

RENTAL STATEMENT

5316

HANEY
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: TAMURA, Yukio

HOME ADDRESS: R.R. No. 1. Haney, BC

REGISTRATION NUMBER 13726 SEX: Male AGE: 21

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: Myself

MARRIED? No

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: ---

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Block 7 of the NW quarter of Sec 21,

Twp 12, Map 1027, District of New Westminster, BC

2. BUILDINGS AND OTHER IMPROVEMENTS: Eight-room dwelling, garage

woodshed, 12 chicken houses, pig houses (6)

3. INSURANCE (Give particulars; state where policies are) None (I intend to have it
insured before we leave)

4. TAXES (Amount and where payable) \$70 for 1941. Payable at Haney.

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself (I expect to lease it
to someone before I leave.) (K fee rate # 5280 + 5603

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My brother Makoto TAMURA
9. IF FARM LAND STATE CROPS SOWN Strawberries, fruit trees (50 apple, 12 pear, 15 plum) 4 cherry trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself
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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
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: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$100 Victory Bond at home.
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: None
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 23rd day of April 1942.

(Signature)

Y. Tamura

J. D. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 22/43

Our File No. 5216 ✓

Full Name TAMURA Yukio
(Surname in Block Letters)

Registration No. 13726 Male - Female
(check) Age July 28, 1920

Former Address P. R. #1, Naney, B.C.

Date Evacuated Apr. 30/42 Naturalized - Canadian-Born - National
(check)

Present Address c/o Mr. J. H. Evans,
Raymond, Alta.

Married - Single
(check) ✓

Name of Wife —

Name of Husband —

Name of Mother (MATSUI) Yuzi Name of Father Yazyaemon

Names of Children under 16 # 13725 # 13727

Requested by [Signature] Registered with Custodian
(Yes or No)

Additional Information Passes

Farm Appraisal ReportFile No. JL-224.Land Description N.W. 1/4 of Section 21, Tp. 12, Map 1027.Containing 19.06 AcresOwner's Name M. & Y. TAMURAPost Office Address Haney, B.C.Nearest Rail Point Haney, B.C.Distance 1 1/2 milesMarket Town New Westminster, B.C.Distance 24 "Church (give denomination) All denominations - Haney, B.C.Distance 1 1/2 "Nearest School Haney, B.C.Distance 1 1/2 "State how property was identified: Map location and corner posts.

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

Direct access to 22nd Road, gravel, fair condition.Is this district a good one? Yes - co-operative marketing.Employment opportunity Two sawmills, brickyard and peat plant - 6 miles.Predominating Nationality and religion: Mixed - Japanese predominatingDescribe Fencing and its condition: No fence of consequence. Value \$Water supply: Domestic supply from two wells. Value \$Electric pump & pressure tank; piped to house & available at poultry houses.**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 39	Frame	1 1/2 st.	Shgl.	20	Cement	Poor	800.00
Garage	15 x 16	"	10'	"	20	Wood	"	"
Pump Hse.	12 x 12	"	10'	"	4	"	Fair	20.00
BARN	21 x 34	"	14-22'	Shke.	15	"	"	125.00
Add'n.	15 x 30	"	6-12'	Shgl.	15	"	"	"
2-egg Brooder	12 x 15	"	5-7'	"	15	"	"	30.00
5 Piggeries	12 x 12	"	5-7'	"	15	"	"	60.00
GRANARY	" x "	"	"	"	"	"	"	"
Pig Pen	27 x 60	"	4-10'	"	7	"	"	170.00
Poultry	18 x 150	"	5-7'	"	15	"	"	325.00
"	18 x 100	"	5-7'	"	15	"	"	160.00
"	18 x 48	"	7-12'	"	15	"	"	115.00

Total present day value \$ 1905.00 1805\$ 1000.00

Total Value Buildings add to farm

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

\$

Describe the basement and chimneys: Cement walls 1 1/2 feet. Frame to first floor 6 feet.
2 Brick chimneys in bracket.No. rooms downstairs? 4 Upstairs? 3 How finished Wood and paper.Are buildings painted? Stained. Condition of paint -Distance from nearest bank Over 300'

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
11.86	Undulating & Level	Clay loam 12" to 20"	Clay	Sod & Grass	90.00	1067.40
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
4.00	Undulating	clay loam 12-20"	Clay	Clearing, stump- ing, draining & levelling.	175.00 to 200.00	15.00
						60.00
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	
3.20	Gully, creek bed - banks			-	1.00	
						3.20

Total value of Land \$ 1130.60

Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 2130.60

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

Property apparently has been operated along poultry and hog line, and total cleared area is in sod and grass, with exception of small plot of rhubarb. Occupied at present time by tenant.

