

4512

Mount Lehman B.C.

FILE No. 4512

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EXHIBIT No. 1229-7
DATE NOV 9 - 1949
FILLED BY *W. H. Christie*

To be completed by persons of the Japanese race having property in any 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: N.E. 1/4 of Section 15, Township 14,
District of Matsqui and Lot 10, E 1/2 of Section 16, Township 14. No. 121941E and
Map 3879. No. 128180E

2. BUILDINGS AND OTHER IMPROVEMENTS (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 Mrs J. Pilon, Broadner Rd, B.C. for \$100.

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 Sleds, Wedges Grow Bars,

Shovels saws Stump Machine, Chikere, 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

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. \$112.00 119 41 06.

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

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 1942.

(Signature)

G. Noda

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

May 26/42

Our File No. 4512

Full Name

NADA

Gemma
(Surname in Block Letters)

Registration No.

13012

Male - Female
(check)

Age

July 1, 1887

Former Address

Manuel Lehman B.C.

Date Evacuated

May 6/42 ??

Naturalized - Canadian-Born - National
(check)

Present Address

40 J. St. Jones, Ron Sprung, Rtd.
25th April 1947 c/o AM. Holt, LISTOWEL, ONTARIO.

Married - Single
(check)

Name of Wife

NADA, Gemma #13013

Name of Husband

Name of Mother

deed

Name of Father

deed

Names of Children under 16

Larry Jasika 2 years

Requested by

Mary Lynn

Registered with Custodian

(Yes or No)

Additional Information

Farmer. Owner of house. & 30 acres

EXHIBIT No. 1249-10
REAL PROPERTY SUMMARY

DATE NOV 8 1942
 FILED BY FILE 4922

K. J. B. Smith

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 noted 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 lessee 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.

EXHIBIT NO. 1689-10
DATE NOV 9 - 1946
FILED BY K. J. Blumie

- 2 -

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.

Jaculuaephenn

IM:ML

REAL PROPERTY SUMMARY

EXHIBIT No. 12.2.9-10

DATE NOV 9 - 1946

FILLED BY

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.

IN:ML

John Macpherson

FIRE INSURANCE SUMMARY

File 46L

Re: Gense NODA

Reg. No. 13012

Gense NODA carried insurance in the North West Fire Insurance Co., policy 193996 expiring June 5th, 1943, in the amount of \$1000.00 on dwelling and \$500.00 on contents. This insurance was renewed by policy 210094 in the amount of \$1000.00 on dwelling and \$100.00 on contents, expiring June 5th, 1946. The premium of \$22.00 was paid by the Custodian on the 9th June 1943, on which date the insurance on contents was cancelled and a refund of \$2.84 received by the Custodian. Insurance on dwelling was transferred to The Director The Veterans' Land Act on the 8th August 1944 and NODA'S account is credited with return of premium, \$20.80.

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

J. Sullivan

DATED May 3rd, 1946.

IM:EL

FILED
NOV

4212

77

EXHIBIT No. 1229-10DATE NOV 9 - 1947PERSONAL PROPERTY SUMMARY

FILLED BY

K. A. Christie

File No. 4512

28th April, 1947.

Re: Genzo NODA - Registration No. 13012CHATELAIN

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 gramophone 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. Cannon

HA

File No. 4512.

CLAIMS DEPARTMENT

June 17th. 1943.

Genzo NODA - Reg. No. 13012

CREDITORS:

1 Asahi Garage \$232.96 J.P. On steps corner
2 Hamre Garage 25.51 J.P. " " "
3 M. Furuya Co. 119.41 On agreement 3 4 10
4 Mission Box Co. 39.00 J.P. On steps corner
5 Keefer Florist Co. 346.95 On agreement 3 4 10
6 Canadian Bank of Commerce Mission City. ~~Settled~~ X 13.93 " and address letter of bank

Bank says "Paid" 15-1-43

Yūichiro Morishita
(Homeya Co.)

7769 On steps corner
A

BRD:DE

Note: Counter claim
Arab. Bond - 67.30

Genzo NODA
denies liability
8-1-43
A

LIABILITY SUMMARY

File 4512

Re: Genzo NODA

Reg. No. 13014.

The Canadian Bank of Commerce filed with the Custodian on the 28th April 1942, a claim against Genzo NODA for \$517.74, being the amount of a note given by him to the bank on September 9, 1941. As security for payment of this note, the Bank at the time of filing the claim, held a balance in cash collateral account of \$100.00, a note for \$400.00 given by F.T. Sloggett in favour of NODA, hypothecated, an unregistered mortgage to the bank covering NODA'S two farms securing \$500.00 and had in its possession for collection of rents, the 3 year lease in favour of Eva B. Toms at \$350.00 per year. There is no evidence on file that the Bank held a mortgage on NODA'S shirt. It did not appear how this claim was satisfied. The rental of \$350.00 for the year 1942 appears to have been collected by the Bank and on the 10th February 1943, the Bank advised the Custodian that another payment of \$350.00 would fall due on the 1st of April. Whether this rental was collected by the Bank and an adjustment made later by The Director The Veterans' Land Act, does not appear nor is there any subsequent evidence on file that any portion of the claim remains unpaid.

Eva B. Toms made a claim to the Custodian on the 5th April 1943, of \$67.30 for repairs to the house occupied by her. This liability was denied by Mr. NODA on the 1st August 1943, he stating that Miss Toms was aware of the condition of the house at the time of taking the lease. The claim appears to have been dropped.

The claims listed below were filed with the Custodian and remain unsettled:-

Keefer Florist Co., - \$346.95. This liability was declared by Noda as \$310.00. On the 26th January 1943 the claim was confirmed by him. *June 21/43*

Kameya Co., - \$77.69, confirmed by Noda on the 16th November 1943. *Thompson 66 Sea Lion*

Asahi Garage - \$232.96. Declared by Noda. *Copied June 21/43*

Hanre Garage - \$25.51. Declared by Noda. *do*

Mission Box Co., - \$39.00. Declared by Noda. *do*

M. Furuya Co., - \$119.41. Declared by Noda - \$119.41. *do*

*Letter 20/4/43
stated unpaid
balance \$129.3
Letter 11/11/43
stated paid -
paid by Noda
settled.*

*See last pp
a claim
unsettled*

*Wrote to bank
as no and filed as settled in settlement*

Credit claims:-

Mr. Noda advised the Custodian of a claim of \$50.00 for labour against Eva. B. Toms on the 15th April 1943. No evidence on file of this being disposed of. From the file it would appear that Noda has a claim against Miss Toms in respect to her ~~claim~~ under lease to pay all taxes under the lease. The taxes accruing in 1942 were \$26.80 of which there is no record of payment by the lessee.

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

J. L. H. S. H. S. H. S.

DATED May 3rd, 1946.

IM:ML

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 4512

MUNICIPALITY:

Date: May 16/42

NAME: NODA, Genzo

REGISTRATION NO. 13012

ADDRESS: East of Denison Rd., Mt. Lehman

PROPERTY: Farm

ACREAGE: 19

KIND OF CROPS: Logans. Rasps. Few fruit trees

APPROXIMATE ACREAGE OF EACH: 4, 2

HOUSE: Frame

VACANT:

OCCUPIED X

DESCRIPTION 1½ storey

ROOF: Shingle

SIZE: 25 x 40

NO. OF ROOMS 7

CONDITION: Fair

Shake wood shed 12 x 20 poor.

OTHER BUILDINGS: Shake Barn 10 x 12 poor, Barn 10 x 18 Fair, Pack.hse 15 x 20
shake: poor

NAME OF LESSEE OR RENTOR: EVA B. TOMS

TERMS: \$350.00 a yr. 3-yr. lease

WATER: none

ON:

OFF:

LIGHT: none

ON:

OFF:

REMARKS:

SOFA is not at the place

INVENTORY OF CHATTELS LEFT ON PROPERTY

- 1 book case
- 4 beds
- 1 chair
- 1 gramophone
- 1 dining table and 3 chairs
- 1 heater
- 1 Kit. cabinet
- 2 plows
- 1 bdle.gard.tools

1 Cultivator (Horse)

1 Home made kitchen table.

*This property was re-check by
field crew on 2-10-42.*

Signed:

[Signature]

Extract from Lease.

