

5430



**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: NOMURA YazoHOME ADDRESS: R. A. #1 Mission, B. C. (Lougheed Highway)REGISTRATION NUMBER 13016 SEX: Male AGE: 61OCCUPATION: 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? YesNAME OF WIFE OR HUSBAND: KinoADDRESS OF WIFE OR HUSBAND: sameNAMES OF ANY LIVING CHILDREN: Akio (M) Toshihara (M) Asako (M)ADDRESS OF CHILDREN: Same addressAGE OF CHILDREN: 15, 13, 10 yrs.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Blocks 12, 13, & 18 and Lots 1, to 10  
(both inclusive) of Block 19 of Block "A" of Lot 165 Group 3 Map 2632  
save & except part of .34 of an acre of block 13 as shown on sketch #5279  
in the district of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 roomed 2 storeyed wooden frame  
dwelling with 1 room extra in basement. 1 woodshed 1 root house  
1 packing shed 1 garage 1 bath house 1 hot house (rhubarb)

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$27.92 1941 paid at Mission, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) leased to: Joseph Fish, Vancouver.  
1 yr. lease. By Mr. Campbell, Mission. B. C.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: IN OWNER'S POSSESSION
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberry, raspberry, loganberry,  
vegetables, fruit trees, blackberry. Gd. sold to Joseph Kish  
for \$400. \$200 received to date.

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- IN HOUSE: 4 stoves, 5 beds, 3 bureaus, 2 Singer treadle sewing machines,  
1 vacuum cleaner, 1 shrine, 1 clock, 15 blinds, 7 cupboards,  
kettles, steamers and kitchen utensils, tables, chairs, lamps,  
5 baskets, 2 egg cases, 12 trays, 2 tea sets, 1 gramophone,  
20 picture frames, 1 lamp stand, Jap. doll decoration, curtain rod
- FARM IMPELEMENTS: garden tools, cultivator, plough, spray, 1 hand cultivator  
carpenters tools, raspberry wire, grind stone, scale,  
hose, hay hook, cedar board, blasting shovel, bricks,  
pail, mole trap, berry stands.
- HOUSE (extra) silver cake plates, toaster, linoleum, rugs, books, cushions,  
festival dolls, Koto, tobacco set, 1 gas stove,

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- 1 cat. to be looked after.
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: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) FromJoseph Kish, Russian City \$200 for balance of 1941

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

\$50.00 Victory Bond (1942) \$12.00 War Savings Stamps (children's)  
At home.(Victory Bond--Mr. Shimmeck has it)8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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 21st day of April 1942.

(Signature)

Y. Nishimura

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date

Sept 1/43

File No.

5430

Full Name

NOMURA

V2020

(Surname in Block Letters)

Registration No.

13016

Male - Female  
(check)

Age

Dec. 8, 1880

Former Address

R.R.#1, Mission, B.C.

Date Evacuated

7/8/42

Naturalized - Canadian-Born - National  
(check)

Present Address

1/6 Van Hallen Farm,  
Coaldale, Alta.

Married - Single  
(check)

Name of Wife

Kiria #13257

Name of Husband

Name of Mother

Deceased

Name of Father

Deceased

Names of Children under 16

Akira (M) Sept. 3/26

Toshikazu (M) July 26/29

Azaka (F) July 18/31

Requested by

Haskins

Registered with Custodian

(Yes or No)

Additional Information

Farmer Owner of house &

4 acres



REAL PROPERTY SUMMARY

File 5430

V.L.A. B.C. 262-P

JAPANESE NAME: Yaoso NOMURA - - Reg. No. 13016.

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

PROPERTY ADDRESS: 3969 Lougheed Highway, Mission, B. C.

LEGAL DESCRIPTION: Blks. 12, 13 and 18 and Lots 1 to 10 both inclusive of Blk. 19 of Blk. "A", of Lot 165, Gp. 3 Map 2632, Save and Except part .34 of an acre more or less of Blk. 13 as shown outlined in Red on Sketch 5279, Municipality of Mission, District of New Westminster.

TITLE: In name of Yaoso NOMURA.

ENCUMBRANCE: Right of Way Map 4882 as to Lot 13.  
Certificate of Vesting in the Custodian filed December 1st, 1942, as No. 24921.  
No indication on file of any unregistered encumbrance.

