Name of Claimant NODA, Genzo Case 1229

Custodian File 4 512

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	
					1055.		667.65				60.00 667.63
					189.		98.10				98.10

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%	620.00	285.20			285.20

TOTAL RECOMMENDATION	1110.93

1540

CASE NO: 1229

Toronto, Ontario,

November 9, 1948.

IN THE MATTER OF THE CLAIM OF

GENZO NODA.

PROCEEDINGS AT HEARING.

Original.

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

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 9, 1948.

IN THE MATTER OF THE CLAIM OF

GENZO NODA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C., appearing for the Dominion Government,

R.A. BEST, ESQ., appearing for the Claimant.

A. SMITH, ESQ., Secretary,

G.N.R. UPTON, ESQ., Official Interpreter,

A.G. VEITCH, ESQ., Official Reporter.

GENZO NODA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature (Indicating)?

A. Yes, sir.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

MR. BEST: I am filing as Exhibit 1 particulars of Real Estate Farm Land, on the 20-acre farm.

(PARTICULARS OF REAL ESTATE FARM LAND (Re: 20 acre farm,) MARKED EXHIBIT NO.1)

Q. I understand that you had two farms prior to evacuation, near Bradner. Is that correct?

A. Yes.

Q. One was a 20-acre farm and the other one a 10-acre farm?

A. Yes, sir.

Q. And, the larger one had most of your buildings on it? A. Yes.

Q. Apparently you purchased this larger, 20-acre farm, from Mr. Sidle, back in 1930. Is that correct?

A. I bought from him.

Q. Yes. There was a house on it at that time but it was not cleared? A. No.

Q. And this clearing now that you have put down on your claim, clearing and cultivating 16 acres from 1930 to 1942, who did that?

A. I did.

Q. You did it? A. I, any my family helped.

Q. I see. A. And I used some helpers but I paid for it.

Q. You used some helpers but you paid for them?

A. Yes, sir.

Q. Would you pay for them by the day or week or season?

A. By the month.

Q. And, did you have any helpers in 1941, for instance? A. For instance some helpers, too, but some people was never contracted for, one side.

Q. I am afraid you misunderstood me, because I put that "for instance" in the question.

A. Yes. My family and one or two helpers.

MR. CHRISTIE: I tender as Exhibit 2 the Farm Appraisal Report. That is the northeast half of the northeast 15, township 14.

(APPRAISAL REPORT, MARKED EXHIBIT NO.2)

MR. BEST: Q. Well, now, apparently you operated this farm as a small fruit farm. You grew strawberries, loganberries and raspberries. Is that correct?

A. Yes.

Q. And you devoted yourself, fulltime, to farming? A. No. I did not do any other work, sir.

Q. I see. A. During the season I worked on the farm and during the winter I cleared land.

Q. I see. Your house had five rooms to it?

A. Parlour, diningroom, kitchen, two bathrooms bottom and two upstairs. There were two rooms in the

attic with a full basement, which would make seven rooms.

Q. I see. It was just a two-storey house, three rooms on the main floor and two upstairs?

A. I constructed dormers in the attic and made two rooms in the attic.

Q. Does that mean that there were actually seven rooms? A. On the lower floor there was a dining-room, a parlour, a kitchen and two bedrooms, and up above that there were two bedrooms.

Q. And you apparently made an addition to this building, a leanto and the verandah, after you purchased the property?

A. I made the verandah and then enlarged the kitchen by12 feet. There was no basement but I constructed a full basement.

Q. When did you do that? If you do not remember you just tell us that you do not remember and if your son remembers the exact year we can call him. A. Before three years, maybe we left.

Q. Three years before evacuation?

A. Yes, sir.

Q. Which would be 1939?

A. Not exactly but I thought so.

Q. And you made the basement and enlarged the kitchen and put a verandah on all at the same time?

A. Yes.

Q. I see. Now, on the appraisal of this property there is a garage mentioned, nine by 15 feet. I do not notice it on your claim. A. Yes. There

was a garage which I constructed myself but I did not use a carpenter to make it.

Q. When did you build it?

A. About 1932.

Q. I see. Apparently you had a truck-garden on these premises as well as growing berries. Is that right? A. Yes. I had a truck-garden for my own requirements.

Q. What did you grow there?

A. I did not have the places properly regulated to put these things. I just put them in in different places where it was suitable, potatoes and carrots and onions, that sort of vegetable garden.

Q. What do you say about the road into your property from the Sachell Road?

A. At first I constructed a road by myself on the swamp and removed the stumps but afterwards when it was necessary to have a road, a gravel road which was capable of taking a truck I applied to the municipality and they put it in.

Q. When would that be?

A. About three or four years before evacuation.

Q. Well, now, I understand there is a ravine which runs through your property. Is that correct?

A. There was but I utilized that portion of the ground for putting in prune and other trees.

Q. So that you would not agree with this statement on the appraisal that a deep ravine makes about four acres unsuitable for cultivation?

A. A white man might not be able to use a

cultivator in that area but first of all I planted strawberries there and afterwards I utilized it for the purpose of putting fruit trees there and putting it into production.

Q. With respect to these 144 fruit trees which you had on the property, what type of trees were they?

A. Italian prunes, green-gage, cherry and apple then there were other trees and plum trees around my house.

Q. Is that your signature (Indicating)?

A. Yes, sir.

Q. And was that form prepared upon your instructions? A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

MR. BEST: I am submitting as Exhibit 3 another form with particulars of Real Estate Farm Land Claim for a 10-acre farm.

(PARTICULARS OF REAL ESTATE FARM LAND Re 10-acre farm, MARKED EXHIBIT NO.3)

MR. CHRISTIE: I tender as Exhibit 4 a Farm Appraisal Report of lot 10 of the East half of Section 16.

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO.4)

MR. BEST: Q. With respect to this 10-acre farm of yours, how far was it from your other property?

A. About two miles.

Q. I see. And, you had bought this property in 1938 when it was just uncleared land?

A. Yes.

Q. And you built one shed on it and cleared and cultivated two acres?

A. Yes.

Q. With respect to this ditching, was that open or covered ditching?

A. Covered.

Q. By the way, in respect of the considerable amount of ditching which you did on the other farm, was that all covered ditching?

A. It was.

Q. You apparently had two acres of strawberries in this 10-acre farm?

A. Yes.

Q. And was it your intention to clear the rest and grow strawberries or what did you intend to do with the farm?

A. It was rough land and I could not tell until I had cleared it to see whether the soil was suitable.

Q. What type of timber was there on it?

A. The timber was fir, maple and brush.

Q. Apparently this man Pelon who rented it rented it for $100. per year from you just before evacuation? A. That is right, but just one year he pay me and the rest of it I do not know what he did.

