Name of Claimant MATSUOKA, Tsunekichi Case 1005

Custodian File 8674

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1417.		1144.86				1144.86

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
			46%	475.00	218.50	38.00	4.56	223.06

TOTAL RECOMMENDATION	1367.92

CASE NO: 1005.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIM OF

TSUMECHICHI MATSUOKA

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1005.

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).

Toronto, Ontario,

May 5, 1948.

IN THE MATTER OF THE CLAIM OF

TSUMECHICHI MATSUOKA

PROCEEDINGS AT HEARING.

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.

(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.

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 clearing? 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.

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

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)

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.

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.

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

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."

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.

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)

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 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.

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?

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.

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)

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 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 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.

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.

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 so

"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:

"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.

"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.

"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)

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. Menzies. Judge Whiteside was the chairman. He is now dead.

THE COMMISSIONER: Yes.

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.

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.

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 [illegible]

THE COMMISSIONER: Yes, if you will.

THE WITNESS: This was sold by the Custodian, the c[illegible] 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?

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.

A. G. Veitch.

"A. G. VEITCH"
Official Reporter

Case 1005 File 8674

NOV 24 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

Toronto

16

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

(1) NAME MATSUOKA (Print) Surname TSUNECHICHI Given Name (RCMP) Reg. No. 13829

(2) Pre-Evacuation Address 17TH AVENUE HANEY B.C.

(3) Present Address 117 EDWARD ST. TORONTO 2 ONTARIO

(4) REAL ESTATE

(a) Street Address (if any) HANEY. City or Municipality, B.C. Province Burnaby

(b) Legal description (lot number, block number, section number, etc.)
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 42327 E.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER.

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 6500.00
(v) Amount at which Custodian sold property and credited your account - - $ 1417.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5083.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
17TH AVENUE HANEY B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE, SHED, GARAGE, CHICKEN HOUSE., HORSE BARN, INCUBATOR HOUSE. ETC.

(c) How stored or packed at time of evacuation
STORED IN SHED AND HOUSE.

(over)

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

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

1.	2 KITCHEN STOVE	Estimated Value $ 75
2.	1 FAMOUS AIRTIGHT HEATER	Estimated Value $ 50
3.	1 BUREAU	Estimated Value $ 25
4.	HORSE TOOL	Estimated Value $ 100
5.	FARM TOOL	Estimated Value $ 400
6.	CHICKEN HOUSE TOOL 3 BROODER STOVE	Estimated Value $ 70
7.	1 SINGER SEWING MACHINE	Estimated Value $ 50
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 770 a

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

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

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Toronto

(b) Do you require the services of an interpreter at the hearing? Yes or no YES

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

DOMINION OF CANADA)
of)
TO WIT:)

I, T. Matsuoka of the city
of Toronto in the County of York.

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the city)
of Toronto)
in the County of York)
this 18th day of November) T. Matsuoka
A.D. 1947. F.A. Brewin) A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Matsuoka, Tsunehichi
(Claimant's Name)

REAL ESTATE
(Farm Land)

13829
Reg. No.

LAND Uncleared Cultivated not planted Cultivated and not in crop List Crops	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared ½ acre 9½ acres cultivated -small fruits Strawberries, Raspberries Cabbage, Potatoes	10 acres	May 1919	Christopher Croft	$1600.00	Uncleared solid bush	No Improvements	$6,500.00

Total 10 acres

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

Description	When Made	Cost
Clearing land (all except ½ acres)	1919 to 1942	(1) Work done by Claimant and family only-Labor cost only-noting paid.
(2) 1½ acre ss strawberries	1919 to 1941	(2) $300.00 per planting year paid out
3) 2¼ acres raspberries	1924 to 1939	(3) About $500.00
(4) Orchards 1½ acres -apples, plums peaches, pears	1928 to 1942	(4) $70.00
(5) Gardens 1½ acres	1932	(5) ---

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
(1) House	24' x 24'	Frame	1924	$600.00	$150.00	$150.00	$450.00	$450.00
(2) House	20' x 27'	Frame	1932	500.00	225.00	200.00	300.00	625.00
(3) Stable	12' x 15'	Frame	1932	150.00	--	100.00	200.00	50.00
(4) Henhouse	18' x 96'	Frame	1930	800.00	--	300.00	500.00	600.00
(5) Feed Shed	12' x 15'	Frame	1930	100.00	--	50.00	100.00	50.00
(6) Feed house	12' x 15'	Frame	1930	100.00	--	50.00	100.00	50.00
(7) Garage & woodshed	12' x 24'	Frame	1932	150.00	--	50.00	125.00	75.00
(8) Bathhouse	6'x 9'	Frame	1932	50.00	--	25.00	50.00	25.00
(9) Packing shed	9'x 12'	Frame	1930	50.00	--	25.00	50.00	25.00