ASSESSED VALUE: 1943, 10.65 acres. Assessment.  
Land \$534.00  
Improvements \$900.00, Total \$1434.00 Taxes 1942, \$38.99.

CLASSIFICATION: Berry farm and dwelling. Report of Custodian's representative describing the property as having  $4\frac{1}{4}$  acres in berries, fruit and peas, with a wooden  $1\frac{1}{2}$  storey 7 room house in fairly good condition, a woodshed, pickers house, garage, stable and packing house.

HISTORY OF ADMINISTRATION: 1. Administration by Custodian, subject to lease, as below.  
2. The property was leased by the owner to the end of 1942, 10 months, to Joseph Kish, for \$400.00 through Mr. Campbell of Mission. Of this rental \$200.00 was paid to Nomura at the time and balance apparently paid to him later, of which no record is on file. Mr. Kish later made a claim of misrepresentation in acreage of crop, and was allowed a credit of \$133.70.  
The lease was renewed by the Custodian for the year 1943 at a rental of \$100.00 which was paid to the Director, The Veterans' Land Act on November 19, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1194.00 as at January 1st, 1943.  
Approval of Advisory Committee on 1st June, 1943.

FUNDS: Released to the credit of Yaosu Nomura. Sale price of \$1194.00 less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00 and taxes \$33.62. Net amount released \$1141.38



**TITLE:**

Included in Title 170745-E issued to The Director,  
The Veterans' Land Act March 9th, 1944.

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

**DATED** December 6th, 1945.

*Paul W. Asphenson*

**IM:JS**



# REPORT ON EVACUATED JAPANESE PROPERTY

File No. 5420

MUNICIPALITY: Mission.

Date: June 15, 1942.

NAME: NOMURA, Yaezo.

REGISTRATION NO. 13016.

ADDRESS: 3969 Lougheed Highway, Mission, B.C.

PROPERTY: 10.65

ACREAGE: ✓

KIND OF CROPS: Fr. Tree Strawberries. Rasberries. Loganberries. Peas.  
1/4. Mixed. 2 1/4. 1/2. 1/2. 1/4.

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 1/2 Storey. VACANT: OCCUPIED Yes. by Lessee.

DESCRIPTION Wooden frame.

ROOF: Shingle.

SIZE: 21 x 40.

NO. OF ROOMS 7.

CONDITION: Fairly good. 3 rooms reasonably well finished, rest unfinished.

OTHER BUILDINGS: Woodshed, Pickers house & rhubarb house combined, garage,  
Stable, packing house.

NAME OF LESSEE OR RENTOR: Joseph Kish.

TERMS: \$400.00 financed by P.C.U. All cash paid. From April 1, 1942, to  
February 1943.

WATER: Well. ON: OFF:

LIGHT: ON: Yes. OFF:

REMARKS: Lessee signed agreement with Campbell, Mission, to be responsible  
for chattels.

## INVENTORY OF CHATTELS LEFT ON PROPERTY

In house downstairs.  
3 Beds complete.  
Floor lamp.  
Bureau.  
Portable gramophone with record cabinet.  
Small shrine.  
Small cabinet.  
Boy's tricycle.  
Wooden chest (sealed, contents unknown).  
4 Cartons containing books.  
2 Heaters.  
12 Kitchen chairs.  
2 Dining chairs.  
Chest of drawers. (misc. articles)  
Singer Sewing Machine (old model)  
Kitchen range.  
Dining room table.  
2 Dressers with mirrors.  
Mantle clock.

In house upstairs.  
Baby's crib.  
Suitcase containing books.  
2 Cartons " "  
2 " contents unknown.

In Woodshed.  
Quantity of garden tools.  
2 Peevys.  
2 Wedges.  
2 Cross cut saws.  
Carpenters tools.  
Seythe.

In the basement.  
Bed complete.  
Heater.  
Hand sprayer.  
Iron block pulley.  
Quantity of grass baskets.

In the rhubarb House.  
Horse drawn cultivator.  
1 Section Diamond Harrow.  
Quantity of raspberry wire.  
" " 2" Cable.  
" " 1/2" " "  
Gate leg table.  
1 Kitchen chair.  
Quantity of bricks.  
1 Cat.  
Platform scale.

Lessee has right by verbal  
agreement only to use  
plow left with Froese,  
3967 Lougheed Highway.