Q. Your other farm, I believe, was rented for $350. for the year. Is that correct?

A. Yes. This was a three-year agreement made by the lawyer. $200. a year each if he used it after

three years. Subsequent to the expiry of three years $200. for each year. I have not got the agreement here. I keep in the home the agreement but I have not it here.

Q. Is that your signature (Indicating)?

A. Yes, sir.

Q. And was that form prepared upon your instructions? A. Yes.

Q. And you swear the contents of that are true? It is about the furniture?

A. Yes.

MR. BEST: I am filing as Exhibit 5 the particulars of Personal Chattels.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.5)

MR. CHRISTIE: I tender as Exhibit 6 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 6)

MR. BEST: Q. Now, you claim a rather large amount here, $250. for a bookcase full of books, novels, etc. Was that a very large book case?

A. There were two glass doors. It was about four feet six high, I should think and below the glass part there were two drawers.

Q. Well, now, have you any idea how many books there would be in this book case altogether?

A. There were two sets of the World Encyclopedia, and Medical works. My son will have better knowledge of this than myself.

Q. Now, in respect of this diningroom table

and four chairs, apparently you bought it and paid $100. for it new in 1935?

A. Yes.

Q. You left it in the house with the other things?

A. Yes.

Q. To whom did you lease this property?

A. He was a chinaman.

Q. Was the woman's name Eva Toms?

A. That is right.

Q. And did they rent the furniture as well as the farm and the house or just the farm and the house without the furniture? A. I let the house and the farm and the farming implements but put certain things which he was not to use in an upstairs room.

Q. And was he to use any of these things for which you have claimed, this book case and these beds and diningroom tables and chairs?

A. No. I let him have the kitchen table but the dining table and these things there were not let to him.

Q. Are you saying that all of these things were left in a room upstairs? A. They were put upstairs and locked up.

Q. Was this kitchen cabinet put upstairs, too?

A. No. that was downstairs.

Q. How about these 600 fence posts? Where were they left?

A. They were put in a field piled up.

Q. I see. And, were you intending to sell

them, or what? A. As I could not use them it was my intention to sell them.

THE SUB-COMMISSIONER: Q. What is that?

A. As I could not use them it was my intention to sell them.

Q. Did you, yourself, cut them on your property?

A. I had cut them for my own use but owing to evacuation I was not able to use them.

Q. Of what kind of wood were they?

A. Cedar.

Q. Cedar? A. Cedar.

MR. BEST: Q. You just valued them at 10 cents a post, if there were 600. You have $60. down here?

A. Yes.

Q. All right, thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you the J.P. Form dated April 16, 1942, and I ask you whose signature is that?

A. This is mine.

Q. This is yours.

I tender as Exhibit 7 the J.P. Form.

(J.P. FORM, MARKED EXHIBIT NO.7)

By this stump machine in your J.P. Form do you mean the stump-puller?

A. Yes.

Q. What gross income did you make from these two farms? A. If it was a good season for raspberries and prices were good I got about $4,000.

There were times when I only got $2,000. and even $1,500., gross.

Q. In the year prior to evacuation what gross income and what net income did you make?

A. About $3,000., up.

Q. Is that net? A. No. That is gross. 1941; about $1,500., net.

Q. What kind of trees are on this property?

A. Are those fruit trees?

Q. No, the timber?

A. On the 20-acre lot?

Q. Yes; I am asking about the 20-acre lot?

A. Alder and maple.

Q. What do you estimate it would cost an acre to clear the land?

A. Upwards of $500.

Q. $500.? A. Yes.

Q. Then, if --- A. That is labour and powder and everything else.

Q. Would it cost more if there had been larger trees on this property?

A. If there was a lot of old timber and roots it would take more than that.

Q. More than $500.?

A. Yes, more than that.

Q. I think you told my friend that this house was on the property when you bought it?

A. There was a house on it about the size of 24 by 25, but it was in a state of disrepair. The

foundations were no good and I jacked it up and renovated the whole of the foundation and built the house up.

Q. How old were these 144 fruit trees?

A. They were nearly all two-year trees when I planted them and therefore they would be about five-year or six-year.

Q. Were any of them bearing fruit?

A. Yes. They had all borne fruit and were bearing fruit.

Q. And, were you disposing of the fruit commercially? A. If there was more than I required, myself, I sold them.

Q. You place a value of $2,400., for the timber on the land. Is that for these maple and alder trees? A. Is that the 20-acre lot?

Q. Yes? You said there was maple and alder on it and you put a value of $2,400., on it. I am wondering if that is right.

A. The maple was maple of a nature that you could make -- it was hardwood and you could make chairs and that sort of thing out of it.

Q. What about the strawberries on the other farm? How old were the strawberry plants?

A. They were planted in 1941 for the purpose of bearing fruit and picking in 1942.

Q. In regard to the chattels, where was this kitchen cabinet?

A. It was on the kitchen wall.

Q. And, was it attached to the kitchen wall

with screws, or with nails? A. It was screwed. I do not know whether it was screws or nails.

Q. But, it was fastened with something?

A. Yes.

Q. In respect of the article, book case, I think you told my friend that you had two sets of World Encyclopedia? A. I had two sets. There were six volumes in one. I do not know how many volumes there were in the other set.

Q. But, are these two sets the same thing?

A. It was a newer edition; it was an old and a new edition.

Q. What did you pay for that new edition?

A. I do not want to make any false statements. I could not say exactly, but my son is conversant with it.

MR. CHRISTIE: Are you going to call the son; if so, I will go on to another line of questioning.

MR. BEST: I will call the son.

MR. CHRISTIE: Q. Do you know what you paid for the beds? If you do not know just say you do not know. Who made these values, who estimated these values which are here, was it yourself or the son? If so, we will hear from the son, and save time.

A. They were done by both of us.

Q. In regard to your tenant Eva B. Toms, I suppose she was to have the use of the kitchen cabinet as it was fastened to the wall. Is that right?

A. I expect she used it.

Q. And if she wanted to pull any stumps was she

to have the use of the stumppuller?

A. I did not leave the stump puller in the house. No, I did not rent it to her.

Q. Were these four beds all in one room?

A. Yes.

Q. Single or double beds? A. Double beds, sir.

Q. Four double beds? A. Yes.

Q. All right.

THE SUB-COMMISSIONER: You mean, at the time they were stored?

MR. CHRISTIE: Yes.

THE SUB-COMMISSIONER: Q. When these beds were stored, were they taken down? A. They were collapsible, broken up.

MR. BEST: Just one question in the way of re-examination, your honour.

THE SUB-COMMISSIONER: Very well.

RE-EXAMINATION BY MR. BEST:

Q. You have told Mr. Christie that this kitchen cabinet was apparently nailed or screwed to the wall. Obviously, according to the Analysis, these people took most of these chattels and they took the kitchen cabinet, so it would not be much of a trick to take it down from the wall? A. If they knocked it apart they could pry it loose.

Q. All right; thank you.

I will call Mr. Dick Noda.