File #4512.

Lessor: Genzo NODA.

Lessee: Joseph PELON. ✓

Date: 15th April, 1942.

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

Consideration: \$100.00 payable on delivery of 1942 crop. ✓

Property:

Land: Lot 10 of E. $\frac{1}{4}$ of Section 16 Township 14 containing 9.91 acres more or less. Municipality of Matsqui.

House: Included, also buildings.

Chattels: Live stock and farm implements.

*This lease along with
the Collateral to 50⁰⁰ Sept 30/43
Handed to S.A.B.*

J.P.M.

Extract from Lease.

File #4512.

Lessor: George NODA.

Lessee: Eva B. TOMS.

Date: 17th April, 1942.

Term: 3 years from 1st April, 1942, with option to extend lease from year to year on same terms and conditions.

Consideration: \$350.00 yearly, ~~first~~ on 1st April each year, first payment made.

Property:

Land: N. $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of Section 15 in Township 14 containing 20 acres more or less. Municipality of Matsqui, N.W.D.

House: Included, also buildings.

Chattels: Not included

Handwritten notes:
vacated by receipt
from 1st April 1943
Land Re Leases to Dec 31/42
Lease amount \$200.00
from 1st April 1943

Handwritten signature: J. Molnar

OFFICE OF THE CUSTODIAN
PROPERTY SECTION

RECEIVED
OCT 16 1942

File No. 4512

Name: NODA, Genzo

Reg. No.: 13012

Address: Iron Springs, Alta

INVENTORY OF GOODS LEFT ON PROPERTY

1 book case	1 heater
4 beds	1 Kit. cabinet
1 chair	2 plows
1 comm. table <i>and</i>	1 bble. gard. tools
1 dining table and 3 chairs	1 Cultivator (Horse)
1 home-made kitchen table	

This represents all my chattels remaining in any
protected area of British Columbia

Confirmed:

DATE: *Oct 24, 1942* SIGNED: *G. Noda*

Please sign and return one copy to the Custodian.

Noda

see other side ✓

List of Garden Tools.

- 21 Axes.
3. Shingle splitters
3. Axes.
3. Pulleys.
2. Bush axes.
2. Potato Forks.
1. Pitch fork.
2. Augers.
36. Japanese sickles.
1. Haycho.
3. Felling & Bucking saws. ✓
3. Shovels.
1. Pick.
2. Chokers.
7. Jacks (Blocks)
1. Mattock.
1. Bar wire.
3. Chipper.
1. Sickle.
1. Sledge.
3. Wedges.
2. Crowbars.

22

Extract from Lease.

Lease No. 471.

File No. 4512.

Lessor: Genso NODA.

Lessee: John MOLNER.

Date: 14th April, 1943.

Term: 9 months from 1st April, 1943 to 31st December, 1943.

Consideration: \$200.00 - payable \$100.00 on 1st July, 1943 and
\$100.00 on 31st August, 1943.
No Taxes.

Property:

Land: N. $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of Section 15, Tp. 14, C. of T. 121941 E,
Municipality of Matsqui.

Buildings: Included. Sufficient space reserved for storing chattels.

Chattels: Not included.

Lease handed to S.S.B. 27/7/43.

Please address all
communications to
"The Manager"

4512

The Canadian Bank of Commerce

Mission City, B.C. April 28th. 1942

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

All Bank L
10-2-43
Nemo-17-6-43

Dear Sirs:

We beg to report the following liability on our books:-

Name Noda, Genzo

Claim \$517.74 Note, including Int. 7%, Dce. 12/41 maturing June 15/42.
Originated Sept. 9/41.

Security Balance in Cash Collateral Account to be applied on loan at
maturity \$100

Note Mch. 5/42 due Mch. 8./43 F.T. Sloggett favour G. Noda hypothe-
cated. \$400 plus 6% Interest.

Land Mortgage to Bank, unregistered, Apr. 1/42 securing \$500 & Int.
on properties covered by Certificates of Title Nos. 121941E and
128180E held at Bank.

Held for Copy 3 year lease Apr. 17/42 G. Noda to Eva B. Toms to property
Collection described in Title No. 121941E \$350 cash down and \$350 annually
on Apr. 1/43 and Apr. 1/44 plus payment of taxes. Payments to be
made at Bank.

Remarks Loan was for improvements to dwelling and to be repaid from 1942
crop receipts.

I, James Muir, Manager for The Canadian Bank of Commerce at Mission
City, B.C., hereby declare the foregoing to be a true and accurate record of
the liability of Genzo Noda to the Bank as at this date.

SWORN before me at Mission City in the Province of British Columbia this 30th.
day of April 1942

James Muir
A Commissioner for taking affidavits
within British Columbia.

4512

19th January, 1943.

The Manager,
The Canadian Bank of Commerce,
Mission City, B.C.

Dear Sir:

re: Genzo NODA.

In reply to your letter of the 10th instant relative to subject Japanese, we have to advise you that we have a copy of the lease between Eva B. Toms and Noda.

We do not think you can enjoy priority regarding the balance of \$13.93 owing to you by Noda, but we will be pleased to deal with your claim in the usual manner if and when we shall have funds to Noda's credit. For your information we might say that there are a considerable number of claims filed with us against him.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Please address all
communications to
"The Manager"

EVACUATION SECTION

Rec'd FEB 11 1943

File No. 4572

Ans.

James Muir

The Canadian Bank of Commerce

Mission City, B.C.,
February 10, 1943.

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

Dear Sir:

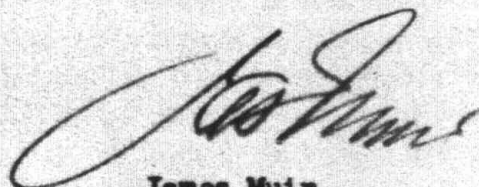
Re: George Noda

When the above named was evacuated from the Mt. Lehman district we filed a report of our claim against him, at which time we reported holding copy of a Three Year Lease dated 17th April 1942 to Eva B. Toms, and we should like to know if a copy of the Lease in question is on file with you. If not, we could supply you with one. The next payment of \$350.00 is due on first April next and we have a claim against Noda of \$13.93 at the present time representing the balance of a loan with interest to this date.

At the time the Lease was made, it was the intention that Miss Toms should pay the rental to us so that the bank loan could be liquidated therefrom. Now we understand that all such payments should be made to you, but we feel that we should be given some priority in the matter.

If it is permissible, would you be good enough to let us know if any other claims have been filed with you against Noda.

Yours truly,



James Muir
Manager

Paid
2-15-43
A

in loan copy of lease
13.93
Tel. claim

Mt. Lehman, B.C.
March 4th, 1943.

Pacific Co-operative Union
Mission, B. C.

Gentlemen:

I hereby wish to notify you that I am vacating
the G. Noda farm in Mt. Lehman just as soon as a new
tenant is found to take it over.

Yours very truly,

Eva B. Pines

Abbotsford, B.C.

Mar 22/43

EVACUATION SECTION	
Rec'd	MAR 23 1943
File No.	4512
Ans.	Aug 26 1943
Referred	Anderson

Mrs. McKay.

Office of the Custodian
Royal Bank Building

Vancouver, B.C.

Mrs. McKay.

Dear Sir

Kindly excuse my letter which I have in writing now I would like to if I could Rent the golf farm which Mrs. MacGill had as she gave up her lease. I am willing to pay \$2.00 all told for it if there is any way of Renting it so I kindly please let me hear from you by Return mail for which I enclose an Return stamp so please do your best.