Signed:

J. Morrison  
H. Logan



Name: NOMURA, Yazo

December 1, 1942.

File: 5430

Reg. No. 13016

LIST OF CHATELS

SECTION  
JAN 10 1943  
5480

*Marked*

Farm Implements

~~6~~ 6 Hoes  
~~3~~ 3 Shovels  
~~1~~ 1 Cultivator  
~~5~~ 5 Rakes  
1 Plough  
2 Spray  
2 Mattocks  
2 Peavies  
1 Pickeroon  
~~1~~ 1 Chain  
~~1~~ 1 Block  
~~1~~ 1 Wheelbarrow  
~~4~~ 4 Cables  
2 Choker  
1 Bar  
~~1~~ 1 Harrow  
1 Hand cultivator  
4 Wedges  
2 Sledge hammers  
~~3~~ 3 Wood saws  
1 Sleigh  
40 Berry stands  
4 Mole traps  
3 Axes  
1 Hatchet  
1 Spade  
4 Scythes 1 DISCARDED  
2 Sickles  
~~1~~ 1 Grindstone  
100 Lbs. raspberry wire  
~~1~~ 1 Handsaw  
1 Spray barrel  
~~1~~ 1 Platform scale  
1 Manure fork  
1 Hay fork  
375 Ft. cedar rough board  
1 Blasting shovel  
1,200 Bricks  
8 Wooden pails

House Equipment

~~1~~ 1 Cook stove  
~~1~~ 1 Heater  
~~1~~ 1 Bed complete  
~~2~~ 2 Bureaus  
1 Drawer  
~~1~~ 1 Sewing machine  
~~1~~ 1 Vacuum cleaner  
1 Shrine  
~~1~~ 1 Mantle Clock  
5 Shades  
~~7~~ 7 Cupboards  
~~1~~ 1 Preserving pot  
2 Wooden rice steamers  
1 Boiler  
1 Kettle  
~~5~~ 5 Tables  
~~1~~ 1 Chair DISCARDED  
5 Baskets DISCARDED  
4 Wooden pots  
1 Earthenware jug  
2 Grinding pots  
2 Egg cases  
~~1~~ 1 Gramophone  
~~1~~ 1 Lamp stand  
2 Trays  
2 Side tables  
1 Record box  
3 Cupcake pans  
1 Flower vase  
4 Linoleum  
1 Shelf of books  
1 Japanese kotol harp  
2 Big dolls  
1 Solid and liquid wax  
2 Japanese trays  
2 Heavy black pots  
4 Trays (Large)  
6 Trays (Round)  
3 Picture frames  
1 Japanese doll ✓  
1 Curtain rod  
2 Pots  
2 Fry pans  
10 Flower pots  
~~1~~ 1 Tray stand  
~~1~~ 1 Tobacco set  
~~1~~ 1 Gas stove  
2 Boxes books  
50 Ft. electric wire.

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

Date Jan 6, 1943

Signed Y. Nomura

Please sign and return one copy to this office.

S: Sold to tenant

S: Sold by Auction - 16/2/44 - Union 7.

- Discarded



## Farm Appraisal Report

File No. 19/2

Land Description Blocks 12-13-18 and Lots 1 to 10 of Block 19.  
West of Mission House No. 3969.Containing 10.65 ac. AcresOwner's Name Thane HemuraPost Office Address Mission B.O.Nearest Rail Point MissionDistance 1/2 MileMarket Town MissionDistance 1/2 MileChurch (give denomination) VariousDistance 1/2 mileNearest School Consolidated in MissionDistance 1 mileState how property was identified: Map location and inquiryRoads: State whether property has access to main road, the kind of road and its condition.  
Leahood highway runs through it.Is this district a good one? Not especiallyEmployment opportunity seasonal only.EXHIBIT NO. 540-4  
DATE Aug 6/48  
FILED BY J. B. JonesPredominating Nationality and religion: VariousDescribe Fencing and its condition: none Value \$Water supply: good well and running stream. Value \$  
There is electric light in the house.