EXHIBIT NO. 1005-1
DATE 5 may 1948
FILED BY R. a. Best

Comments re Appraiser's report not covered by above information:

Claimant and family (wife and 4 children) worked hard to improve the land over a period of 23 years. Itprovided a living for family all these years - approximately $1000.00 per year net.

Appraisal value almost $400 under assessment value.

T. Matsuoka
Signature

BC 78 P
BC 298 B.

BC/78-P
BC/298-B

S.S. Form No. 43
(Sheet 1)

COPY

Farm Appraisal Report

File No. J.I.209

Land Description Lot "A" of S.W.¼ Sec.15, Tp.12, Map 3111, N.W.D.

Containing 9.80 Acres

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

Nearest Rail Point Albion on C.P.R. Distance 1⅝ miles

Market Town New Westminster and Vancouver, B.C. Distance 27 & 38 miles

Church (give denomination) All Denominations - Haney, B.C. Distance 4 miles

Nearest School Alexander School - Public Distance ¾ mile

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

EXHIBIT No. 100 5-2
DATE 5 May 1949
FILED BY R.A. Bell

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 Value $ Included in land

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

8674

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
	x							
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
~~BARN~~ Add.feed shed	12 x 15	"	8'	"	10 "	" "	"	
Feed House	12 x 15	" "	8'	"	10 "	" "	"	
~~XXXXXXX~~	x							
Garage and Woodshed	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	"
	x							

Electric light installed to both houses and henhouse.

Total present day value $ 700.00

Total Value Buildings add to farm Two houses & outbuildings $ 525.00

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 #2 - 3 Upstairs? nil " How finished Lumber lined

Are buildings painted? No Condition of paint -

Distance from nearst bush Unexposed

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.98	Level 8.98	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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
.82	Level .82 9.80	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 acs. 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 amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality, Haney, B.C.
Land assessed at - $ 800.00
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.)

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	$
.68 " strawberries	$
.54 " garden	$
.64 " spuds	$
	$
	$
	$
	$
	$
Total	$