Yours truly
John Molner.

The said place is held by my letter

Missin R.
April 5th/43.

Left. of Secretary of State,
To the Office of the Custodian.

File No. 4512.

This is to certify you that I
have not paid the Municipal taxes on
the 9. 10. 11. property because I have
a counter-claim of \$67³⁰ against it -
on account of the paper hanger & carpenter
and people that I hired to do the house over
so that it can be habitable. The place was
too filthy to live in otherwise. I under-
stand from Mr. Lee at Pacific Co. of
that I could make the claim.

Yours truly,
Jesse B. Jones

Noted

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Mission City, B.C.,

April 15, 1943.

Mr. G. Noda,
c/o Mr. M. Juris,
Iron Springs, Alta.

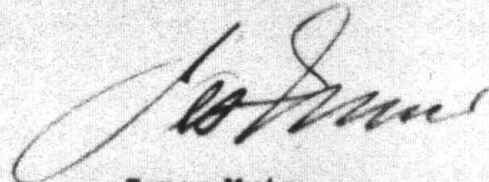
Dear Sir:

We were interested in your letter of 24th ultimo and from the experiences which you have had during the past severe winter you are no doubt welcoming the Spring weather.

It would be our understanding of the Lease which Eva Toms, now Eva Wong, entered into with you, that she would be responsible for the amount of the payments specified in the Lease and we presume you have emphasized that feature to the Custodian as so far as we know he is the only one who can enforce fulfillment of the terms of the Lease, and you should also inform the Custodian about the \$50.00 for labour which you report as owing by Eva Toms. We should imagine if she wishes to withdraw from the property and it is leased to someone else at a lesser amount, she would have to make up the difference.

We note that you may be able to clean up the small balance in the loan about July and we shall probably again communicate with you towards the end of that month.

Yours truly,



James Muir
Manager

Encl. June 21/43

CODE:
WESTERN UNION

W. WYLLIE JOHNSTON, PRESIDENT
OWEN W. THOMAS, VICE-PRESIDENT
THOMAS JENKINS, SECRETARY

10/3
CABLE ADDRESS:
ABILITY, VANCOUVER
TELEPHONES:
PACIFIC 4374 AND 4375

MCGREGOR, JOHNSTON & THOMAS LIMITED

GENERAL INSURANCE AGENTS

414 WEST PENDER STREET

VANCOUVER, B. C. 5th June '43

Office of the Custodian,
Japanese Evacuation Section,
505 Royal Bank Bldg., Vancouver, B.C.

Dear Sir:

File No. 4512-Genzo Noda

We beg to enclose herewith the following:

Policy No. 210094 The North West Fire Insurance Co.,

together with bill for premium, \$22.00,

(replacing expiring Policy #193996)

which we trust you will find in order.

REMARKS: Furniture item reduced to \$100. and Legal
Description revised, as per your favour of the 4th. Inst.

Yours very truly,

MCGREGOR, JOHNSTON & THOMAS, LTD.

Per

EH.

PROVINCIAL GENERAL AGENTS

FOR

FIRE

UNION ASSURANCE SOCIETY, LTD.
OF LONDON, ENG.

ROYAL EXCHANGE ASSURANCE
OF LONDON, ENG.

EMPLOYERS' LIABILITY ASSURANCE
CORPORATION, LTD.
OF LONDON, ENG.

NORTH-WEST FIRE INSURANCE CO.
OF WINNIPEG
(GUARANTEED BY THE UNION)

THE MOTOR UNION INSURANCE CO.
OF LONDON, ENG.

AUTOMOBILE

THE MOTOR UNION INSURANCE CO.
OF LONDON, ENGLAND

ACCIDENT

SICKNESS

LIABILITY

BONDS

ADMINISTRATORS, LIQUIDATORS
TRUSTEES, SUCCESSION
DUTIES, ETC.

CONTRACT BONDS

PLATE GLASS

ELEVATOR

BURGLARY

EMPLOYERS' LIABILITY ASSURANCE
CORPORATION LTD.
OF LONDON, ENGLAND

Arthur J. Cowan

BARRISTER AND SOLICITOR
NOTARY PUBLIC

SUITE 84 LEIGH SPENCER BUILDING
553 GRANVILLE STREET

Vancouver, B.C.

4512

June 11, 1943.
RECEIVED SECTION
Rec'd JUN 12 1943
File No. *CRD.*
Ans. *CRD.*
Referred *McPherson*

The Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Keefer Florist Company

I am acting for the Keefer Florist Company of 211 Keefer Street, Vancouver, B. C. They are wholesale florists and florists supplies. The following Japanese are indebted to them for the amounts shown opposite their names:-

G.K. Produce, <i>Toshio Kubota - Int # 478</i> 5675 Granville St., Vancouver	60.00
Teizo Yamamoto, <i>Int # 723</i> Kingsway Fish Market, 1316 Kingsway, Vancouver	13.35
G.D. Noda, <i>4512</i> R. R. #1, Mt. Lehman, B. C.	346.95 <i>4512</i>
H. Shigematsu, <i>2378</i> 348 Powell St., Vancouver	102.63
	\$522.93

Please be good enough to advise me whether or not these amounts can be collected.

Yours faithfully,

A. J. Cowan.

AJC:M

12-6-43
4512 - Del 22.40
7398 - note
accept
refuse

4512

June 25th, 1943.

A.J. Cowan, Esq.,
Barrister and Solicitor,
Suite 84, Leigh Spencer Building,
553 Granville St.,
Vancouver, B.C.

Dear Sir:

re: \$346.95 - Genzo NODA, Reg. No. 13012
Keefer Florist Co.

Referring to your letter of the 11th inst., we wish to advise you that we have heard from NODA regarding the above claim.

In his declaration on file here, dated April 16, 1942, he has declared as owing the Keefer Produce \$310.00. In his reply he states:

"The Company at the time I did business with them was known as the Keefer Produce Co. As for the \$36.95 I did not know of that."

We shall, therefore, require a statement from your client, showing details of how their amount of \$346.95 is arrived at, for the information of NODA.

Please forward this in duplicate at your earliest convenience, and oblige,

Yours truly,

A. McAlister,
Claims Department.

~~BRUNDE~~

4512

and need
Mr. Genzo NODA,
Registration No. 13012,
c/o Mr. J.W. Jones,
Iron Springs, Alta.

*Letter
apparently
misplaced as
it is not in file
16-7-43
B*
July 16th, 1943.

Dear Sir:

re: Claims

We wish to acknowledge receipt of your recent letter in regard to claims submitted to you in ours of the 17th June. You agreed with all of them except Nos. 3 and 5, and you differed on these only as to a slight difference in amounts.

We wrote to No. 3 - M. Furuya Co. - for a statement, but have not received one as yet.

We also wrote to No. 5 - Keefer Florist Co. - and are enclosing herewith a statement of that account showing \$346.95. This we would ask you to check up and let us know if correct or otherwise. We are informed that this company was formerly known as Keefer Produce Co.

Noted in the file is a letter from Eva B. Toms claiming \$67.30 "on account of paper hanger and carpenter and people that I hired to do the house over so that it can be habitable." Please let us have your comments on this.

In replying please advise what you are prepared to do toward the payment of these claims.

Yours truly,

A. McAlister,
Claims Department.

END:DE

Encl.

File No. 4512

Property: Genzo NODA.

Lessee: Joseph Pelon

Amount: \$50.00

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

File No 4512

NODA Genzo

PAYMENT ORDER.

To *Pacific Co. operators Union*

Address *Union, B.C.*

Payd 7/15/43 16/28

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of

Twenty/100 Dollars out of monies now due and

accruing due or that at any time hereafter may be due in respect to the

proceeds of:- *Bany Corp.*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand

and seal this *12th* day of *July*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *Harlan Pemberton*

Address: *Office of Custodian*

J Pelon

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

OK

THE CANADIAN BANK OF COMMERCE

Mission City, B. C.

