$176.40 but when
making settlement a cheque for \$41.40 was issued,
after taking into consideration the \$135.00 rental
which was due the Director of the Veterans' Land
Act who purchased the property, to save a double
entry in the account. The amount shown in our state-
ment to Mr. Tsutsumi is correct as this sum was
forwarded to the purchaser.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

Mary Lynn



Calderon Ranch,
Vernon, B.C.
May 16 1944.

Calderon
506 Royal Bank Building

EVACUATION SECTION	
Rec'd	MAY 19 1944
File No.	13386
Ans.	WBA
Referred	as per [unclear]

Dear sir,

Please refer to my ^{out to you}
letter, file no. 13386.

I have a credit balance
from the sale of my property.
In urgency and need of
some money and it would
please me very much if you
could send it me at ~~the~~ your
earliest convenient time.
Thanking you, I remain

Yours truly,
H. Prutinsky
Reg. 12950

Coldeston Ranch,
Vernon, B.C.
June 14/44.

Dept. of the Secretary of State.
Office of the Custodian.

EVACUATION SECTION	
Rec'd	JUN 16 1944
File No.	13386
Ans.	WGA
Referred	Anderson

Dear sir,

Received your cheque and letter
of the 31st May. I have checked
the balance of 2163.75 and I still
think that it is short of 135.00.

I have written before about
this mistake and I would appreciate
it if you could find out about
this.

I have a letter here saying that
176.40 was charged to me for the
difference of the claim.

I have another ^{letter} stating (file no.
13386 84520) that since ground rent for
1943 of 135.00 was collected the combined
transactions resulted in a debit against
me of only 41.40 instead of 176.40.

The letter is from Mr. R. P. Alexander
and I would appreciate very much
if you will look into this matter.
I would also wish to

Draw out a 100.00 every
month on my total balance
sent to me.

Thanking you for all the trouble
I remain,

Yours truly,

H. Tsutsumi (12950.)

13386

July 6, 1941.

Mr. Hiroshi TEUTSUKI,
Registration No. 12950,
Coldstream Ranch,
Vernon, B. C.

Dear Sir:

Further to your letter of June 14th, we enclose
herewith a cheque in the amount of \$100.00 from funds
held to your credit at this office.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. (cheque)
WEA/EG

Credit Balance - \$2063.75

Colapine Ranch,
Vernon, B.C.

July 24/44.

Dept. of Secretary of State
Office of Canadian

EVACUATION SECTION	
Rec'd	JUL 25 1944
File No.	13386
Ans.	1000
Referred	Anderson

Dear sir, I have received your
Cheque of one hundred dollars.
Will you please let
me know whether I could
get the whole of the remaining
balance or not.

If it is possible I will
appreciate it if you could
send it to me.

Hoping to hear from you
soon, I remain,

Yours truly,
H. Paulson

19386

July 26, 1944.

Mr. Hiroshi TATSUMI,
Registration No. 12950,
Coldstream Ranch,
Vernon, B. C.

Dear Sir:

We are in receipt of your letter of July 24, 1944,
in which you request the balance of your credit account
at this office be forwarded to you.

The enclosed cheque in the amount of \$2000.00 leaves
a small credit balance in your account which is being
withheld for the present to defray legal costs in connec-
tion with the conveyance of your property to the Director
of the Veterans' Land Act. However, any remaining surplus
will be forwarded to you at a later date.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. (cheque)
WEA/EO

Credit Balance - \$63.75

Goldstream Ranch,
Vernon, B.C.
Jan. 22/46

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

EVACUATION SECTION	
Rec'd	JAN 24 1946
File No.	13386
Ans.	
Referred	Anderson

Dear sir. In regards to my account
I still have in your hands will
you please let me ^{know} the exact amount
and if possible send it to me to the
above address.

I did receive a letter from
you saying that a statement will
be sent after the evening thing is accounted
for but now its being quite a while
so hoping to hear from you soon
I remain.

Yours truly,
H. Teutsmund

12950

13386

REGISTERED

29th January, 1946.

Mr. Hiroshi TSUTSUMI,
Registration No. 12950,
Coldstream Ranch,
Vernon, B.C.

Dear Sir:

We acknowledge receipt of your letter of the 22nd January, and take this opportunity of giving you a brief summary of our administration of your affairs.