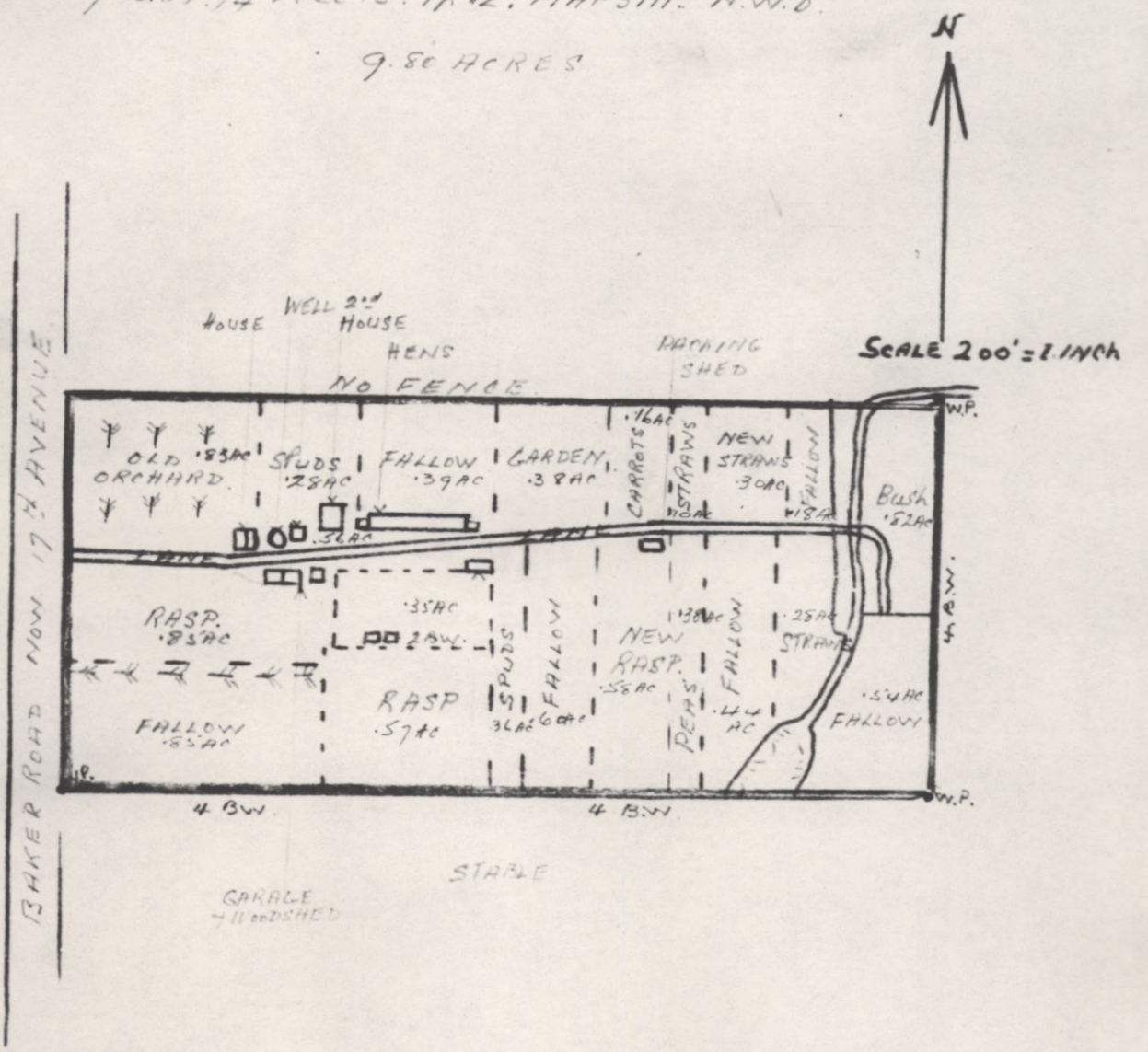
Amount fruit trees add to value of farm $

Diagram of Property

TSUMESKISHI MATSUOKA.

Lot "A" of S.W.1/4 Sec 15. Tp 12. MAP 3111. N.W.D.

9.80 ACRES



Following careful review of this appraisal report, it is my opinion that the present value is $ 1400

Date 6th June 1942.

"I.T.BARNET"

District Superintendent.

Matsuoka Tsunehicki
(Claimant's Name)

PERSONAL CHATTELS

13829
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
2 Kitchen stoves	(1) 1933	Used	40.00	Good	$25.00
	(2) 1935	Used	25.00	Good	15.00
1 Famous Airtight Heater	1924	New	75.00	Good recent repairs	50.00
1 Bureau	1935	Used	25.00	Good	15.00
½ Horse, tools, plough, harrow, etc.,	1936	New	200.00	Good	100.00
Farm tools	1919 to 1942	New	400.00	Good	300.00
3 Brooder Stove	1928	New	100.00	Good	70.00
1 Singer Sewing Machine	1928	New	80.00	Poor	40.00
1 Horse	1935	Young at time	100.00	Young and healthy	50.00

Description of Storage of Goods:

Left on farm with tenant, a Chinaman, who rented the whole place including equipment, tools, etc., in May 1942.

EXHIBIT NO. 1005--3
DATE 5 May 1948
FILED BY R. A. Rest

General Statement as to Chattels not Described above:

Additional Comments, if any:

T. Matsuoka
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8674 EXHIBIT No.

NAME Tsunehichi MATSUOKA REG. No. 14594

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 8/42	TAKEN BY		AUCTION	TENDER &c		
EVACUATION Sept. 23/42	DATE					
Household furniture including 2 stoves		1. 2 kitchen stoves 75 00				
Heater		2. 1 Famous Airtight heater 50 00				
4 beds		3. 1 Bureau 25 00				
1 bureau		4. Horse tool 100 00	18 00			
Singer Sewing machine		5. Farm tool 400 00				
Table		6. Chicken house tool like 3 brooder stove 70 00				
Chairs		7. Singer sewing machine 50 00				
Linoleum		770 00	18 00			
Electric iron						
2 colony brooder stoves						
1 Ohio brooder stove		Horse sold for	20 00			
Chicken fence 5' x 100' & 2' x 100'			$38.00			
1 Oil barrel stove						
Carpenters tools						
Farm implements						
Plough 10"						
Harness						
Halter						
Cultivator						
Horse						

No. 8674 EXHIBIT No. CASE No.