November 15/43

EVACUATION SECTION

NOV 16 1943

Rec'd

File No.

Ans.

Referred

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

Dear Sir:

Re: Genzo Noda

In connection with the debt claim which we filed with you as owing by the above named, this is to advise that the balance of the debt has been paid off by Noda, and therefore our claim may be cancelled.

Yours truly,



James Muir
Manager.

Farm Appraisal Report

File No. II-267

Land Description Box of H.E. 15- Tp- 14- Matequi.

Containing **20** Across

Owner's Name **Gense Noda** Post Office Address **Bradner 3 miles**

Nearest Rail Point **Dunnison Sta. S.O.E.R.** Distance **2½ miles**

Market Town **Abbotsford** Distance **10 miles**

[illegible]

Nearest School	Jubilee	Distance	1 1/2 miles
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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.

As it is very much off the beaten path, and the road into it from Gashell Road is a poor one.

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

Employment opportunity limited to seasonal only.

EX-107 T No. 1229-3

Predominating Nationality and religion: **Mixed.**

DATE Nov 9, 1968

Describe Pacing and its condition: poor on one side only.

Value 3

Water supply: good well.

Value 3

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOME	24 x 28	frame	1 story	shing	20yr	posts	poor	\$ 500.00
Leanto	12 x 24	frame	8	shing	15yr	blocks	poor	
	X							
shed	12 x 12	under shakes						
shed	12 x 16	under shakes		none	of these have		any	
garage	9 x 15	frame falling over			real value.			
	X							
garage	X							
	X							
	X							
	X							
	X							

Total present day value \$ 600.00

Total Value Buildings add to farm.

1 500.00

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. room downstairs) 3 Upstairs) 2 New finished shiping & paper

Are buildings painted? ☐ No ☐ Yes Condition of paint ☐ N.A. ☐ Good ☐ Fair ☐ Poor

Distance from nose back 100 yards

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

Cultivated Land

BC/384-P
BC/2151-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
10.00	undulating	8 to 12 inches loam	10in. loam on shaly	2.40 ac. logans 1.50 ac strawberries 2.50 ac raspberries 3.50 ac garden truck	\$40.00	432.00
Area which can be cultivated without cost other than for breaking.						
nil						
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
4.30	undulating	10 to 14 in loam	10 loam	removing thick heavy bush & stumps have a value for the fuel. supply	\$20.00 \$10.00	43.00
Area Unsuitable for Cultivation.						
4.30	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
	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 \$ 500.00

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.

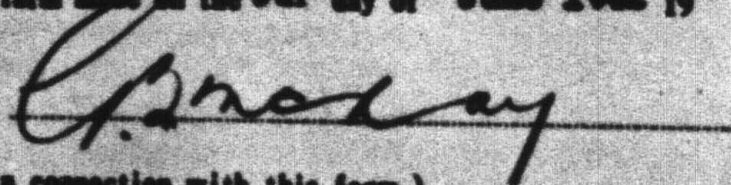
Unusual weeds: very few, some Canada Thistle only.

Give approximate detail and amount of all annual taxes and name of Taxing Authorities: Matequi Municipality. Taxes \$ 26.00

Date: June 15th 1942
Place: Matatu Ford N.G.

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



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

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 tenant and he is keeping the fruit crop in good shape as well as that part of the plowed ground so as to garden truck. Strawberry plants are practically all new seedlings 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 the 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.)

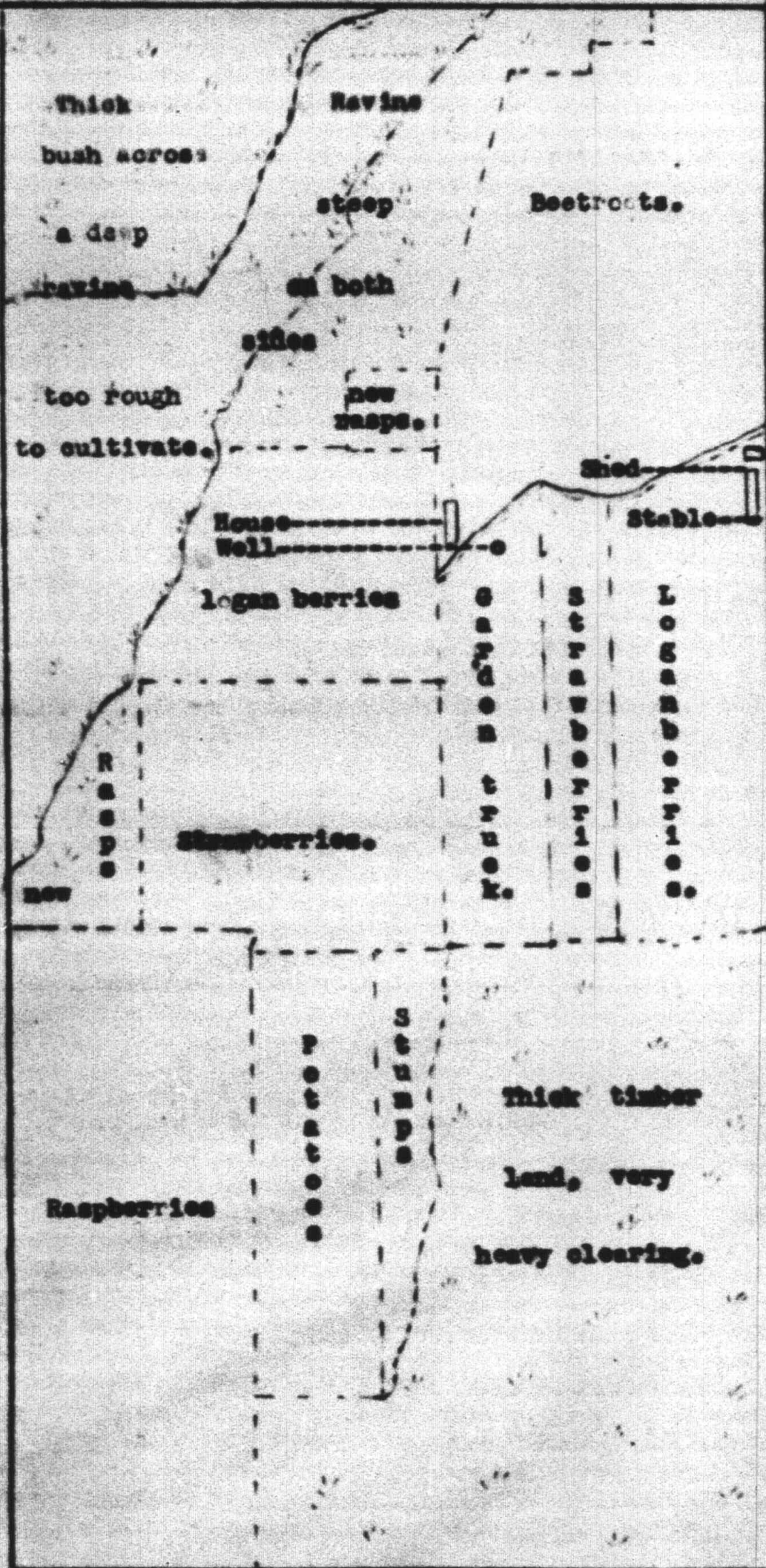
Present Value

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

2 chains to 1 inch
Gense Noda H. 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 19 42.

"I. T. BARNET"
District Superintendent.

Farm Appraisal Report

File No. JL-267

Land Description Lot 10 of the E $\frac{1}{2}$ of Sec.16, Tp.14, Map 3879.

Containing 9.91 Acres

Owner's Name NODA, Gense

Post Office Address

R.R., Aldergrove, B.C.
P.O. at Bradner.

Nearest Rail Point Bradner - B.C.E.R.