Real property in the Municipality of Matequi, which was registered in your name became vested in the Custodian upon your evacuation from the Protected Area. You did not register with the Custodian until May, 1943, and from your file it is noted that your property was leased by your wife for ten months from the 1st April, 1942 for \$1175.00. This consideration was collected by your wife with the exception of a post-dated cheque for \$612.50. This post-dated cheque was sent to this office for collection and when the collection was effected, the proceeds were credited to your account, in view of the property being in your name, and your wife having actually acted on your behalf.

The lessees of your property filed a claim against your wife for misrepresentation of the acreage in crop as stated in their lease, and as you were notified in our letter of the 15th July, 1943. After investigating the matter thoroughly, settlement was made by this office in the amount of \$176.40.

No rentals accrued to your benefit after the year 1942, as in accordance with the policy of liquidation decided upon by the Canadian Government, your property was sold to the Director of Veterans' Land Act, as shown in the detailed statement sent to you on the 16th May, 1944, from which you will note that the net sale price was credited to your account. Legal fees amounting to \$15.00 in connection with the conveyance of the property were, however, later charged to you.

All the other personal property assets were declared by your wife, as being the owner, and they were administered under her file, and will be reported to her in due course.

Attached hereto is a statement of your account at this office showing entries since the date when you last received one, including remittances to you from time to time. The enclosed cheque is in full of the credit balance as shown, namely \$48.75.

It would appear that the Custodian has accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian,

and in order that you may confirm this and acknowledge the cheque we are enclosing
a stamped addressed envelope for your convenience in replying.

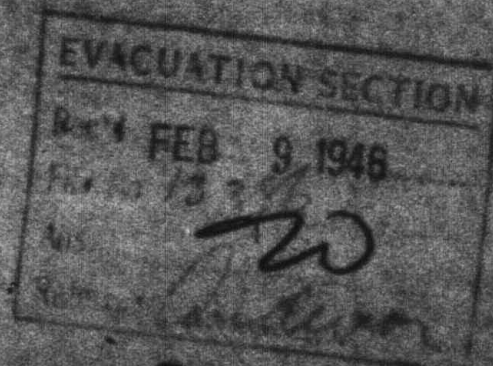
Yours truly,

W.E. Anderson,
Administration Department.

W.E.A.
Encls. (3)

Col. M. L. L. L.
Vernon, B.C.
Feb. 7/46.

Office of the Custodian,
Vancouver, B.C.



Dear sir,

I acknowledge receipt of your letter and cheque of 29th January and wish to advise you that my account of the property with the custodian now is all accounted for.

Personal property under my wife's name is still on file and I hope to receive word about it from you soon.

Yours truly,
H. Tsutsumi

Mr. Hatton.
Japanese Property Claims Commission
Vancouver B.C.

Hiroshi Tsutsumi
Colletts Creek Ranch
Vernon B.C.
Dec. 14/47

Dear Sir.

Thanks for your letter which I have received.
I had several statements of my account I got from Custodian but
I lost some. I couldn't find the most important statement indicating
of my land property. Would you please send me with the whole &
full statement of my account which you could get available from
the custodian.

Thanking you for your kind and immediate attention.

Yours Truly.

H. Tsutsumi

Ref No 17950

File No 13386

13386

January 2, 1948.

Mr. Hiroshi TSUTSUMI,
Registration No. 12950,
c/o Coldstream Ranch,
Vernon, B. C.

Dear Sir:

Re: Lots 2 & 3 of pt. of the NE $\frac{1}{4}$ of
Sec. 3, Twp. 14, Map 5802, Mun. of
Matsqui, B. C.

We duly received your letter of the 14th ultimo,
and in accordance with your request we are enclosing here-
with a complete statement of your account with the Custodian,
together with copy of statement dated May 16, 1944, showing
the sale price and adjustments in connection with the above-
mentioned Real Property.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (2)

C
O
P
Y

J.L. No. 259

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 13386
Reg. No. 12950

506 Royal Bank Building,
Vancouver, B. C.

May 16, 1944.

Mr. Hiroshi TSUTSUMI,
c/o Coldstream Ranch,
Vernon, B. C.

Dear Sir:

Re: Denison Road, Mt. Lehman, B. C.
Lots 2 and 3 of part of the North East quarter of Section 3,
Township 14, Map 5802, District of New Westminster, C. of E.
51260.