DICK NODA, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Noda, you are a son of the claimant?

A. Yes.

Q. Now, just two or three questions:

About this book case full of books, which you and your father have estimated to be valued at $250., can you tell us what share of that, what portion of that $250. represented the book case, itself?

A. You mean the cost price?

Q. Yes. At what do you value the book case without the books? A. About $25.

Q. So that you valued the books in the book case at about $225.?

A. Yes.

Q. Your father has told us that he had two sets of World Encyclopedia, one of more recent edition than the other? A. No. One was the World book and one was the Concise Dictionary.

Q. How many volumes were there in this Concise Dictionary? A. About 11. That is the way they sold it then, I guess.

Q. What were these medical books? Was there some person in your family who was a physician?

A. No. We bought that for kind of supplementary books.

Q. Was there just one?

A. No; about three.

THE SUB-COMMISSIONER: Q. How many volumes were

there in the World Encyclopedia?

A. Ten.

Q. Do you know what you paid for it?

A. Eighty-four dollars.

Q. And, how much for the dictionary?

A. Thirty-nine-fifty.

MR. BEST: Q. This is the World book?

A. Yes, sir.

Q. How long ago did you buy that book?

A. In 1928, I think.

Q. Were all the other books novels or were there any other non-fiction books?

A. There was none-fiction books. There were some reference books.

Q. General reference books?

A. Yes, general.

Q. I see. Thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. How old was this Concise Dictionary?

A. Bought in 1936, I guess.

Q. What did you pay for the medical books?

A. Twenty-five dollars.

THE SUB-COMMISSIONER: Q. Did you buy these from book salesmen?

A. Yes.

MR. CHRISTIE: Q. So that, roughly apart from the World Encyclopedia and the Concise Dictionary and the medical books, the other books would be roughly valued at about $100.? A. Yes.

Q. During what period of time did you buy them?

A. A period of about 10 years, I suppose.

Q. Do you know anything about how old these beds were?

A. We bought two new ones, if that is any help.

Q. When did you buy those?

A. About 1936, I think.

Q. The two new ones? A. Yes.

Q. And were the other two older than that?

A. Yes.

Q. And, of what were they made?

A. Metal.

Q. They were metal beds? A. Yes.

Q. And what about the dining room table and chairs? Were they bought all about the same time?

A. Yes.

Q. I think that is all, thank you.

MR. CHRISTIE: I am filing as Exhibit 8 the Assessment Notice for the year 1943. This is of the part of Lot 10. And, in the same exhibit a Tax Notice on which the assessment is stated. This tax notice is for the year 1942, and it relates to the North-east quarter of Section 15.

(ASSESSMENT NOTICE, 1943, TAX NOTICE, 1942, MARKED EXHIBIT NO.8)

I am filing as Exhibit 9 two Certificates of Encumbrance.

(TWO CERTIFICATES OF ENCUMBRANCE, MARKED EXHIBIT NO.9)

I am filing as Exhibit 10 the Real Property Summaries.

(TWO REAL PROPERTY SUMMARIES, MARKED EXHIBIT NO. 10)

I am filing in the same exhibit the Personal Property Summary.

--- (See Ex. No. 10)

It is submitted, your honour, that the valuation placed on these different articles of Personal Property was exhorbitant.

There may be the question possibly of agency in this matter, but I think that will have to be decided in Vancouver. I am not prepared to make a full submission ---

THE SUB-COMMISSIONER: On what point?

MR. CHRISTIE: I submit that Eva B. Toms may possibly be an agent. I have to make a partial submission in this case because I think that will have to be proved in Vancouver.

I think that is all I can say.

(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.

I, M.A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M.A. Miller

M.A. Miller, Deputy Commissioner.

JAN 17 1948

base 1229

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

4512 Toronto

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

(1) NAME NODA (Print) Surname GENZO Given Name (RCMP) Reg. No. 13012

(2) Pre-Evacuation Address R.R. #1 Mt LEHMAN B.C.

(3) Present Address MERRITT BOX FACTORY ~~GRIMSBY~~ 8 GRIMSBY ONT.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
LOT 10 of E½ of SEC. 16 TOWNSHIP ~~15~~ 14 MAP 38 79
in the DIST. of NEW WESTMINSTER B.C.
N. ½ of NE¼ of NE¼ of sec 15 township 14 in the dist of New Westminster B.C.

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

(i) Farm
(ii) ~~Residence~~ Type of business FARMING (SMALL FRUIT)
(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 - - - - - - - - - - - - - - - - $ ~~2450.00~~ 6450.00
(ii) Buildings CROPS - - - - - - - - - - - - $
(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) - - CROPS - - - - - - - - - - - - - - - - $ 2[illegible]6450.00
(v) Amount at which Custodian sold property and credited your account - - $ 200.00 ~~899.00~~
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2250.00 5579.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
ON OWN PROPERTY

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
ONE ROOM in THE HOUSE

(c) How stored or packed at time of evacuation
PACKED in ONE ROOM door sealed.

(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") in case of lease holder for 2 yrs. and then in no one cares.

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

1.	1 book case (fully moved etc)	Estimated Value $ 250 00
2.	4 beds	Estimated Value $ 100 00
3.	1 dining table & 4 chairs	Estimated Value $ 80 00
4.	1 home made kitchen table & bench	Estimated Value $ 25 00
5.	1 heater	Estimated Value $ 35 00
6.	1 kit cabinet	Estimated Value $ 25 00
7.	lease on land	Estimated Value $ 100 00
8.	peace posts	Estimated Value $ 60 00
9.	step ladder	Estimated Value $ 80 00
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 755 00

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) - $ 6334 00

(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)
Province of Ontario)
TO WIT:)

I, Genzo Noda of the Town
of Grimsby in the Province of Ontario

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 Town)
of Grimsby)
in the Province of Ontario)
this 5th day of January)
A.D. 1948.)

G. Noda

H.B.M. H.B. Matchett
A ~~Commissioner &c.~~ Notary Public

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.

Declarant did not receive form in time owing to his recent removal from previous address

JAN 17 1948

Case 1229

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

4512

Toronto

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

(1) NAME NODA (Print) Surname GENZO Given Name (RCMP) Reg. No. 13012

(2) Pre-Evacuation Address R.R. #1 Mt. LEHMAN. B.C.

(3) Present Address MERRITT. Box FACTORY GRIMSBY ONT.

(4) REAL ESTATE

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

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

LOT. 10 of E½ of sec. 16 township 14 map 3879 in the dist. New Westminster B.C.

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

(i) Farm
(ii) ~~Residence~~ Type of business farming
(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 - - - - - - - - - - - - - - - - - $ 850 00

(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) - $ 850 00

(v) Amount at which Custodian sold property and credited your account - - $ 300 00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 550 00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(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") In no ones care.