Distance $1\frac{1}{2}$ miles

Market Town Abbotsford

Distance 10 "

Church (give denomination) Bradner - United

Distance $1\frac{1}{2}$ "

Nearest School Jubilee

Distance $1\frac{1}{2}$ "

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 $4\frac{1}{2}$ 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
BARN	X							
BARN	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 nearest bush On edge of bush.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.7	Sloping and rolling Some drains.	Sandy clay or silt loam - 6-14"	Clay	Strawberries-fair. 9 stumps in culti- vated 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.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
8.21	Rolling	Sdy. clay or silt loam - 6-14"	Clay	Clearing of bush; some draining necessary.	150.00	10.00
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.

\$

\$

\$

\$

\$

\$

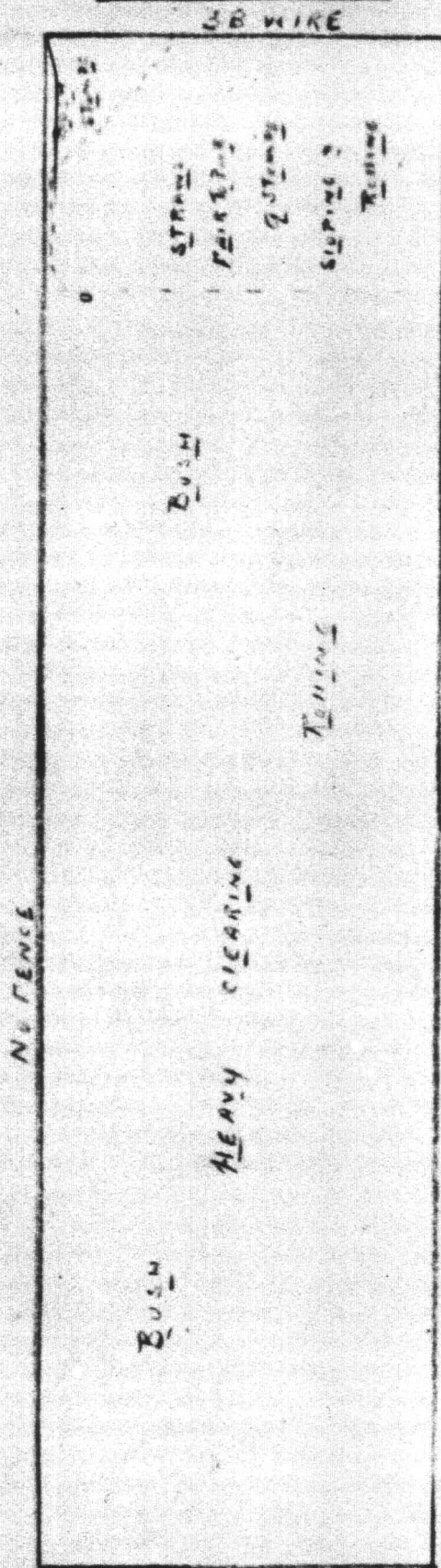
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



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.

SOLDIER SETTLEMENT and VETERANS' LAND ACTBC/384P
File No. (JL-267)

Vancouver, B.C.

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

Dear Sir:-

Re: Lot 10 of E $\frac{1}{2}$ of Section 16,
Tp. 14, Map 3879.
MUNICIPALITY OF MATSQUI

I beg to acknowledge receipt of Duplicate Certificate of Title No. 168920-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 25,443.12, in favour of The Secretary of State, forwarded to you and dated March 7th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 189.00
Loss arrears of taxes to January 1st, 1943,	- \$ 36.38
Amount paid to Secretary of State	- \$ 152.62

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

"C"

T. Todrick,
DISTRICT SOLICITOR

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

Apr. 28, 1944.

Date

"G.C.C."Solicitor for
The Secretary of State

4512
SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/384P
File No. (JL-367)

Vancouver, B.C.

APR 27 1944

NODA, Ganga

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

Dear Sir:-

Re: The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Sec.15, Tp.14.
MUNICIPALITY OF MATSQUI

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 168921-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 25,443.12, in favour of The Secretary of State,
forwarded to you and dated March 7th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 1,055.00 ✓
Less arrears of taxes to January 1st, 1943,	- 31.21 ✓
Amount paid to Secretary of State	- 1,023.79 ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate herof
and return it to me.

Yours truly,

W.K. Chandler
W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

APR 27 1944

Date

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

File No. 4512

Reg. No. 13012

506 Royal Bank Building,
Vancouver, B. C.

MAY 30 1944

Mr. Gense NODA,
c/o J.M. Jones,
Iron Springs, Alta.

Dear Sir:

Re: Demnison Road, Mount Lehman, B. C.
The North half of the North East quarter of Section 15,
Township 14, District of New Westminster, C. of E. 50856.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1055.00
Add:	
Unexpired insurance premium as at January 1st, 1943	22.84
	<u>\$ 1077.84</u>
Less:	
Tax arrears to December 31st, 1942	31.21
Registration fee	2.00
Encumbrance—Principal	
—Interest	34.21
Net proceeds of sale	<u>\$ 1043.63</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

		Debit	Credit	Balance
<u>1943</u>				
Jan. 1	Balance Brought Forward	\$	\$ 1.60	\$ 1.60Cr.
	Credit re Sale of Property		1043.63	
	" " " " "		149.62	
	Land Registry Office C. of E. (2)	2.00		
June 9	Insurance Premium	22.00		
<u>1944</u>				
Mar. 8	P.C.U. Interest on shares		.40	
	" " " " "		.03	
		<u>\$24.00</u>	<u>\$1195.28</u>	

Cr. \$117.28

Canada

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

JAPANESE EVACUATION SECTION

File No. 4512

Reg. No. 13012

506 Royal Bank Building,
Vancouver, B. C.

Mr. Genzo NODA,
c/o J.H. Jones,
Iron Springs, Alta.

MAY 30 1944

Dear Sir:

Re: Dennison Road, Mount Lehman, B. C.
Lot 10 of the East half of Section 16, Township 14,
Map 3879, District of New Westminster, C. of B. 30863.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 189.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 189.00
Less:	
Tax arrears to December 31st, 1942	\$ 36.38
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 39.38
Net proceeds of sale	\$ 149.62

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

R

(Filed between Feb. 21/49
and Aug 1/49).

Wade!

REPORT

MODA, Genzo # 13012

All chattels of any value are missing from the above property. I Questioned the tenants, and all the information I could obtain, was that when the tenant moved in the neighbors claim that Eva Toms the former tenant, removed several truck loads of chattels from and off the property.

I found one old air tight heater left.

Harley

TO WHOM IT MAY CONCERN:-

The following Japanese persons were members of a unregistered Society, known as "YAMOTO NOKAI", and owned a meeting building, built on the property of Sadao YAMAMOTO, Dennison Road, Mount Lehman, B.C. This building has now been sold and this is to confirm that we, the undersigned, represent all the persons interested in the above-men- tioned Society, and agree that the proceeds from sale of same should be divided equally among us.