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	\$ 2030.00
Add:	
Unexpired insurance premium as at January 1st, 1943	3.18
	2033.18
Less:	
Tax arrears to December 31st, 1942	\$ 1.53
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	\$ 4.53
	2028.65

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.

1963	Debit	Credit	Balance
Jan. 1	Credit re Sale of Property	\$2028.65	\$2028.65 Cr.
	Land Registry Office C. of E.	\$ 1.00	
Feb. 22	P.C.U. Cheque		612.50
May 17	Cheque to you	100.00	
July 7	P.C.U. Crop State	176.40	
1966			
Mar. 17	Cheque to you	100.00	
		\$377.40	
		<u>\$2641.15</u>	
			Cr \$2263.75

STATEMENT OF ACCOUNT

Hiroshi TSUTSUMI

Reg. No. 12950
File No. 13386

<u>DATE</u>	<u>PARTICULARS</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
1944 May 9	Balance as per last statement		\$2,263.75	
June 2	Cheque to you	\$100.00		
July 8	Cheque to you	100.00		
July 27	Cheque to you	2,000.00		
1945 April 23	Legal Fees	15.00		
1946 January 30	Cheque to you	48.75		
September 25	Transfer of funds from sale of building belonging to a Society known as "Yamato Nohai". \$7.44 represents Hiroshi Tsutsumi's portion of the proceeds.		7.44	
October 11	Cheque to you	7.44		
1947 January 6	Hiroshi Tsutsumi's portion of the liquidation of the assets of the "Yamato Nohai Society"		23.49	
January 7	Cheque to you	23.49		
		<u>\$2,294.68</u>	<u>\$2,294.68</u>	

CE. MTL

File No. 13386.

January 20, 1948.

MEMORANDUM

Re: Crop Claim
(Mr.) Hiroshi TSUTSUMI

1942 Crop: Claiming \$2,001.40.

JP Form: April 16, 1942. Real and Personal Property declared by Mrs. Miyeko TSUTSUMI, File No. 4520.
Copy of her JP Form attached hereto for information re crops.

JP Form: May 3, 1943. Real Property declared by Mr. Tsutsumi also. Mrs. Tsutsumi did not own the Real Property. She is claiming for loss on Personal property, i.e. chattels, farm equipment etc., apart from crops.

Lease: See extract dated April 16, 1942. Lease handed to Soldier Settlement Board on July 26, 1943.
Also see "History of Administration" in Real Property Memorandum dated November 13, 1945, herewith.

Lessee's Claim for acreage misrepresentation also set out in above memorandum dated November 13, 1945.

1943 Crop: Claiming \$3,000.00.

Lease was extended by Collateral Agreement for 1943; consideration \$135.00.

Real Property sold to Director, Veterans' Land Act as at January 1, 1943, and Collateral Agreement forwarded to Soldier Settlement Board on July 26, 1943.

Above funds, \$135.00, forwarded to the Director, Veterans' Land Act as at January 1, 1943.

Correspondence attached. See letter (copy) to Mr. Tsutsumi dated January 29, 1946.

WJJ/HMS

[Handwritten signature]
.....

File No. 13386

January 20, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Hiroshi TSUTSUMI

7 claim 5 of 50

Claiming: ^{3 00 00} \$4,000.00.

This is a Veterans' Land Act transaction (First Offer).

One Real Property only included, being:

Lots 2 and 3 of part of the North East quarter
of Section 3 Township 14, Map 5802, Municipality
of Matsqui in the District of New Westminster.

Address: R. R. #1, Mt. Lehman, B. C. (Dennison Station 1 mile)

Certificate of Encumbrance attached hereto.

Valuation: Farm Appraisal Report of Soldier Settlement Board herewith.

Leased: See Real Property Memorandum dated November 13, 1945, attached
hereto, for rental arrangements.

Claim for misrepresentation of acreage by Lessees also set out in
the same Memorandum.

Sold to the Director, Veterans' Land Act for \$2,030.00 as at January
1, 1943.

<u>Deductions:</u>	Registration Fee.....	\$3.00
	Legal Fees.....	15.00
	Arrears of Taxes.....	1.53
<u>TOTAL</u>		<u>\$19.53</u>

<u>Assessment (1943)</u>	Land.....	\$978.00
	Improvements...	1600.00
		<u>\$2578.00</u>

Taxes: \$47.79. Both lots: 39.13 acres.