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

1.		Estimated Value $
2.		Estimated Value $
3.		Estimated Value $
4.		Estimated Value $
5.	fertilizer	Estimated Value $ 100.00
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 100.00

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) - $ 650.00

(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)
Province of Ontario)
TO WIT:)

I, Genzo Noda of the Town of Grimsby in the Province of Ontario

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 Town of Grimsby in the Province of Ontario this 5th day of January A.D. 1947. H.B.W. H.B. Wakefield

G. Noda

A ~~Commissioner~~ Notary Public &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.

Owing to the fact that the declarant has recently moved to Grimsby from his past address, this application was not received by him in time

BC-384-P
BC-2151-A

BC/384-P
BC/2151-A

1229-2

Page 1

EXHIBIT NO. NOV 9 - 1948

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

Farm Appraisal Report

FILLED BY K.D. Chrystie

File No. 11-267

Land Description N.½ of N.E. 15- Tp- 14- Matsqui.

Containing 20. Acres

Owner's Name Genzo Noda Post Office Address Bradner 3 miles

Nearest Rail Point Dennison Stn.B.C.E.R Distance 2½ miles

Market Town Abbotsford Distance 10 miles

Church (give denomination) United at Bradner Distance 3miles

Nearest School Jubilee Distance 1½ miles

State how property was identified: Map location and enquiry.

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

No it is very much off the beaten path, and the road into it from Sachell Road is a poor one.

Is this district a good one? No,still in the bush.

Employment opportunity limited to seasonal only.

Predominating Nationality and religion: Mixed.

Describe Fencing and its condition: poor on one side only. Value $

Water supply: good well. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 28	frame	1½	sroby shing	20yr	posts	poor	$ 600.00
leanto	12 x 24	frame	8	shing	15yr	blocks	poor	
	x							
BARN	12 x 12	cedar shakes						
shed	15 x 16	ceddr shakes		none of these have any				
BARN garage	9 x 15	frame falling over		real value.				
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 600.00

Total Value Buildings add to farm $ 600.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys: dug out basement partly floored with boards Brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? 2 How finished shiplap & paper

Are buildings painted? no Condition of paint N.A.

Distance from nearst bush 100 yards

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
10.80	undulating	8 to 12 inches loam	10in. loam on clay	2.40 ac. logans 1.80 ac strawberries 2.80 ac raspberries 3.80 ac garden truck	$40.00	432.00

Area which can be cultivated without cost other than for breaking.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
nil						

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	
4.30	undulating	10 to 14 in loam	10 loam	removing thick heavy bush & stumps hys a value for the fuel. supply	$20.00	$10.00	43.00

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
4.90	steep ravine banks, too difficult to cultivate. or even use as pasture.		nil	

Total value of Land $ 475.00

Total added by buildings to value of farm $ 600.00

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

Total value of farm $ 1075.00

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

The place is in a very good state of cultivation , rented this year by a Chinese.

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

Limited to a small fruit growing proposition only.

Noxious weeds: very few, some Canada Thistle only.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Matsqui Municapility. Taxes $ 26.80

Date: June 13th 1942
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 9th day of June 1942 19

Inspector's Signature C. Bradley

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

JL-267 - G. NODA

Farm Appraisal Report

Remarks: This is not a bad piece of property as a small fruit farm, but it is off the beaten path, and the road into it is poor. It has a good south eastern slope, and drains well, there is a deep loam soil that is uniform throughout the cultivated area. On the arable land that is to be cleared there is a very heavy covering of timber, plenty of fire wood for some time to come. A deep ravine makes about four acres unsuitable for cultivation.

There is no domestic power available. As to buildings, all we have is a house that is worth anything, the small stable and shed are made of cedar shakes and very poorly constructed. A frame garage is also of little or no value.

This season there is a Chinese tennant and he is keeping the fruit crop in good shape as well as that part of the plowed ground seeded to garden truck. Strawberry plants are practially all new seedings and the raspberries and logans look to be productive of a good yield this year.

The fact that the place is located in an out of the way area detracts from its sale value considerably. The assessment is, for land, $400. buildings $ 1500.00.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

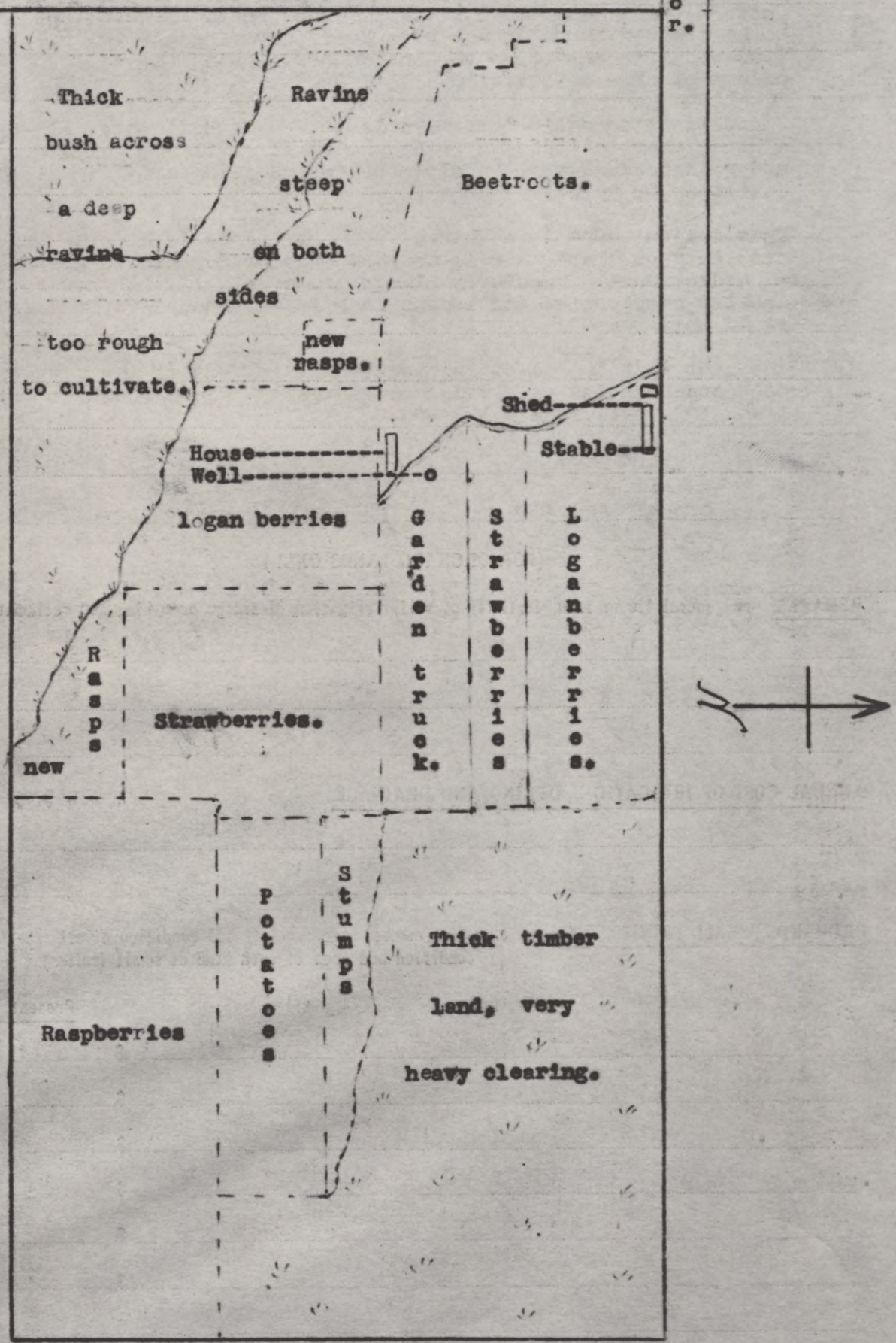
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