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

Mixed small fruits and poultry.

Noxious weeds:

Thistle is making inroads on cleared area.

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

1942 Tax - \$77.57. District of Maple Ridge.

Date: June 5th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 4 day of June 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

71-224- TAMURA, M. & Y. Farm Appraisal Report

Remarks:

This is a fairly good type of property, with good soil condition. The property appears to have been operated chiefly for production of hogs and poultry, as the cleared area has not been worked for some time. The holding is overburdened with buildings, both poultry houses and piggeries, and they are not in good condition. The dwelling also is old and roof not in good condition.

There is an old orchard on the property - trees are in very poor health and should be removed.

Electric light is installed in the dwelling, and several of the poultry houses have wire installation. There is also an electric pump "Century" make with a Myers pressure tank. Water is piped to the house, and also is available outside poultry houses.

The property is leased to Ivar Haugen. Term May 1st to February. Rental of \$20.00 per month.

(FOR ORCHARD LANDS ONLY)

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

Fruit trees on this holding of no value.

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

11.86 acs. - In sod and old fruit trees,
with small garden plot of
rhubarb.

\$

\$

\$

\$

\$

\$

\$

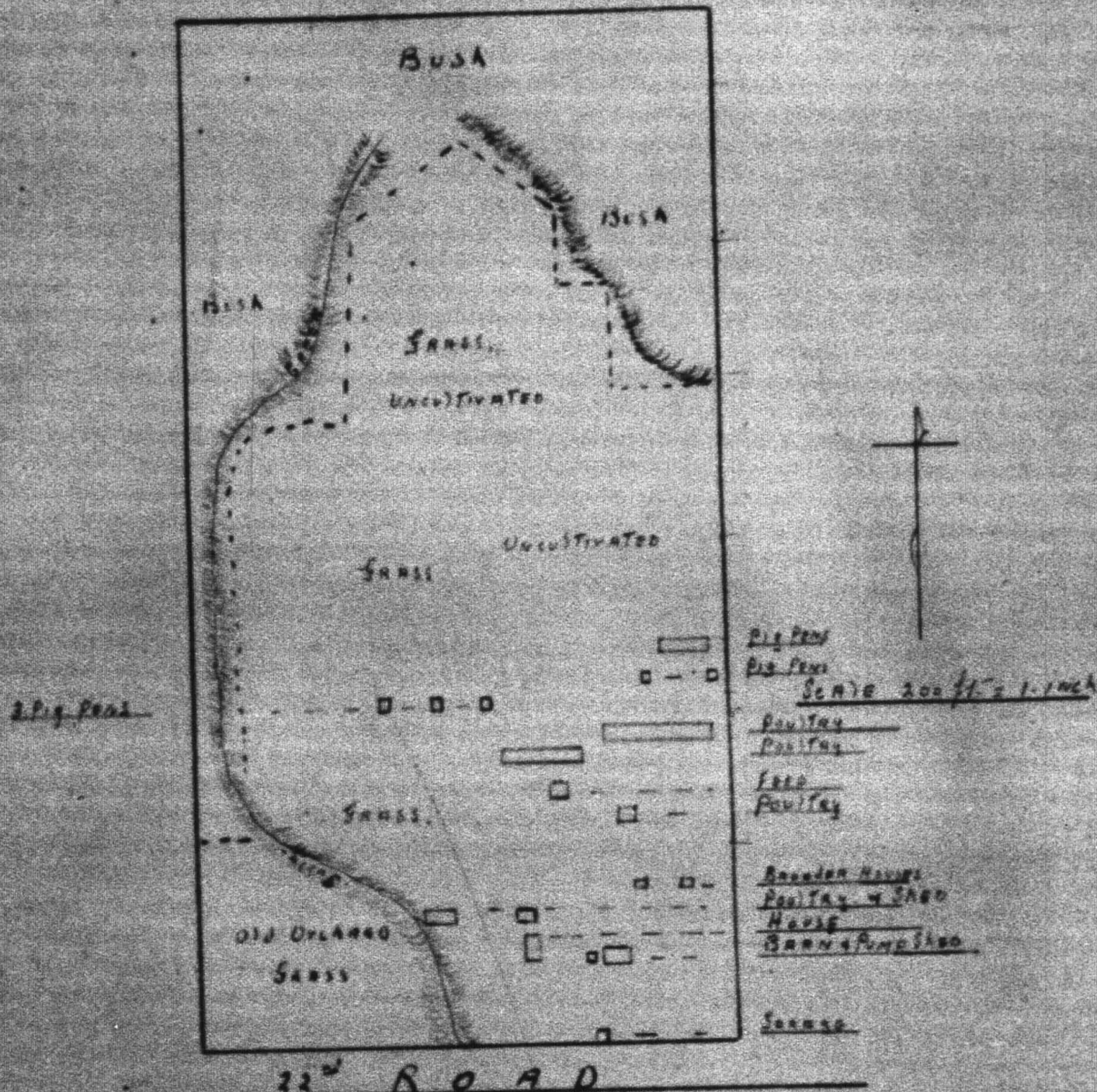
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