WJJ/HMS

[Signature]

Name of Claimant TSUTSUMI, Hiroshi

Case 128

Custodian File 13386

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices & Amount Total	Sale Price	Total Award 125% of all Sale Prices & Amount Total	
					2070	1061.90			1061.90
PERSONAL PROPERTY									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									1061.90

15986

November 28th, 1950.

Mr. Hiroshi TSUTSUMI,
Goldstream Ranch,
Vernon, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 178

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,061.90.

Cheque in your favour is enclosed for \$1,000.47 and we have paid the Co-Operative Committee .. \$ 61.43 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

VERNON, B. C.
25th February 1948
V.L.A. Deal

DEFENCE BRIEF

Hiroshi TSUTSUMI

File No. 13386

Case No. 178 ✓

REAL PROPERTY CLAIM

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$4,500.00	\$2,067.95	\$2,030.00

Witness: Brown, Appraiser. ✓

Exhibit 1. Statement of Real Estate,
Lot 2.

Exhibit 2. Statement of Real Estate,
Lot 3.

Exhibit 3. Lease for Lots 2 and 3.

Exhibit 4. Farm appraisal report.

Transcript 6. - paid \$2000.00 for the
land only - - the house although on
the land when purchase made was a
present from his parents.

Straight question of value.

RWN/CH

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. KING, COMMISSIONER).

Vernon, B. C.,
February 25th, 1948.

IN THE MATTER OF THE CLAIM OF
HIROSHI TSUTSUMI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
J.A. MacLENNAN, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.H.R. UPTON, Esq.,	Official Interpreter.
G. HAMILTON, Esq.,	Official Reporter.

H. Tautami,
In Chief,
Discussion.

MR. MacLENNAN: My lord, I would like to call next
Case No. 31 on the list, Hiroshi Tautami.

HIROSHI TAUTAMI, the claimant herein,
being first duly sworn, testified through
the interpreter as follows:

MR. MacLENNAN: My lord, I would like to amend the claim
if I might, putting in the land at \$4500.00.

THE COMMISSIONER: \$4500.00.

MR. MacLENNAN: Yes, my lord.

10 THE COMMISSIONER: Yes, we did it yesterday.

MR. MacLENNAN: I think that had been lost sight of, my
lord. May I have it amended then in correspondence
with the form as it is now.

THE COMMISSIONER: That is to say, amend the claim from
\$4500.00 for land, against which \$2030.00 is credited,
the proceeds of sale, leaving a claim of \$2470.00.

MR. MacLENNAN: That is correct, my lord.

MR. HUNTER: That means land and buildings, my lord.

THE COMMISSIONER: Land and buildings, yes. And the
20 claim for crop is struck out.

MR. MacLENNAN: That is right, my lord.

DIRECT EXAMINATION BY MR. MacLENNAN:

Q Mr. Tautami, you are making a claim for two
properties, two real properties in this case?

A Yes.

Q Lot 2, Section 3, Township 14, at Matsui, and Lot
37
At Yes.

Q Did you instruct me to prepare a real estate form
30 land form for you in this connection?

3
H. Tontoni,
In Chief.

A Yes.

Q And this document was prepared on your instructions?

A Yes.

Q And the information you give, or that you gave in the preparation of that form, was true?

A Yes.

Q Would you sign that in verification?

A (Witness complies).

MR. HICKMAN: My lord, I tender that claim form in respect of Lot 2 as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Mr. Tontoni, did you instruct the preparation of another form in connection with Lot 3?

A Yes.

Q And the information you gave for the preparation of that form was true and correct to the best of your knowledge, information and belief?

A Yes.

Q Would you sign that, please, in verification?

A (Witness complies).

MR. HICKMAN: I tender that, my lord, as Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Lot 2, you bought that in 1933 from a man named Pope?

A: 1933.

Q 1933?

A: Yes.

Q And you made certain improvements as set out in Exhibit 1?

A: Yes.

Q And Lot 3 you bought in September, 1940?

A Yes.

30 Q From when did you buy that?

H. Tautoumi,
In Chief.

A From his sister-in-law.

Q Did you instruct me in the preparation of the form that it was your brother that you purchased it from?

A Yes.

THE INTERPRETER: The former was from his brother-in-law.

MR. MacLENNAN: Q: But this property you bought in 1940, you bought from your brother?

A Yes.

Q How much did you pay him?