2 chains to 1 inch
Genzo Noda N½ of N.E. 15-Tp.14. 20 ac



Following careful review of this appraisal report, it is my opinion that the present value is $ 1000.00

Date 15th June 1942.

"I.T. BARNET"
District Superintendent.

EXHIBIT No. 1229-1
DATE NOV 9 - 1948
FILLED BY R A Beale

REAL ESTATE
(Farm Land)

NODA GENZO
(Claimant's Name)

13012
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	4	1930	Mr. Sidle	$600.00	All uncleared	House	$6000.00
Cultivated not planted	2½						
Cultivated and not in crop							
List Crops Strawberries	2						
Loganberries	1						
Raspberries	2						
144 Fruit trees							
Total	20						

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

Description	When Made	Cost	
Clared and cultivated 16 acres	1930 - 1942	$6400.00	Labour and materials
Fencing - one side 3300'	1942	200.00	
Ditching - 7500'	1930 - 1940	1125.00	
2 Wells - 8 x 8 x 30	1930	200.00	
7 x 7 x 25	1936	100.00	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House (1½ storey)	24 x 28	Frame - with property when purchased						$1000.00
Lean to	12 x 24	Lean to and verandah added by claimant						
		A full basement was put in by the claimant and the house kept in a good state of repair.						
Barn	12 x 12	Frame	1931	$150.00		$150.00	$200.00	100.00
Shed	15 x 16	"	1931	75.00		75.00	100.00	50.00
								$1150.00

Comments re Appraiser's report not covered by above information:
Assessment 1943 : Land $400.00
Improvements 1500.00
$1900.00

Lease: $350.00 year
Value of timber on land: $2400.00

Summary

Estimated Value ~~Land $6000.00~~
Buildings ~~1150.00~~
~~$7150.00~~

Original Claim $6450.00
Sold by Custodian 1055.00

Claim $5395.00

Genzo Noda
Signature

1229

EXHIBIT No. 229-E
DATE NOV 1948
FILLED BY R. A. Bell

NODA GENZO
(Claimant's Name)

REAL ESTATE
(Farm Land)

13012
Reg. No.

LAND	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 Cultivated not planted Cultivated and not in crop List Crops	8	1938	Mr. Mott	$200.00	All uncleared	none	$1000.00
Strawberries	2						
Total	10						

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

Description	When Made	Cost	
Cleared and cultivared 2 acres	1940	$600.00	labour and material
Ditching - 200'	1940	50.00	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Shed	12 x 20	Frame	1940	$25.00		$35.00	$10.00	$50.00

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

Assessment: 1943 Land $248.00
Improvements 200.00
$448.00

Lease: $100.00 per year - crop only
Value of timber: $200.00

Summary

Estimated Value Land ~~$1000.00~~
Building ~~50.00~~
~~$1050.00~~

Original Claim $850.00
Sold by Custodian 189.00
Claim $661.00

G. Noda

Signature

EXHIBIT No. 129-40 & 457
DATE NOV 9 - 1948
BC/384-FILED BY
BC/3003-A K A Christie Page 1

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

Farm Appraisal Report

File No. JL-267

Land Description Lot 10 of the E½ of Sec.16, Tp.14, Map 3879.

Containing 9.91 Acres

Owner's Name NODA, Genzo Post Office Address R.R., Aldergrove, B.C. P.O. at Bradner.

Nearest Rail Point Bradner - B.C.E.R. Distance 1½ miles

Market Town Abbotsford Distance 10 "

Church (give denomination) Bradner - United Distance 1½ "

Nearest School Jubilee Distance 1¼ "

State how property was identified: By map and roads.

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

On Bradner Road about 4½ miles North of the Highway, gravel, good.

Is this district a good one? Fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Barbed wire on South & East, fair. Value $

Water supply: Well could be dug. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
SHED	12 x 20	Shakes on posts	6'	Shkes.	3	Posts	Fair	25.00
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 25.00

Total Value Buildings add to farm $ 25.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? No dwelling on property.

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush On edge of bush.

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
1.7	Sloping and rolling Some drains.	Sandy clay or silt loam - 6-14"	Clay	Strawberries-fair. 9 stumps in cultivated area.	50.00	85.00

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
8.21	Rolling	Sdy.clay or silt loam - 6-14"	Clay	Clearing of bush; some draining necessary.	150.00	10.00	82.10

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 $ 167.10

Total added by buildings to value of farm $ 25.00

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

Total value of farm $ 192.10

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

Farm in fair state of cultivation - fairly new land, but strawberries are only fair. Rented to J.Pelon for $100.00 to be paid out of crop by Pacific Co-operative.

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

Small fruits and mixed farming.

Noxious weeds:

Some thistles.

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

Taxes - $10.23. Matsqui Municipality.

Date: June 12th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 11 day of June 19 42.

Inspector's Signature "R.W. BROWN"

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

JL-267 - G. NODA

Farm Appraisal Report

Remarks: Farm is located on the Bradner Road about 1½ miles North of the B.C.E.R. Station and 4½ miles North of the Highway. The soil is a sandy clay or silt loam of good depth. The clearing is quite heavy. Comparatively small acreage in farm with little land cleared and cultivated.

No dwelling on property and little fencing, only partially developed. There are 9 stumps still in the cultivated area.

There is no electricity available at present.