Member's Name and Address	Member's Signature	Witness
14841 Shintaro YAMADA, Reg. No. 12918, 133 Victoria Street, Kamloops, B.C.		
13930 Kazuo IMAMURA, Reg. No. 12967, 121 Victoria Street, Kamloops, B.C.		
4496 Kinata ODATA, Reg. No. 12991, Tashme, B.C.		
45 Shigeshi MASUDA, Reg. No. 12957, Tashme, B.C.		
13142 Sadao YAMAMOTO, Reg. No. 13004, R.R. No. 3 Vernon, B.C.		
13585 Isamu YAMAMOTO, Reg. No. 13005, c/o Mr. A. Towgood, Oyama, B.C.		
13386 Hiroshi TEUTSUMI, Reg. No. 12950, c/o Coldstream Ranch, Vernon, B.C.		
1338 Shinkatsu KUNIMOTO, Reg. No. 12925, c/o Coldstream Ranch, Vernon, B.C.		
4500 Hachiro TAISE, Reg. No. 13790, c/o F.L. King, P.O. Box 58, Picture Butte, Alberta		
4524 Masao MIKI, Reg. No. 13001, 396 Mountain Ave., Winnipeg, Manitoba		

MEMBER'S NAME AND ADDRESS	MEMBER'S SIGNATURE	WITNESS
5044 Katsujiro YAMAMOTO, Reg. No. 12958, c/o W.E. Hancox, Dominion City, Manitoba		
9310 Tominsuke SAITO, Reg. No. 12953 Widdlechurch, Manitoba		
4502 Masao TSUTSUMI, Reg. No. 12942 DUFROST, Manitoba		
4522 Hisashi MATSUO, Reg. No. 12973 North Kildonan, P.O. Manitoba		
4990 Tokio MORIKAWA, Reg. No. 12929 116 Harriet Street, Winnipeg, Manitoba		
4522 Shigio KATSURA, Reg. No. 13000 22 Geneva Street, Toronto, Ontario		
4512 Genzo NODA, Reg. No. 13012, c/o C.W. Jones, Iron Springs, Alberta		
4361 Mamu OYE, Reg. No. 13010, Vashme, B.C.		
4412 Tomio TANIYAMA, Reg. No. 12920 Slocan, B.C.		
4506 Saijiro MYASAKI, Reg. No. 12981 Dufrost, Manitoba		
4498 Shigeo INOUE, Reg. No. 12918, c/o J.R. Hunt, Iron Springs, Alberta		

STATEMENT

GOODYEAR TIRES

SHELL OIL AND GAS

Aldergrove, B.C. MAY 14 1946.

M. W. E. ANDERSON

ADMINISTRATION DEPT.

IN ACCOUNT WITH

ALDERGROVE GARAGE

G. L. Hamre, Proprietor

CHEVROLET — OLDSMOBILE — G. M. TRUCKS

COMPLETE GARAGE SERVICE

PHONE 511

8% Interest on Overdue Accounts

OUTSTANDING ACCOUNT. RE. GENZO NODA.
MOUNT LEHMAN B.C.

REG. NO. 13012.

ACCOUNT RENDERED,

\$29.57

RESPTFULLY YOURS

G. L. HAMRE

PROP.

ALDERGROVE GARAGE

EVACUATION SECTION

Recd MAY 21 1946

File No.

App.

Referred

4512 & 10105/1

29th May, 1946.

Mr. Tetsuma SAKAKI,
Registration No. 03525
House No. 107,
East Lillooet, B.C.

Dear Sir:

Re: Genzo NODA - Reg. No. 13012

We wish to advise that we have today transferred to your account at this office, the sum of \$232.96 in full settlement of your claim on behalf of the Asahi Garage, against the above Japanese.

Yours truly,

W.E. Anderson,
Administration Department.

WE:SHA

4512

29th May, 1946.

Keefer Florist Company,
211-215 Keefer Street,
Vancouver, B.C.

Dear Sirs:

Re: Genso NODA - Reg. No. 13012

We enclose herewith Custodian cheque in the amount of
\$346.95, in full settlement of your account against the above
Japanese.

Kindly acknowledge receipt in due course.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

4512 & 1902

29th May, 1946.

Mr. Jiichiro MORISHITA,
Reg. No. 01972,
Thunder River,
via Blue River, B.C.

Dear Sirs

Re: Gensei NODA - Reg. No. 13012

We wish to advise that we have today transferred to your account at this office, the sum of \$77.69 in full settlement of your claim on behalf of Komeya Company, against the above Japanese.

Yours truly,

W.E. Anderson,
Administration Department.

WE:HA

29th May, 1946.

G.L. Hamre, Esq.,
Aldergrove Garage,
Aldergrove, B.C.

Dear Sir:

Re: Genso NODA - Reg. No. 13-12

We acknowledge receipt of your statement of the 14th May, which showed the claim of the Hamre Garage against the above Japanese to be \$29.57. However as your original claim filed with this office was for \$25.51, and as this was also the amount acknowledged as owing by Genso NODA, we are enclosing a cheque for this amount in full settlement of the account.

Kindly acknowledge receipt in due course.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HE
Encl.

28th April, 1947.

REGISTERED

Mr. Genzo NODA,
Registration No. 13012,
c/o A.M. Holt,
Listowel, Ontario.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$391.13, which sum represents your full credit balance at this office. For your information we are enclosing a statement of your account showing entries made in it since the one sent to you on the 30th May, 1944, with details of your property sale.

You will note from the statement of your account that full payment has been made of your debts, and that the sum of \$21.09 has been credited to your account from the redemption of your 2 Pacific Co-operative Union shares and accrued interest on your shareholding. Please forward Certificate No. 1003 and Certificate No. 1610 for 1 share each, issued in 1939 and 1941 respectively.

Under the Canadian Government's policy of liquidation, chattels left in the Protected Area were removed and sold by public auction, but unfortunately we were unable to make any recovery of goods declared by you and inventoried by our fieldmen in May, 1942, as the tenant, Miss Eva Thoms, to whom you leased your property prior to evacuation, proved most unsatisfactory. Besides owing you money, she vacated the property without notice and when a new tenant was found for the property, he reported that no chattels remained. We wrote on several occasions to Miss Thoms, and receiving no reply tried to contact her but without success.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encls.(3) Cheque.

JAN 17 1948

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.

4512 H 267
PC 394P 3003A
Mr. 21

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

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

(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 B.C.
City or Municipality Province

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

Lot 10 of E 1/4 of sec 16 Township 14 map 3819 in
the dist. of New Westminster

(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 re-
ceivable) - - - - - \$

(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 - - - \$ 200.00 - 189.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 850.00 - 189.00 = 661.00

(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 one's 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.	Estimated Value \$
6.	Estimated Value \$ <i>100.00</i>
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)) - - - - - \$ *100.00*

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

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

Toronto

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 *Greenish*

of the Town
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 *Greenish*

in the Province of *Ontario*

this *5th* day of *January*

A.D. 194*7*

G. Noda

A. B. W. H. H. H.
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.

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

JAN 17 1948

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.

4512
K 267
BC 389P-451A
Encl. 21

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

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

(2) Pre-Evacuation Address R.R. #1 Mt. Laramie BC.

(3) Present Address MERRITT Box Factory GRIMSBY ONT.

(4) REAL ESTATE

(a) Street Address (if any) MATSUMI BC.
City or Municipality Province

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

N 1/2 of NE 1/4 of NE 1/4 of sec. 15 Township 14 in the dist.
of New Westminster BC.

(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 - - - - - \$ 6450.00

(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) - - - - - \$ 6450.00

(v) Amount at which Custodian sold property and credited your account - - - - - \$ 871.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 5579.00

should be 5395.00

(5) PERSONAL PROPERTY

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

OWN OWN PROPERTY

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

one room in house

(c) How stored or packed at time of evacuation

packed in one room loose 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 care of lease holder for 2 yrs. and then in no one's care

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

1. <i>book case (full of books etc)</i>	Estimated Value \$ <i>250.00</i>
2. <i>4 beds</i>	Estimated Value \$ <i>100.00</i>
3. <i>1 dining table & 4 chairs</i>	Estimated Value \$ <i>80.00</i>
4. <i>1 home made kit. table</i>	Estimated Value \$ <i>25.00</i>
5. <i>1 heater</i>	Estimated Value \$ <i>35.00</i>
6. <i>1 kit cabinet</i>	Estimated Value \$ <i>25.00</i>
7. <i>2 yrs lease of ex. land</i>	Estimated Value \$ <i>200.00</i>
8. <i>Speakers, radio, 600 approx.</i>	Estimated Value \$ <i>60.00</i>
9. <i>Stamp & pulley</i>	Estimated Value \$ <i>80.00</i>
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ *855.00*

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) - - - - - \$ *6434.00*)

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

(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, *Gunga Noda*
of *Grimby*

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 *Grimby*

in the *Province of Ontario*

this *5th* day of *January*

A.D. 194*8*

H. Matchett

A Commissioner, 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

1
2 IN THE MATTER OF THE "INQUIRIES ACT"
3 PART 1. REVISED STATUTES OF CANADA 1957. CHAPTER 92.
4

5 JAPANESE PROPERTY CLAIMS COMMISSION

6 BEFORE

7 HIS HONOUR, JUDGE H.A. MILLER, SUB-COMMISSIONER.
8

9
10 Toronto, Ontario,

11 November 9, 1948.
12

13
14 IN THE MATTER OF THE CLAIM OF

15 OSAKA MIRA
16

17 PROCEEDINGS AT HEARING
18

19
20 APPEARANCES:

21 K.A. CHRISTIE, Esq., K.C.,

appearing for the
Dominion Government,

22 K.A. BENT, Esq.,

appearing for the
Claimant.