N.W. 1/4 Sect 21 - T. 12 - M. 1027 - 19.06 Acs

MAKOTO + YOKIO - TAMURA

Following careful review of this appraisal report, it is my opinion that the present value is \$ 2100.00

Date 9th June 1942.

"I. T. BARNET"

District Superintendent.

NOV 28 1947

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528082175P
Nov. 17

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)
IN THE MATTER OF ORDER IN COUNCIL P.C. 1810, DATED
JULY 18th, 1947, AS AMENDED.
AND IN THE MATTER OF A COMMISSION TO INVESTIGATE
CLAIMS OF PERSONS OF THE JAPANESE RACE.

WE, YUKIO TAMURA and MAKOTO TAMURA, both of Rosemary in the Province of
Alberta, Farmers, do hereby, jointly and severally, solemnly declare as
follows:

(1) Our names in full and registration numbers are as follows:

Yukio Tamura, Registration No. 13726

Makoto Tamura, Registration No. 13946.

(2) Our address at the time of our evacuation from the Protected Area
was Haney, British Columbia.

(3) Our present address is Rosemary, Alberta.

(4) Our claim relates to real property as follows:

(a) The property is located at Haney, British
Columbia.

(b) The legal description of the property is
Block Seven (7), of the North West Quarter
of Section Twenty-one (21), Township
Twelve (12), Map No. 1027 in the District
of New Westminster.

(c) The real Property consisted of a farm, on
which we raised poultry, hogs and some fruit.

(d) We held Title to the land in fee simple, pur-
suant to a so-called Certificate of Indefeas-
ible Title No. 147775E.

(e) The fair market value at the date of sale was
as follows:

(a) Land	\$4,300.00
(b) Buildings	3,700.00
TOTAL	\$8,000.00

(f) The amount of loss which we sustained in connection with the sale of this property was approximately \$5,871.00 as to the best of our recollection the property was sold by The Custodian for \$2,129.00

(g) We would prefer to have our claims heard at Lethbridge, Alberta. No interpreter will be required as we are both British Subjects with a good knowledge of the English Language.

AND WE MAKE THIS SOLEMN DECLARATION conscientiously believing the same 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 by both of the above named,
Tukio Tamura and Makoto Tamura, at
the Town of Brooks in the Province
of Alberta, this 24th day of November,
A. D. 1947.

} Yukio Tamura
} Makoto Tamura

Reuben Vergau

A NOTARY PUBLIC IN AND FOR THE PROVINCE
OF ALBERTA.

TO:

The Commissioner,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

REAL PROPERTY SUMMARY

Files 5280, 5316

V.L.A. B.C. 175-P

JAPANESE NAMES: Makoto TAMURA - - Reg. No. 13946
Yukio TAMURA - - Reg. No. 13726

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

PROPERTY ADDRESS: 2831- 22nd Road, Haney, B. C.

LEGAL DESCRIPTION: Block 7 of the North West quarter of Section 21 Township 12
Map 1027 Municipality of Maple Ridge, B.N.W.

TITLE: In the names of Makoto TAMURA and Yukio TAMURA, joint owners.

ENCUMBRANCE: Vesting in Custodian 25429 - 15th February 1943.

ASSESSED VALUE: Land \$1700.00
Improvements \$2100.00 Total \$3800.00 Taxes \$77.52.