(FOR ORCHARD LANDS ONLY)

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

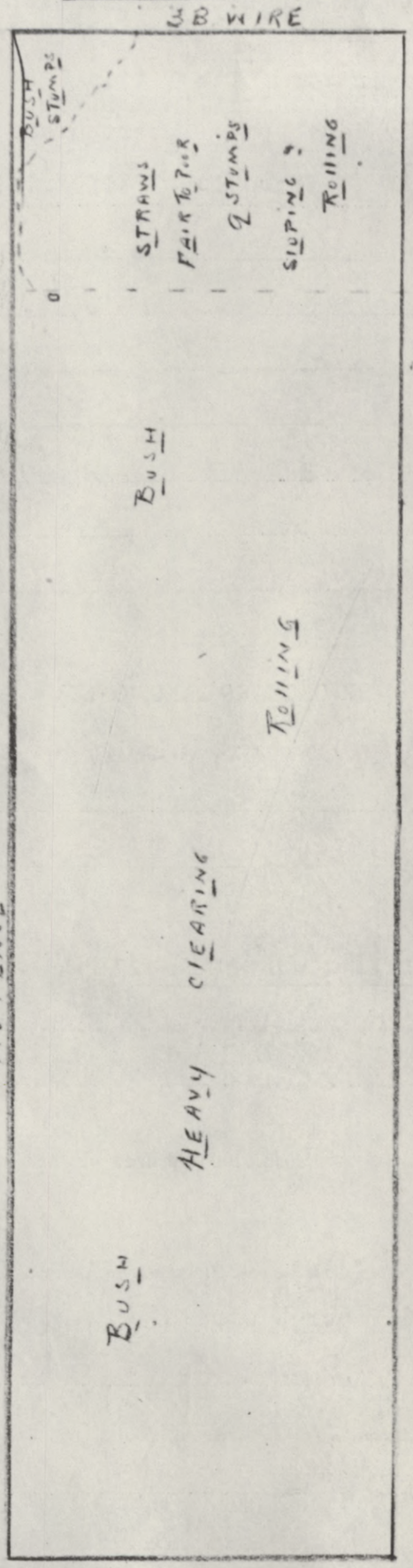
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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
Approximate acreage in small fruits.	$
1.7 acres straws.	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



SCALE 20CH = 1"

N.

F W BROWN

Following careful review of this appraisal report, it is my opinion that the present value is $ 200.00

Date 17th June 19 42.

"I.T. BARNET"
District Superintendent.

NODA GENZO
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1229 - 5 13012
DATE NOV 9 - 1948
FILLED BY R. A. Bost
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
1 Bookcase (full of books)	1928 - 1942	New	$400.00	Good	$250.00
1 Dining table and 4 chairs	1935	"	100.00	"	80.00
Stump Puller	1936	Used	100.00	"	80.00

The claimant is claiming on the chattels listed in
Column 3 of the Analysis of Personal Property Claim valued at $955.00
Less. Item 5 - $35.00
9 - 200.00
10 - 100.00 335.00

Claim = $620.00

Description of Storage of Goods:

The chattels were stored in a room on the premises.

General Statement as to Chattels not Described above:

Additional Comments, if any:

Summary

Estimated Value	$620.00
Sold by Custodian	------
Claim	$620.00

Genzo Noda
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4512 EXHIBIT No.

NAME NODA, Genzo (Mr.)

REG. No. 13012

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
				AUCTION	TENDER &c		
DECLARATION April 16/42	TAKEN BY						
EVACUATION May 6/42 ?	DATE						
Kitchen Stove		1. 1 bookcase (full of novels, etc.)	250.00				
1 Heater		2. 4 beds	100.00				
Cabinet		3. 1 dining table & 4 chairs	80.00				
Tables		4. 1 Home made Kitchen table	25.00				
3 Chairs		5. 1 Heater	35.00 ✓				
Sofa		6. 1 Kitchen cabinet	25.00				
4 Double Beds		7. Fence posts - 600 approx.	60.00			X	
Bookcase		8. Stump Puller	80.00				
Shingle splitters							
Axes,		9. 2 yrs. lease of on land	200.00 ✓				
Peavey Hatchet							
Brush Axes							
Potato Forks			855.00				
Pitch Fork							
Barb Wire		10. Fertilizer	100.00 ✓				
Clippers							
Ploughs		Total Claim	955.00				
Cultivator							
Scythe Sledge			335				
Wedges							
Crow bars			60-				
Shovels							
Saw							
Stump Machine		RECAP:					
Chikers		Goods valued by Claimant at				✓ $560.00	are not acco
Blocks		" " " " "				60.00	were sold wi
Mattocks		" " " " "				✓ 100.00	not recorded
1 Sickle		" " " " "				35.00	abandoned.
		Lease " " " "				200.00	(1942 paymer
							(Property sc
						955.00	

ILE No. 4512 EXHIBIT No. EXHIBIT No. 129-6 I CASE No.

EG. No. 13012 DATE NOV 9 - 1948 VENUE Tpronto, Ont.

FILLED BY K. A Christie

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
						X			(See Custodian's letter Apr.28/47 and S.C.
						X			(Carlson's undated report that Miss Eva Toms
									(had removed chattels when she vacated property.
						X			(Claimant leased property to Eva Toms (Chinese)
						X			(prior to evacuation.
					X				
						X			May have been built in.
		X							
						X			
								X	(Memo of Sept.17/42 states - " A lease drawn
									(between Joseph Pelon and subject Japanese
									(gives the consideration as $100.00 payable
									(on delivery of 1942 crop. On checking over
				X					(with the Pacific Co-operative Union on the
									(16th instant, it was found that a cheque in
									(this amount had been cashed by the above
									(Japanese." Rents for 1943 credited to D.V.L.A.
									(as he purchased the Real Property as at Jan.1/43.

alued by Claimant at ✓ $560.00 are not accounted for theft, etc.
" " " " 60.00 were sold with real property.
" " " " ✓ 100.00 not recorded at any time.
" " " " 35.00 abandoned.
" " " " 200.00 (1942 payment of $100.00 was madeto Claimant.
(Property sold Jan. 1/43.

955.00

FORM "JP"

Mount Lehman B.C.

FILE No. 1229 - 7

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

EXHIBIT No. Nov 9 1948

DATE

FILED BY K.A.Christie

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: NODA Genzo

HOME ADDRESS: Mount Lehman B.C.

REGISTRATION NUMBER 13012 SEX: Male AGE: 54

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sumiye

ADDRESS OF WIFE OR HUSBAND: Mount Lehman B.C.

NAMES OF ANY LIVING CHILDREN: Lucy Toshiko (F) 8 months

ADDRESS OF CHILDREN: Mount Lehman B.C.

AGE OF CHILDREN: 8 Months.

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

1. LOCATION AND DESCRIPTION: (a) N.E.¼ of Section 15, Township 14, (B) District of Matsquio and Lot 10, E½ of Section 16, Township 14, No. 121941E and Map 3879. No. 128180E

2. BUILDINGS AND OTHER IMPROVEMENTS: (a) (No.1.) 2 Storey, Wooden Frame dwelling house, 7 rooms, Smoke House, Bath House. Stable, Chicken House, Pig Pen (No.2.) 1 Barn.

3. INSURANCE (Give particulars; state where policies are) NORTH WEST FIRE INSURANCE CO. $1500.00 Policy No. 193996. Policy in declarant's possession.