23
24
25 A. SMITH, Esq.,

Secretary,

26 G.H.E. UPTON, Esq.,

Official Interpreter,

27 A.B. VITCH, Esq.,

Official Reporter.
28
29
30

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

EXHIBIT EXAMINATION BY MR. HUNT:

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

(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. Biddle, 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 10 acres from 1930 to 1942, who did that?

A. I did.

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

Q. Yes,
Sir.

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 A the Farm Appraisal Report. That is the northeast half of the northeast 15, township 14.

(APPRAISAL REPORT, MARKED EXHIBIT NO. A)

MR. BENT: 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. Parlor, diningroom, kitchen, two bedrooms bottom and two upstairs. There were two rooms in the

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

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

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

7 Q. Does that mean that there were actually seven
8 rooms? A. On the lower floor there was a dining-

9 room, a parlour, a kitchen and two bedrooms, and up
10 above that there were two bedrooms.

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

14 A. I made the verandah and then enlarged the
15 kitchen by 12 feet. There was no basement but I con-
16 structed a full basement.

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

21 Q. Three years before evacuation?

22 A. Yes, sir.

23 Q. Which would be 1939?

24 A. Not exactly but I thought so.

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

27 A. Yes.

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

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

3 Q. When did you build it?

4 A. About 1931.

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

9 Q. What did you grow there?

10 A. I did not have the places properly regula-
11 ted to put these things. I just put them in in differ-
12 ent places where it was suitable, potatoes and carrots
13 and onions, that sort of vegetable garden.

14 Q. What do you say about the road into your
15 property from the Marshall Road?

16 A. At first I constructed a road by myself
17 on the stump and removed the stumps but afterwards, ^{when} it
18 was necessary to have a road, a gravel road which was
19 capable of taking a truck I applied to the municipality
20 and they put it in.

21 Q. What would that be?

22 A. About three or four years before evacuation.

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

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

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

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

G. Hoda,
Dir. ex.

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

5 Q. With respect to these 140 fruit trees which
6 you had on the property, what type of trees were they?

7 A. Italian pines, green-gage, cherry and
8 apple
9 then there were other trees and plum trees around my
10 house.

11 Q. Is that your signature [indicating]?

12 A. Yes, sir.

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

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

16 A. Yes.

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

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

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

25 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO. 4)

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

28 A. About two miles.

29 Q. I see. And, you had bought this property
30 in 1930 when it was just unimproved land?

A. Yes.

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

3 A. Yes.

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

6 A. Covered.

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

10 A. It was.

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

13 A. Yes.

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

17 A. It was rough land and I could not tell
18 until I had cleared it to see whether the soil was suit-
19 able.

20 Q. What type of timber was there on it?

21 A. The timber was fir, maple and brush.

22 Q. Apparently this man Palen who rented it
23 rented it for \$100. per year from you just before
24 evensation? A. That is right, but just one year
25 he pay me and the rest of it I do not know what he
26 did.

27 Q. Your other farm, I believe, was rented for
28 \$300. for the year. Is that correct?

29 A. Yes. This was a three-year agreement made
30 by the lawyer. \$300. a year each if he used it after

G. Rada,
MR. Q.

1 three years. Subsequent to the expiry of three years
2 \$500. for each year. I have not got the agreement here.
3 I keep in the house the agreement but I have not it
4 here.

5 Q. Is that your signature [Indicating]?

6 A. Yes, sir.

7 Q. And was that form prepared upon your instruc-
8 tions? A. Yes.

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

11 A. Yes.

12 MR. BERT: I am filing as Exhibit 5 the parti-
13 culars of Personal Chattels.

14 [PARTICULARS OF PERSONAL CHATTELS,
15 MARKED EXHIBIT NO. 5]

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

18 [ANALYSIS OF PERSONAL PROPERTY CLAIM,
19 MARKED EXHIBIT NO. 6]

20 MR. BERT: Q. Now, you claim a rather large
21 amount here, \$500. for a bookcase full of books,
22 novels, etc. Was that a very large book case?

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

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

28 A. There were two sets of the World Encyclo-
29 pedia, and Medical works. My son will have better
30 knowledge of this than myself.

Q. Now, in respect of this diningroom table

1 and four chairs, apparently you bought it and paid
2 \$100. for it now in 1935?

3 A. Yes.

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

6 A. Yes.

7 Q. To whom did you lease this property?

8 A. He was a chinaman.

9 Q. Was the woman's name Ben Toms?

10 E. That is right.

11 Q. And did they rent the furniture as well as
12 the farm and the house or just the farm and the house
13 without the furniture? A. I let the house and

14 the farm and the farming implements but put certain
15 things which he was not to use in an upstairs room.

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

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

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

25 Q. Was this kitchen cabinet put upstairs, too?

26 A. No. that was downstairs.

27 Q. How about these 200 fence posts? Where were
28 they left?

29 A. They were put in a field piled up.

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

G. Nicks;
 DEF. EX. - DEF. EX.

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

3 THE SUB-COMMISSIONER: Q. What is that?

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

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

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

9 Q. Of what kind of wood were they?

10 A. Cedar.

11 Q. Cedar? A. Cedar.

12 MR. NEST: Q. You just valued them at 10 cents
 13 a piece, if there were 600. You have \$60. down here?

14 A. Yes.

15 Q. All right, thank you.

16
 17 CROSS-EXAMINATION BY MR. CHRISTIAN:

18 Q. I am showing you the J.P. Form dated April
 19 15, 1945, and I ask you whose signature is that?

20 A. This is mine.

21 Q. This is yours.

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

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

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

26 A. Yes.

27 Q. What gross income did you make from these
 28 two farms? A. If it was a good season for
 29 raspberries and prices were good I got about \$4,000.
 30

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 these 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 to have 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 28, but it was in a state of disrepair. The

1 Foundations were so good and I jacked it up and re-
2 vated the whole of the foundation and built the house
3 up.

4 Q. How old were these 144 fruit trees?

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

8 Q. Were any of them bearing fruit?

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

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

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

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

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

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

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

27 Q. In regard to the shuttles, where was
28 this kitchen cabinet?

29 A. It was on the kitchen wall.

30 Q. And, was it attached to the kitchen wall

1 with screws, or with nails? A. It was screwed.
2 I do not know whether it was screws or nails.
3

4 Q. But, it was fastened with something?

5 A. Yes.

6 Q. In respect of the articles, back here, I think
7 you told my friend that you had two sets of World
8 Encyclopedia? A. I had two sets. There were
9 six volumes in one. I do not know how many volumes
10 there were in the other set.

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

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

14 Q. What did you pay for that new edition?

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

18 MR. CHRISTIE: Are you going to call the son?
19 If so, I will go on to another line of questioning.

20 MR. WARD: I will call the son.

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

26 A. They were done by both of us.

27 Q. In regard to your tenant Eva B. Tamm, I sup-
28 pose she was to have the use of the kitchen cabinet
29 as it was fastened to the wall. Is that right?