CLASSIFICATION: Farm with dwelling. Area, 19.06 acres. Inspector reported
15th May 1942, 1 acre strawberries with two storey frame
house, 20 x 38, 6 rooms in fair condition, 12 chicken houses,
6 pig styres, woodshed, incubator shed. Occupied at the date
of inspection by I. HAUGEN.

HISTORY OF
ADMINISTRATION:

Mr. Mensies acted as agent for the two TAMURAS, who executed
a lease to Ivar HAUGEN dated 5th May 1942 for a period of 9
months from the 1st May 1942, lease including buildings, for
\$180.00 payable \$20.00 monthly. The tenant vacated this
property at the end of October 1942, the Custodian collecting
\$120.00 the rental due to this date.

The property was then leased by the Custodian to John
Sinclair McRae by lease dated 19th March 1943 as from the 1st
December 1942 to the 30th November 1943, for \$204.00 payable
\$17.00 per month, the lease covering buildings and reserving
space for storing chattels of owner. Of this rental, \$17.00
was paid to the Custodian and credited to the joint account
of the owners, and \$102.00 collected by the Custodian was
allowed as accrued rental to the Director The Veterans' Land
Act. This lease was handed to The Director The Veterans'
Land Act on the 13th August 1943.

The two TAMURA brothers above named declared no chattels,
the furniture and farm implements on the premises were owned
by their father Yasaemon TAMURA. *Caw 790 file 5603*

SOLD:

To The Director The Veterans' Land Act for \$2091.00 as at
1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the Joint Account of Makoto and Yukio TAMURA,
sale price \$2091.00, plus rental from HAUGEN and McRae \$137.00

\$137.00

total \$2228.00; less taxes \$77.57, Certificate of Encumbrance \$1.00, registration fee \$3.00, commission \$2.00, legal fee \$15.00, total \$98.57. Net amount released \$2149.43.

TITLE:

Included in C. of T. 169042-E and payment of consideration included in cheque to the Custodian dated March 9, 1944.

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

DATED February 25, 1946.

Jan Macpherson

IM:ML

Canada

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

JAPANESE EVACUATION SECTION

File No. 5280, 5316.
Reg. No. 1394, 13726.

506 Royal Bank Building,
Vancouver, B. C.

Mr. Sakito TANURA,
Mr. Tokio TANURA,
c/o Mr. J. W. Burns,
Edmonton, Alberta.

MAY 10 1944

Dear Sir:

Re: 2831 - 22nd Road, Burnaby, B. C.
Municipality of Maple Ridge, Block 7 of the N.W. 1/4 of
Sec. 21, Township 12, Map 1027, Dis. of New Westminster,
C. of B. 71159.

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	2091.00
Add:	
Unexpired insurance premium as at January 1st, 1943	2091.00
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	2088.00

Joint

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.

3

1941

Jan. 1

Balance brought forward

Credit re Sale of Property

Land Registry Office C/E

Debit

Credit

Balance

\$ 59.43

\$ 59.43 CR

2088.00

\$1.00

\$1.00

\$2147.43

CR\$2146.43

5280 / 5216

13946 / 13726

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/175P
(JL-224)

Vancouver, B.C.

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

TAMURA, Makoto
" Yukio

Dear Sir:-

Re: Block 7 of the NW $\frac{1}{2}$ of Sec. 21,
Tp. 12, Map 1027.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169042-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 \$11,227.39 in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	\$ 2,091.00
Less arrears of taxes to January 1st, 1943.	- \$
Amount paid to Secretary of State	\$ 2,091.00

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate heretof
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.

Date

Solicitor for
The Secretary of State

File No. 5316

TAMURA, Yukio (Mr.)

Reg. No. 13726

2831 - 22nd. Road, Haney, B. C.

Picture taken March 7/43 by J.M.



200 5250/5216

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This Indenture

Made in duplicate the 5th day of May in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between: MAKOTO TAMURA
and
(5314) YUKIO TAMURA

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

Insert full
Names,
Addresses
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

IVAR HAUGEN

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

Hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge, province of British Columbia more particularly known and described as Lot Seven (7) of the North West Quarter of Section Twenty-one (21) Township Twelve (12) Map 1C27 in the District of New Westminster.

Description of property

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the 1st day of May one
thousand nine hundred and forty-two for the
term of Nine months thence ensuing.