4. TAXES (Amount and where payable) (No. 1.) $26.07. and $9.94 on No. 2 Payable at Matsqui.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In the Canadian Bank of Commerce, Mission

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN Raspberries, Logan berries, 105 fruit trees.

Sold crops to Mr. J. Pilon, Bradner Rd., B.C. for $100. Sold

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: N.E. $\frac{1}{4}$ of Section 15, Township 14, District of Matsqui. 20 Acres.

2. LANDLORD'S NAME AND ADDRESS: none

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

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

As listed above.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Kitchen Stove, 1 Heater, Cabinet, Tables, and 3 Chairs, Sofa, 4 Double Beds Bookcase. all to be left at the house described above.

Shingle Splitters, Axes, Peavey Hatchet, Brush Axes, Potato Forks, Pitch Fork Barb Wire, Clippers. Ploughs, Cultivator, Scythe Sledte, Wedges Grow Bars, Shovels Saws Stump Machine, Chikers, Blocks, Mattocks, and 1 Sickle all to be left in the house described above.

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

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: North West Fire Co. on Dwelling and Furniture.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Asahi Garage, Vancouver B.C. $232.96

Hamre Garage, Aldergrove, $25.51 M. Furuya Vancouver, B.C. ~~$119.00~~ 119 ½ cl

Mission Box Co. Mission B.C. $39.00 Keefer Produce Vancouver B.C. ~~$310.00~~ cl. 346.95

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 ~~16th~~ day of April 1948.

(Signature) "G. Noda"

"F.T.Williams"

Witness

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

FOR DEPARTMENTAL USE

Mar.10-49

W Wanslace
L.M.

THE CORPORATION OF THE DISTRICT OF MATSQUI

BRITISH COLUMBIA

File 45/2
Reg 13012

Assessments of Land and Improvements for the Year 1943

Mr. G. Noda
R.R. 1,
Mt. Lehman, B.C.

EXHIBIT No. 1229-P

DATE [redacted]

FILED BY R.A. Bonnette

Dated at the Office of the Municipal Assessor, DECEMBER 1st, 1942

Municipal Hall, Mt. Lehman, B.C.

TAKE NOTICE that the undermentioned property has been assessed as follows:

DESCRIPTION OF PROPERTY								ASSESSED VALUE		VALUE OF IMPROVEMENTS	TOTAL VALUE OF LANDS AND IMPROVEMENTS
D.L.	LOTS	BLOCK	QTR.	SEC.	TWP.	MAP	ACRES	WILD LAND	IMPROVED LAND		
N½ of NE¼			NE	15	14		20		400.00	1500.00	1900.00
	10		E½	16	14	3879	9.21		248.00	200.00	448.00

APPEALS TO COURT OF REVISION UNDER SECTION 234, MUNICIPAL ACT

(1). If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

2. The Municipal Council may, by its clerk, solicitor or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint and either confirm the assessment or direct the alteration thereof.

3. Every complaint shall be made in writing and shall be delivered to the assessor **at least ten days prior to the first annual meeting of the Court of Revision.**

4. Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the same improvements in and according to the revised assessment roll for the year immediately preceding.

IF SUCH NOTICE OF APPEAL IS NOT SENT TO ME WITHIN THE TIME HEREIN LIMITED, THEN THE ASSESSMENT AS GIVEN ABOVE WILL STAND, AND YOU WILL HAVE NO FURTHER RIGHT TO APPEAL.

The first Annual Meeting of the Court of Revision, will be held on Monday, the 8th day of February, 1943, at 10 a.m. in the Municipal Hall, Mt. Lehman, B.C.

MUNICIPAL HALL, MT. LEHMAN, B.C. CARL W. GUSTAFSON, Muncipal Assessor

4512 F

THE CORPORATION OF THE DISTRICT OF MATSQUI

Office of Municipal Collector, Municipal Hall, Mt. Lehman, B.C.

EXHIBIT No 129-8445/2

DATE NOV 9 - 1948

FILLED BY R A Bristle

TAX NOTICE 1942

No. 570

Mr. G. Noda
R.R. 1
Mt Lehman, B.C.

NET RATE

	General	School
Wild Land	30 Mills	20 Mills
Improved Land	17 Mills	18 Mills
On 22% of Improvements	17 Mills	18 Mills
Minimum Tax for School Purposes		$10.00
Levy for Library		$ 1.25

PERCENTAGE ADDITION

If Paid after September 15, 1942, ADD 10% to 1942 Taxes

Interest at Rate of 5 per cent per annum allowed on 1942 Taxes from date of payment to September 15, 1942, if received here on or before August 15, 1942.

YOU ARE HEREBY NOTIFIED that the following taxes are now due and payable at the Municipal Hall, Mt. Lehman, B.C. **10% WILL BE ADDED To 1942 Taxes Not Paid on or before September 15, 1942.** In addition all Taxes bear 6% Interest per annum from December 31st of year in which they were levied. This Interest is added to Delinquent Taxes and forms part of the Tax.

Ward 7

Folio 137

Roll No. 1043

DESCRIPTION OF PROPERTY									LAND VALUATION		IMPROVEMENTS	If Paid On or Before September 15	Taxes in Arrears This property will be sold for taxes on Sept. 30 of year following this notice unless taxes be sooner paid.	Delinquent Taxes This property will be sold for taxes on September 30 of This Year unless taxes be sooner paid.
DL	Block	Lot	Quar.	Sec.	Tp.	Map	Sketch	Acreage	Wild $	Improved $	$	1942	1941	1940
N½ of	NE¼		NE	15	14			20		400.00	1500.00	26.80		
											400.00			
										Total	1900.00			

CHEQUES must be certified and include exchange, and be made payable to the MUNICIPAL TREASURER.

MONEY ORDERS to be made PAYABLE AT MOUNT LEHMAN, B.C.

REMITTANCES must reach this office on or before SEPTEMBER, 15, 1942, to save penalty addition.

Please Check over Name, Address and Description, and in Case of Error, Notify Collector at once.

J. W. Pennington, Collector,

Municipal Hall, MT. LEHMAN, B.C.

No. 50865

1229 - 9

EXHIBIT No.

DATE Nov 9 1948

FILED BY K.A. Christie

Your File No. 4512

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B.C.

--- minutes 10 o'clock 22nd day of December, 1942

I HEREBY CERTIFY that the following is the state of the title to ----------

Lot 10 of the East half of Section 16 Township 14 Map 3879 Municipality of Matsqui in the District of New Westminster

viz.:

Registered Owner: GENZO NODA "A" "Reg.# 13012

Register of Indefeasible Fees Folio No.128180E

Registered Charges:

74945C 25th May 1935 Oil and Gas lease to John Wm. Morrow

Certificate of Vesting in the Custodian Filed No.25224

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"
Registrar.