30 A. I expect she used it.

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

1 to have the use of the stump puller?

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

4 Q. Were those four beds all in one room?

5 A. Yes.

6 Q. Single or double beds? A. Double beds;

7 six.

8 Q. Four double beds? A. Yes.

9 Q. All right.

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

12 MR. CHRISTIE: Yes.

13 THE SUB-COMMISSIONER: Q. When those beds were
14 stored, were they taken down? A. They were collapse-
15 able, broken up.

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

18 THE SUB-COMMISSIONER: Very well.

19
20 RE-EXAMINATION BY MR. BENT:

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

28 Q. All right; thank you.

29 I will call Mr. Dick Wade.
30

15
D. Noda,
Dir. 42.

1
2 DICK NODA, being first duly sworn, testified
as follows:

3 DIRECT EXAMINATION BY MR. BERRY:

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

5 A. Yes.

6 Q. Now, just two or three questions:

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

11 A. You mean the cost price?

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

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

16 A. Yes.

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

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

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

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

28 Q. Was there just one?

29 A. No; about three.

30 THE SUB-COMMISSIONER: Q. How many volumes were

1 there in the World Encyclopedia?

2 A. Yes.

3 Q. Do you know what you paid for it?

4 A. Eighty-four dollars.

5 Q. And, how much for the dictionary?

6 A. Thirty-nine-fifty.

7 MR. B. B. B.: Q. This is the World book?

8 A. Yes, sir.

9 Q. How long ago did you buy that book?

10 A. In 1933, I think.

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

13 A. There was non-fiction books. There were
14 some reference books.

15 Q. General reference books?

16 A. Yes, general.

17 Q. I see. Thank you.

18
19 CROSS-EXAMINATION BY MR. CHRISTIE:

20 Q. How old was this Concise Dictionary?

21 A. Bought in 1934, I guess.

22 Q. What did you pay for the medical books?

23 A. Twenty-five dollars.

24 THE SUB-COMMISSIONER: Q. Did you buy these
25 from book salesman?

26 A. Yes.

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

A. Yes.

15
Dr. Red,
Chair.

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

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

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

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

6 Q. When did you buy these?

7 A. About 1933, I think.

8 Q. The two new ones? A. Yes.

9 Q. And were the other two older than that?

10 A. Yes.

11 Q. And, of what were they made?

12 A. Metal.

13 Q. They were metal beds? A. Yes.

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

16 A. Yes.

17 Q. I think that is all, thank you.

18
19
20 MR. CHRISTIE: I am filing as Exhibit 5 the
21 Assessment Notice for the year 1943. This is of
22 the part of lot 15. And, in the same exhibit a Tax
23 Notice on which the assessment is stated. This tax
24 notice is for the year 1942, and it relates to the North-
25 west quarter of Section 15.

26 (ASSESSMENT NOTICE, 1943, TAX NOTICE, 1942,
27 MARKED EXHIBIT NO. 5)

28 I am filing as Exhibit 6 two Certificates of
29 Insurance.

30 (TWO CERTIFICATES OF INSURANCE, MARKED
EXHIBIT NO. 6)

1 I am filing as Exhibit 10 the Real Property
2 Summary.

3 (TWO REAL PROPERTY SUMMARIES, MARKED EXHIBIT NO.
4 10)

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

7 --- (See Ex. No. 10)

8 It is submitted, your honour, that the valuation
9 placed on these different articles of Personal Property
10 was substantial.

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

15 THE SUB-COMMISSIONER: On what point?

16 MR. CHRISTIE: I submit that Eva B. Toms may
17 possibly be an agent. I have to make a partial sub-
18 mission in this case because I think that will ^{have to} be
19 proved in Vancouver.

20 I think that is all I can say.

21 (PROCEEDINGS ADJOURNED SINCE DIX)

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

25 *A.S. Veitch.*

26 A.S. Veitch,
27 Official Reporter.

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

H.L. Miller
H.L. Miller, Deputy Commissioner.

DEFENCE BRIEF

Toronto, Ontario.
November 9, 1948.

Gense NODA

2 V.L.A.

File No. 4512Sheet A17 Line 12
andCase No. 1229

Sheet A17 Line 5

REAL PROPERTY CLAIM
(All claims shown are Gross)

1. The North half of the North East quarter of Section 15, Township 14, Municipality of Matsqui in the District of New Westminster.

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$6450.00	\$1075.00	\$1055.00

Witness: G.B. McKay, Appraiser.

The Farm Appraisal Report indicates this property is somewhat distant from the main road and the road into it from the nearest road is a poor one. The Report also states the District in which the property is situate is a poor one, being still in the bush. There is a fence on one side only, and it is in poor condition. 4.90 acres are too difficult to cultivate, being a ravine with steep banks.

The house and lean-to are described as being in poor repair with foundations of posts and blocks respectively. The barn, shed and garage have no real value according to above Appraiser.

Mrs. Eva B. Toms, to whom Mr. NODA leased this property stated in letter dated Apr. 5, 1943, that she had to spend \$67.30 for paper hanging, carpentry, and cleaning, in order to make the house habitable. She stated as follows: "The place was too filthy to live in otherwise". Letter on relative claim file.

The house was on the property when he bought it in 1930. It was in a state of disrepair at that time. See Transcript, Page 11, lines 28 & 29. Purchased whole property at that time for \$600.00. Land assessed at \$400.00 and buildings \$1500.00 (1943).

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

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$850.00	\$192.10	\$189.00

Witness: R.W. Brown, Appraiser.

Farm Appraisal Report states this property is $4\frac{1}{2}$ miles from Main Highway. It contains 9.9 acres of which approximately 1.7 acres cleared and is in strawberries. Clearing is heavy and nine stumps are still in cultivated area. No dwelling, electricity or water. A shed 12' x 20' x 6' high is only building on property. A fairly good barbed wire fence is on South and East sides. Fair district but property on edge of bush. Assessment of land was \$248.00 and Improvements \$200.00 in 1943.

PERSONAL PROPERTY CLAIM

3. Household Furniture and Farm Equipment.
- | | | |
|--------------------|-----------------|-------------------|
| Original Claim | \$955.00 | |
| Reduced by | 335.00 | (Items 5, 9 & 10) |
| CLAIMED AT HEARING | <u>\$620.00</u> | |

Fence posts valued at	\$ 60.00	were sold with Real Property
Stump puller valued at	80.00	was not accounted for, theft etc.
Household furniture valued at	<u>480.00</u>	was not accounted for, theft etc.

Total	<u>\$620.00</u>
-------	-----------------

Mr. Genzo NODA leased his Real Property numbered 1 above to Miss Eva Toms, Chinese, before Evacuation. Miss Toms is reported to have vacated the premises and removed considerable personal property at that time. The incoming tenant stated there was nothing left of any value. See Mr. S.C. Carlsen's undated Report regarding chattels.

Submission: It is submitted that the two Real Properties were sold for their fair market value.

It is submitted that the valuations placed on the different articles of personal property were exorbitant.

It is submitted that Miss Eva B. Toms, Lessee, was an agent of the Claimant.

Witnesses

G.B. McKay
R.W. Brown
S.C. Carlsen

Where Required

1. Appraiser V.L.A.
2. Appraiser V.L.A.
3. Staff

WJJ:HA

✓ No submission made at Toronto Hearing regarding Real Property. *[Signature]*

Name of Claimant

NODA, Gense

Case

1229

Custodian File

4512

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					1055. 189.	667.63 98.10			
									60.00 667.63 99.10

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 & 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	Applica- tion 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

October 13th, 1950.

Mr. Gense NODA,
Merritt Box Factory,
Grimsby, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1229

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$1,110.93.

Cheque in your favour is enclosed for \$ 975.83
and we have paid the Co-Operative Committee .. \$ 135.10
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.