Yielding during the said term therefor the rent of One Hundred Eighty Dollars,

of lawful money of Canada, payable on the following days and times that is to say: \$20.00 per month, the first payment to be made May 1, 1942, and \$20.00 on the first of each and every month till the full sum is paid.

If the Electric Pump now installed to supply water to the live stock buildings is required by the tenant, the tenant must be responsible to maintain it in good working order and prevent damage by frost.

Provided that the Lessor at the end of this term wishes to renew the lease, or take possession of the property he will give one month's notice of his intention to do so.

the first payment to be made on the 1st day of May, 1942

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

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

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

Proviso for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Proviso for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

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

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

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

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature of Witness Halbert Menzies

Street Address

City or Town

Occupation

Haney, B. C.

Notary Public

M. TAMURA (Signed)

Y. TAMURA. (Signed)

Extract from Lease.

Lease No. 400.

Files Nos. 5280/5316.

Lessor: The Secretary of State. (Makato & Yukio TAMURA)

Lessee: John Sinclair McRAE.

Date: 19th March, 1943.

Term: 1 year from 1st December, 1942 to 30th November, 1943.

Consideration: \$204.00 - payable \$17.00 monthly commencing 1st December, 1942.
No Taxes.

Property:

Land: Block 7 of N.W. $\frac{1}{4}$ of Section 21, Tp.12, Map 1027, C.of T. 147775 E.
Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 13/8/43 .

Extract from Lease.

Files #917 & #5316.

Lessor: Makoto TAMURA & Yukio TAMURA.

Lessee: Ivar HAUGEN.

Date: 5th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease.

Consideration: \$180.00, payable \$20.00 on the 1st of every month, commencing May 1, 1942. ✓
No Taxes.

Property:

Land: Lot 7 of N.W. $\frac{1}{4}$ of Section 21 Township 12 Map 1027, N.W.D., Municipality of Maple Ridge.

House: Included. ✓

Chattels: Electric Water Pump only.

Rent To 30/5 } paid into this office
30/6 } by H. Haugen 26/6/42
31/7 } paid into office ROR
30/8 } ✓

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 5316

MUNICIPALITY: Maple Ridge.

Date: May 15th. 1942.

NAME: TAMURA. Yukio,

REGISTRATION NO. 13726.

ADDRESS: 2831 22nd. Road, Haney, B.C.

PROPERTY: Joint ownership.

ACREAGE:

KIND OF CROPS:

APPROXIMATE ACREAGE OF EACH:

HOUSE:

VACANT:

OCCUPIED

DESCRIPTION

ROOF:

SIZE:

NO. OF ROOMS

CONDITION:

OTHER BUILDINGS:

NAME OF LESSEE OR RENTOR:

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS: See registration of TAMURA. Makoto, #13946

INVENTORY OF CHATTELS LEFT ON PROPERTY

None.

Signed:

I. C. Randall

PERSONAL PROPERTY SUMMARY

File No. 5316

Re: TAMURA, Yukio - Reg.No.13726

The above Japanese declared no Personal Property assets except \$100.00 worth of Victory Bonds. These were not brought under control by the Custodian.

This file reveals no other Personal Property assets or Specified Articles.

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

February 25th, 1946
WEA:EH

W E Admon

14th March, 1946.

REGISTERED

Mr. Yukio TAMURA,
Registration No. 13726,
c/o J.N. Evans, Esq.,
Raymond, Alta.

Dear Sir:

Your request for funds has been forwarded through the Department of Labour, and as your file has now been reviewed, we take this opportunity of giving you a brief summary of our administration of your affairs.

Real property at Hanesy, which was registered in the names of yourself and your brother Makoto TAMURA, became vested in the Custodian upon your registration with this office. The property had been leased by you both jointly, on 5th May, 1942, for a period of nine months at the rate of \$20.00 per month. Rental payments at this rate were collected through this office and credited to your account, until the 31st October, at which time the tenant vacated the property. From these funds the 1942 taxes amounting to \$77.57 were paid.

We were successful in obtaining a new tenant in December, at the rate of \$17.00 a month, and one month's rent at this rate, accrued to the benefit of your joint account at this office. No further revenue, however, accrued to your benefit here, as in accordance with the Canadian Government's policy of liquidation, the property was sold as of the 1st January, 1943, to the Director of Veterans' Land Act. Full details of the property sale were sent to you on the 10th May, 1944, from which statement you will have noted that the net proceeds were credited to the account of your both, jointly. Since that time, however, legal fees amounting to \$15.00 in connection with the conveyance of the property were charged to the account.