10 A \$2000.00, that price was not for the house; it was just for the land.

Q That was for the house without the land?

A Yes.

Q Why do you say that, Mr. Tautoumi?

A The price that he bought that was including the crops.

Q Yes. Now, what about the house? You say you didn't include the house.

THE INTERPRETER: I can't get this.

20 MR. MacLENNAN: Q: When your brother sold you -- maybe my friend will permit this question -- sold you the farm, was there any discussion as to what went with it, or what was it?

THE INTERPRETER: No, that is what he was telling me just now and I couldn't get his meaning.

MR. MacLENNAN: Q: Your brother handed you an insurance policy, didn't he, in connection with his house?

A Yes.

Q Is this the insurance policy that was on those premises?

At Yes.

30 MR. MacLENNAN: My lord, that is a policy in the North West

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H. Taniuchi,
In Chief.

Fire Insurance Company, insures Hiroshi Taniuchi in respect of one store, frame shingled dwelling house, in the amount of \$200.00, and \$200.00 on the contents of the house. That policy is dated the 7th day of August, 1941, and the house referred to is on Lot 3 of the North-East quarter section.

MR. HUNTER: May I see that?

(Handed to Mr. Hunter).

MR. MacKENNAH: Q: When you left the farm on evacuation, 10 did you give a lease in connection with the property?

A: Yes.

Q: Did you give this lease?

A: Yes.

MR. MacKENNAH: My lord, I tender that as Exhibit 3, and point out that it is a lease for Lots 2 and 3 of the North-East quarter Section 3, Township 14, for ten months from the 1st day of April, 1942, for a rental for that period of \$1,175.00. That was for six acres of strawberries, one and a half acres of raspberries, half an acre of loganberries, and a half 20 acre of asparagus referred to in the lease, my lord. I tender as Exhibit 4 the farm appraisal report provided by the Custodian in this connection.

(LEASE MARKED EXHIBIT NO. 3).

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 4).

THE INTERPRETER: I think I can clear up that last question.

(Question Interpreted).

THE INTERPRETER: I have got it.

A: His father and his brother went to Japan and he looked after the house.

3 MR. MacKENNAH: Q: The witness looked after the house?

A Yes.

Q Now was anything said as to -- you see, you bought the property in 1940 for \$2000.00. Now you are claiming \$3000.00. Now was the difference made up?

A The house and fixtures, \$1000.00.

Q Yes. Was the house there when you bought the property from your brother? A: Yes.

Q Then why do you add \$1000.00 now for the house?

THE INTERPRETER: No, I don't get that one.

10 MR. KUROKIWA: A: The house, when I bought the land, I bought the land \$2000.00 and then the houses -- their father and mother in Japan in appreciation of what he done for him gave him the house free because he had to look after the land or something in Japan and they give him that house free, but houses he never paid anything for the house, just for the land. Then that is why house is valued \$1000.00. Do you understand now?

MR. MCKINNON: Yes. Mr. Hunter.

20 MR. HUNTER: It is submitted, my lord, that these properties were sold for their fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q What crops were on Lot 3 at the time you bought them, Mr. Fantuzzi? A: Strawberries and raspberries.

Q How much? A: When he was evacuated?

Q No, no, when he purchased Lot 3 he said that he paid \$2000.00 for the land and the crops. What crops were there?

30

A He says at the time he bought there was a crop of raspberries and strawberries.

Q What acreage? At One and a half acres. He says he didn't measure it at the time but to the best of his knowledge one and a half acres of raspberries and seven acres of strawberries about.

Q And you say the crop from $1\frac{1}{2}$ acres of strawberries is worth approximately \$3500.00 gross? \$3,955.25?

10 A Yes.

MR. HUNTER: It looks to me, my lord, as if he was given the land as well.

I think that is all, my lord, it is a straight question of value.

MR. MacLENNAN: My lord, it would be as well, I think, if we had the assessed value for 1942. I think this is '42 --

MR. HUNTER: I have '43 here.

MR. MacLENNAN: Perhaps we could get that.

20 MR. HUNTER: The land was \$978.00, my lord, and the improvements \$1600.00.

THE COMMISSIONER: That is both lots?

MR. HUNTER: That is both lots, my lord, total \$2578.00, taxes, \$47.73.

THE COMMISSIONER: All right, thank you, Mr. Tentami, that is all we require.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hamilton
"G. HAMILTON"
Official Reporter.