No. 14594 VENUE Toronto

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
TION	TENDER &c							
					75 00			
					50 00			
					25 00			
18 00								
					400 00			
					70 00			
					50 00			
18 00								
20 00								
638.00								Goods valued by claimant at $100.00 sold for $18.00
								" " " " " 670.00 abandoned.

EXHIBIT NO. 1005-4

DATE 5 May 1948

FILED BY J. W. G. Hunter.

EXHIBIT No 1005 - 5

DATE 5 May 1948

FILLED BY J.W.G.Hunter

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

TSUNERICHI MATSUOKA of the town of Haney in the province of British Columbia Farmer.

hereinafter called the "Lessor of the First Part:

AND

RICHMOND GROWERS COMPANY LIMITED 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.
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 thousand nine hundred and forty-two for the term of One Year thence ensuing.
YIELDING during the said term therefore the rent of One Hundred Dollars and current taxes for 1942 of lawful money of Canada, payable on the following days and times that is to say $100 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.
PROVISO for re-entry by the said Lessor on non-payment of rent, or non-performance of covenants.
PROVISO for re-entry on seizure or forfeiture of the said term.
The said Lessor covenants with the said Lessee for quiet enjoyment.
AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

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

Goods tools and equipment left on property described as Lot "A" of the S.W.¼ 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 peevees
4 axes
4 blocks
100 ft ½ inch cable
2 chockers ~~1 16 ft chain~~
1 16ft chain
1 shingle knife

1 2-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)

RECEIVED IN GOOD ORDER
DATED May 1st 1942

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

"This list cancelled by list dd 12.9.42 on 8675"

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

July 6th 1948

R. Sadler

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,
Haney, B. C.

Witness as to T. Matsuoka

T. MATSUOKA (Signed)

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

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

July 6th 1948 _____

DATED 28th April 1942

TSUNERICHI MATSUOKA

TO

RICHMOND GROWERS COMPANY LTD

STATUTORY LEASE

SHORT FORM

Hal Menzies
Haney, B.C.

FORM "JP" FILE No.

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

EXHIBIT No. 1005 - 6

DATE

FILLED BY 5 May 1948

NAME: MATSUOAKA Tsunehichi

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

J.W.G.Hunter

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

MARRIED? Yes

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: 13 years

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Thomas Davidson

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 inplements, 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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH 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)

Four $5 War Savings Certificates, $200 shares in the Maple Ridge Co-op in my possession.

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

Four $5 War Savings Certificates, $200 shares in the Maple Ridge Co-Op in my possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None (Pencil note:- "letter Feb 5/43 states has Safety Deposit Box")

LIABILITIES:

1. PERSONAL DEBTS: (Pencil note "pd") $$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. Matsuoka

"J.T.Williams"
Witness

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

FOR DEPARTMENTAL USE

July 5th 1948

EXHIBIT No. 1005 - 7
DATE 5 May 1948
FILLED BY J.W.G.Hunter

Vancouver, B. C.
September 12 1942

TO WHOM IT MAY CONCERN

This document signed and sealed by me Tsunchichi Matsuoka cancels the list of good tools and equipment left on my property described as Lot "A" of the S.W. ¼ 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
1	Plow 10"
1	Cultivator
1	Halter
1	Sewing Machine Singer
2	Beds
5	Chairs
4	Chicken Houses
	Barn
	Garage
	House
1	Stove

T. Matsuoka

"T.Matsuoka"

Interpreted by:
"Y. Matsuoka"

Witnessed by: "Norman Kent"

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

July 6th 1948 M. Sealy

1005 - 8

EXHIBIT No. _____

DATE 5 May 1948

FILLED BY J.W.G.Hunter

RICHMOND GROWERS CO.LTD
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, 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

Per "?"

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

July 6th 1948

M. Scott

EXHIBIT No. 1005 - 9

DATE 5 May 1948

FILLED BY J.W.G.Hunter

STATEMENT

HANEY B.C. June 18th/46

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.

1	only Mare		20.00
1	" Set Harness		8.00
1	" Plow		4.00
1	" Lever Harrow		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.

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

July 6th 1948 M Scott