The only other asset declared by you was a \$100.00 Victory bond and this was not brought under control by the Custodian.

We have today written a letter to your brother, Makoto, reporting to him on our administration, and have enclosed with the letter to him, a cheque in the amount of \$2129.43 made payable to you both jointly, representing all funds held to your credit at this office. It will be necessary that you also endorse this cheque before it is negotiable.

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 enclosed with our letter to your brother, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

MEMORANDUM

File Nos.: 5280
5316
5609

April 8th, 1943

To: FILE

From: Mr. Green

Re: TAMURA, Makoto
TAMURA, Yukio
TAMURA, Yasaemon

Neither of the two sons, Yukio Tamura or Makoto Tamura, declared any personal property, but they did declare real property which is at present leased to Mrs. McRay. The father, Yasaemon Tamura, does declare furniture, effects, and tools most of which are covered in Bardwell's inventory of May 15th, 1942 and the additional list taken by Mr. Moryson on April 1st, 1943. The piping declared may be assumed to be part of the water pump system and apart from this, there seem to be missing three brooder stoves and 90 x 10 gallon cans for chicken milk. This latter is evidently the product of some rare avis.



HFO:IF

5316✓
917

24th September, 1942.

Mr. Ivor Haugen,
2831-22nd Rd.,
Haney, B.C.

Dear Sir:

re. M. & Y. TAMURA.

We have a copy of your lease with subject Japanese, and note that it merely covers the use of the electric water pump.

We would appreciate it if you would supply us with a list of all the chattels left on this property and a statement of your responsibility for their safe-keeping.

Yours truly,

R. D. Richardson,
Farm Department.

HRC:GF

*Wait for field
report HRC*

5280
5316
5603

15th June, 1942.

Mr. Hal Mensies,
Honey, B.C.

Dear Sir:

re: Makoto Tamura, Yukio
Tamura & Yazaemon Tamura.

We are informed that you have leased the farm property of Messrs. Makoto and Yukio Tamura, which is jointly owned by them, and that the lease covers the household goods and farm implements, which are owned by their father, Y. Tamura.

Kindly let us have a copy of the lease at your earliest convenience.

Thanking you in anticipation, we are,

Yours truly,

R. P. Alexander,
Assistant Manager.

RDR:GF

T. H. BAIRD
OWNER

NIGHT PHONE:
FRASER 1223

DAY PHONE:
FRASER 308

E. G. SPERWOOD
MANAGER

BURNS & MCGEE

FOR SHIPPERS
PROTECTION

REFERENCE:
CANADIAN BANK OF COMMERCE
FRASER ST. & 45TH AVE. BRANCH
VANCOUVER, B. C.

BAIRD & CO. LTD.

Livestock Commission Merchants

FRASER STREET AT MARINE
VANCOUVER, B. C.

OPERATING
AT
VANCOUVER
STOCKYARDS

CAR NO.

SOLD FOR
ACCOUNT
OF

CONTENTS

ARRIVED

LOT NO.

STOCKYARDS NO.

DATE	INVOICE NO.	BUYER	HEAD	DESCR.	WEIGHT	PRICE	GROSS	N% COND. INS. DEDUCTIONS	LAST AMOUNT IN THIS COLUMN SHOWS BALANCE DUE
5-25-17	1017	Kingie	11	Hogs	1065	1475	231.83	1.16	730.67
Mortgage to 1st								94	
Garrison								165	259
									779.08
Advance									700.00
Cheque									29.08

IMPORTANT: TO CONFORM TO RAILWAY TARIFFS, ALL SHIPMENTS SHOULD BE CONSIGNED AS FOLLOWS:

BAIRD AND CO. LTD.
FRASER STREET, B. C.
FOR V & L. I. RY DELIVERY

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Lethbridge, Alberta,

March 30th, 1948.

IN THE MATTER OF THE CLAIM OF
KUNIO TANURA and MANDATO TANURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

A.G. VIRTUE, Esq., K.C.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30

2
Y. Tamura,
In Chief.

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

DIRECT EXAMINATION BY MR. VIRTUE:

Q You and your brother, Nakoto Tamura, are making a
joint claim? A: Yes.

Q And is this a statement of your claim prepared by
you with the assistance of your solicitor?