To Office of the Custodian

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

Mar.10-49

J.M

No. 50856

Your file No.4512 1229 - 9

EXHIBIT No. Nov 9 1948

DATE

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

New Westminster, B.C.

--- minutes 10 o'clock 22nd day of December, 1942

I HEREBY CERTIFY that the following is the state of the title to ----------

The North half of the North East quarter of Section 15 Township 14

Municipality of Matsqui in the District of New Westminster

viz.:

Registered Owner: GENZO NODA "Reg # 13012"
"A"

Register of Indefeasible Fees Folio No. 121941 E

Registered Charges: Certificate of Vesting in the Custodian Filed No.25216

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"E. S. Stokes"
Registrar.

To Office of the Custodian

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

Mar.10-49

M Wanstall
K.M.

1229 - 10

EXHIBIT No.

DATE Nov 9 1948

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

File 4512

V.L.A. B.C. 384-P

JAPANESE NAME: Genzo NODA - - Reg. No. 13012.

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

PROPERTY ADDRESS: East of Dennison Road, Mt. Lehman, B. C.

LEGAL DESCRIPTION: Lot 10 of the East half of Section 16 Township 14 Map 3879 Municipality of Matsqui in the District Of New Westminster.

TITLE: In the name of Genzo NODA.

ENCUMBRANCE: 74945C - Oil and Gas lease dated May 25th, 1935 to John William Morrow.

Vesting 25224 - 19th December 1942.

ASSESSED VALUE: 9.91 acres.
Land $248.00
Improvements $200.00 Total $448.00 Taxes $10.23.

CLASSIFICATION: There is no inspectors report on file and the owner gives no information in his declaration as to the area in crop.

HISTORY OF ADMINISTRATION: Lease dated 15th April 1942, Genzo NODA to Joseph PELON of land, buildings live stock and implements thereon for 10 months from the 1st April 1942 at a rental of $100.00 with option to extend for the year 1943. The $100.00 rental for 1942 was paid to Mr. NODA. This lease was extended by collateral agreement to the 30th September 1943 at a rental of $50.00 which was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act.

SOLD: To The Director The Veterans' Land Act for $189.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Genzo NODA, sale price $189.00 less Certificate of Encumbrance $1.00, registration fee $3.00, taxes $36.38, legal fee $15.00, total $55.38. Net amount released $133.62.

TITLE: Included in C. of T. 166920-E and payment of consideration included in cheque to the Custodian dated March 7th, 1944.

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

DATED May 3rd, 1946.
IM:ML

"Ian Macpherson"

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

Mar.10-49

EXHIBIT NO.
DATE Nov 9 1948
FILED BY K.A.Christie

REAL PROPERTY SUMMARY

File 4512

V.L.A. BC.384-P

JAPANESE NAME: Genzo NODA - - Reg. No. 13012.

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

PROPERTY ADDRESS: East of Dennison Road, Mt. Lehman, B.C.

LEGAL DESCRIPTION: The North half of the North East quarter of Section 15 Township 14 Municipality of Matsqui in the District of New Westminster.

TITLE: In the name of Genzo NODA.

ENCUMBRANCE: Nil.

Vesting 25216 - 19th December 1942.

ASSESSED VALUE: 1942 - 20 acres.
Land $ 400.00
Improvements $1500.00 Total $1900.00 Taxes $28.60.

CLASSIFICATION: Berry farm with buildings. Inspector reported May 16th, 1942, farm of 19 acres, 4 acres in loganberries, 2 acres raspberries and a few fruit trees with a 1½ storey frame house 25 x 40, 7 rooms, fair condition, woodshed 12 x 20, poor, barn 10 x 12, poor, barn 10 x 18, fair, packing house 15 x 20, poor. Property occupied at date of lease by Eva B. TOMS.

HISTORY OF ADMINISTRATION: Lease dated the 17th April 1942, Genzo NODA to Eva B. Toms, including buildings for a period of 3 years from the 1st April 1942 with option to extend. Rental $350.00 yearly. This lease was vacated by the lessee on the 4th March 1943, and a new lease was given by the Custodian to John MOLNER effective from the 1st April 1943 to the 31st December 1943 at a rental of $200.00. Of this rental, $50.00 was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act. Lease assigned to The Director The Veterans' Land Act.

A copy of the lease to Eva B. Toms is not on file and the abstract thereof on file does not make any statement about the payment of taxes. The manager of the Bank of Commerce at Haney has the lease in his possession and informed us that the lease provides for payment of the taxes by the lessee. There is no record showing that the leassee did so, and upon being requested to make this payment, she replied that she had a claim on the 5th April 1943, against the lessor of $67.30 for repairs to the buildings. This claim was denied by Mr. NODA on the 1st August 1943, who stated that Miss Toms was fully aware of the condition of the buildings at the time she took possession.

SOLD: To The Director The Veterans' Land Act for $1055.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Genzo NODA, sale price $1055.00 plus refund of insurance $23.64, total $1078.64; less Certificate of Encumbrance $1.00, insurance $22.00, taxes $31.21, registration fee $3.00, legal fee $15.00, total $72.21. Net amount released $1006.43.

TITLE: Included in C. of T. 168921-E and payment of consideration included in cheque to the Custodian dated March 7th, 1944.

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

DATED May 3rd, 1946.

IM:ML "Ian Macpherson"

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

Mar.10-49 M Wanstall
Sm

1229 - 10

EXHIBIT No.

DATE Nov 9 1948

FILED BY K.A.Christie

PERSONAL PROPERTY SUMMARY

File No. 4512

28th April, 1947.

Re: Genzo NODA - Registration No. 13012

CHATTELS: The above Japanese registered with this office on the 16th April, 1942, and at that time declared leaving household furniture and farm tools on the property at Mount Lehman. This property was inventoried by our fieldmen on the 16th May, 1942, and a copy of the inventory taken, was sent to NODA for his signature. He signed and returned it but added a number of garden and farm tools and crossed out the gramaphone listed among his goods. The property was re-checked on the 2nd October, 1942. This Japanese had leased his property to a chinese, Miss Eva Thoms, who proved most unsatisfactory. She left the property without notice and when the new tenant took over, he found no chattels at all on the property. We wrote to Miss Thoms on several occasions and tried to contact her (See file No.), but were unsuccessful.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: Genzo NODA was a member of the "Yamato NOKAI" Society, and as such, upon liquidation of this Society, the sum of $30.91 was credited to his account here.

BONDS & INVESTMENTS: Although NODA did not declare so when registering with this office, according to the Pacific Co-operative Union records, he was the holder of one redeemable share issued in 1939 and one issued in 1941, and three non-redeemable shares. The redeemable shares have been redeemed at par for $20.00, and accrued interest on his shareholding of $1.09, have been credited to his account here.

This file reveals no other personal property assets.

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

"W. E. Anderson"

HA .....

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

Mar.10-49

W E Anderson
J.M.