A Yes, it is.

Q And is that a true statement of your claim?

10 A Yes.

MR. VIRTUE: I will put this in, sir, as Exhibit 1.

This is one of those blessed cases where there
are no personal property claims.

THE COMMISSIONER: Yes, it is always a help.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Would you look at this photograph and
tell his Lordship what it represents?

A The building on the left is the dwelling house.

Q In respect of which you claim?

20 A Yes.

Q That you are claiming for?

A Yes.

Q Yes?

A And the building in the background is the chicken
house and the building on the right is, I believe,
t the pump house.

Q I understand this photograph was taken at your
request quite recently?

A Yes, that is correct.

Q How does the condition of the buildings as shown
in this photograph compare with their condition
3

Y. Samura,
In Chief.

when you were evacuated?

A: It

looks as if it is somewhat rundown from the time
when we left.

Q Were the shingles off the roof when you left?

A No, they were not.

Q And that would apply to the general condition of
the buildings, they have been run down since you
left?

A: Yes.

MR. VIRTUE: I offer that as the second exhibit, Mr.
Secretary.

10

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

THE COMMISSIONER: Q: What acreage did you have on
the farm?

A: 19 plus a little bit.

19 plus.

Q And was it all cleared? A: No, there were about
2 cleared.

MR. VIRTUE: Q: Would you look at this second photograph
and tell his Lordship what it represents?

A This is a closer view of the chicken houses which
I mentioned in the first picture in the background
with some of the fruit trees in the foreground.

20

Q And the high trees, the pine, or whatever they are
in the background, does that represent the con-
dition of your land more or less when you took it
over, the uncleared part?

A: Yes.

Q And you cleared land of that nature in order to
make it tillable land?

A: That

is when dad bought the land.

Q When your father bought it?

3 A Yes.

I. Tamura,
In Chief.

MR. VIRTUE: I offer this as the third exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

Q You had fire insurance on your dwelling house of
\$1500.00? A: Yes, that is
correct.

THE COMMISSIONER: Q: Were these photographs taken
about the same time, do you know?

A Yes, they were.

THE COMMISSIONER: That is Exhibits 2 and 3.

10 MR. HUNTER: My lord, it is submitted that the real
property was sold for its fair market value. I
will file the Soldier Settlement Board appraisal.
(APPRAISAL MARKED EXHIBIT NO. 4).

MR. HUNTER: There are no questions, my lord.

MR. VIRTUE: Perhaps I should have asked this question
in chief but I didn't know it.

Q Did you do a good job of farming and cultivating
of this land? A: I believe we did.

Q I understand you are a graduate of the school
20 at the University of British Columbia in agriculture?

A Yes, that is myself.

THE COMMISSIONER: Q: What was the year of your
graduation?

A 1941.

MR. HUNTER: I don't know whether there is any purchase
price given to your Lordship. It was \$2,091.00,
my lord. The assessed value was \$3800.00, \$1700.00
for the land, \$2100.00 for the improvements.

MR. VIRTUE: If my friend is finished, I want to add
30 a couple of remarks here. My learned friend has

5
Y. Tamura,
In Chief.

already called attention to the assessment, which was almost double the sale price, and in the appraiser's report once again he lists the value of the buildings at \$1805.00 and cuts them down to \$1000.00, and notwithstanding his valuation he says it is a fairly good type of property with good soil condition.

THE COMMISSIONER: Yes. All right, that is all, thank you, Mr. Tamura.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrabin

"J. P. HORRABIN"
Official Reporter.

DEFENCE BRIEF

Yokio TAMURA
and
Makoto TAMURA

File Nos. 5316 & 5280

Case No. 482

LETHBRIDGE
30 March 1948
V.L.A.
Sheet A 15 - 6

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Claim</u>	<u>Appraised At</u>	<u>Sale Price</u>
\$8000.	\$2130.60	\$2091.00

Witness - Appraiser - H.L. Sinclair

Question of valuation only.

Appraiser (Sinclair) reports - Domestic water supply
from 2 wells.
No fences of consequence.

Appraiser (~~Sinclair~~) reports - Fairly good type of
property. Dwelling house
old and roof not in good
condition.

BMP/mv

Name of Claimant **TAMURA, Yukio**
Makoto
 Custodian File **5516 & 5590**

Case **492**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
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		
					2091.					1795.96 ✓
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1795.96 ✓