## BUILDINGS ON FARM

| BUILDINGS    | DIMENSIONS | MATERIAL | HEIGHT      | ROOF   | AGE    | Foundation | REPAIR | VALUATION |
|--------------|------------|----------|-------------|--------|--------|------------|--------|-----------|
| HOUSE        | 18 x 30    | frame    | 1 1/2 story | shing  | 25 yrs | blocks     | poor   |           |
| addition     | 12 x 26    | frame    | 8           | shing  | 15 yrs | blocks     | fair   | \$ 300.00 |
| Garage       | 12 x 16    | frame    | 8           | shing  | 10     | none       | fair   | 25.00     |
| BARN         | x          |          |             |        |        |            |        |           |
| Feeding shed | 18 x 30    | frame    | 9           | shakes | old    | none       | poor   |           |
| loose        | 21 x 30    | frame    | 9           | shakes | old    | none       | poor   | 175.00    |
|              | x          |          |             |        |        |            |        |           |
| GRANARY      | x          |          |             |        |        |            |        |           |
|              | x          |          |             |        |        |            |        |           |
|              | x          |          |             |        |        |            |        |           |
|              | x          |          |             |        |        |            |        |           |
|              | x          |          |             |        |        |            |        |           |

Total present day value \$ \$ 550.00Total Value Buildings add to farm \$ 500.00Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable?Describe the basement and chimneys: There is no basement, just a dugout cellar brick chimney.No. rooms downstairs? 5 Upstairs? 1 How finished V joint throughout.Are buildings painted? no Condition of paint N.A.Distance from nearest bush none near

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



## Cultivated Land

BC/262-9

(2)

| ACRES                                                                                                | LEVEL, UNULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)           | SUB-<br>SOIL                                      | KIND AND<br>QUALITY OF CROP                                                                            | VALUE<br>PER ACRE            | TOTAL             |
|------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------|-------------------|
| 0                                                                                                    | level                                 | 8 in.<br>black loam<br>and clay | granular loam<br>and<br>clay                      | 2 ac strawberries<br>1 ac raspberries<br>1 ac onions<br>1 ac peas<br>1 ac plowed no crop<br>2 ac grass | 75.00                        | 675.00            |
| Area which can be cultivated without cost other than for breaking.                                   |                                       |                                 |                                                   |                                                                                                        |                              |                   |
|                                                                                                      | LEVEL, UNULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)           | SUB-<br>SOIL                                      |                                                                                                        | VALUE<br>PER ACRE            |                   |
| Area which can be cultivated after a reasonable amount of clearing timber,<br>stones, drainage, etc. |                                       |                                 |                                                   |                                                                                                        |                              |                   |
|                                                                                                      | LEVEL, UNULATING,<br>ROLLING OR HILLY | SOIL<br>(State Depth)           | SUB-<br>SOIL                                      | NATURE OF<br>RECLAMATION NECESSARY                                                                     | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
| 1.00                                                                                                 | rolling                               | 8 in<br>loam                    | 8 in<br>loam<br>clay                              | reasonably<br>heavy clearing                                                                           | 75.00                        | 25.00 41.00       |
| Area Unsuitable for Cultivation.                                                                     |                                       |                                 |                                                   |                                                                                                        |                              |                   |
| CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY.                                                     |                                       |                                 | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |                                                                                                        | VALUE OF LAND<br>PER ACRE    |                   |

Total value of Land \$ 716.00

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 1216.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
The place has not been well handled this season, it is now being  
farmed by an inexperienced tenant.

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

Notable weeds: very few, some Canada thistle is the worst enemy.

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

Mission Municipality Mission Taxes \$ 27.00

Date: May 31st 1942.  
Place: Astoria, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 25 day of May 1942

Inspector's Signature

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



# Farm Appraisal Report

Remarks: This parcel of just under eleven acres lies just outside of Mission Village, along the Longwood highway. It is not an attractive looking layout, but has much better soil than these properties immediately north of it. Excepting for the high ground where the buildings stand the land is level, with a deep black soil north of the highway, and south of it a very heavy clay.

The Japanese owners inform us that they have grown some really good crops of celery, in addition to the fruit which the place is now mainly carrying. The area south of the highway has been neglected this season. The renter, a Hungarian has very little fruit growing experience and he has neither the equipment nor the ability to keep the place in shape. He is to pay a rental of four hundred dollars, and doubts very much now whether or not he will realize that from the crop.

The buildings are a poor lot, but serviceable without any money being spent on them for a year or two. The place could be handled to fair advantage along with other acreage.

## (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

\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

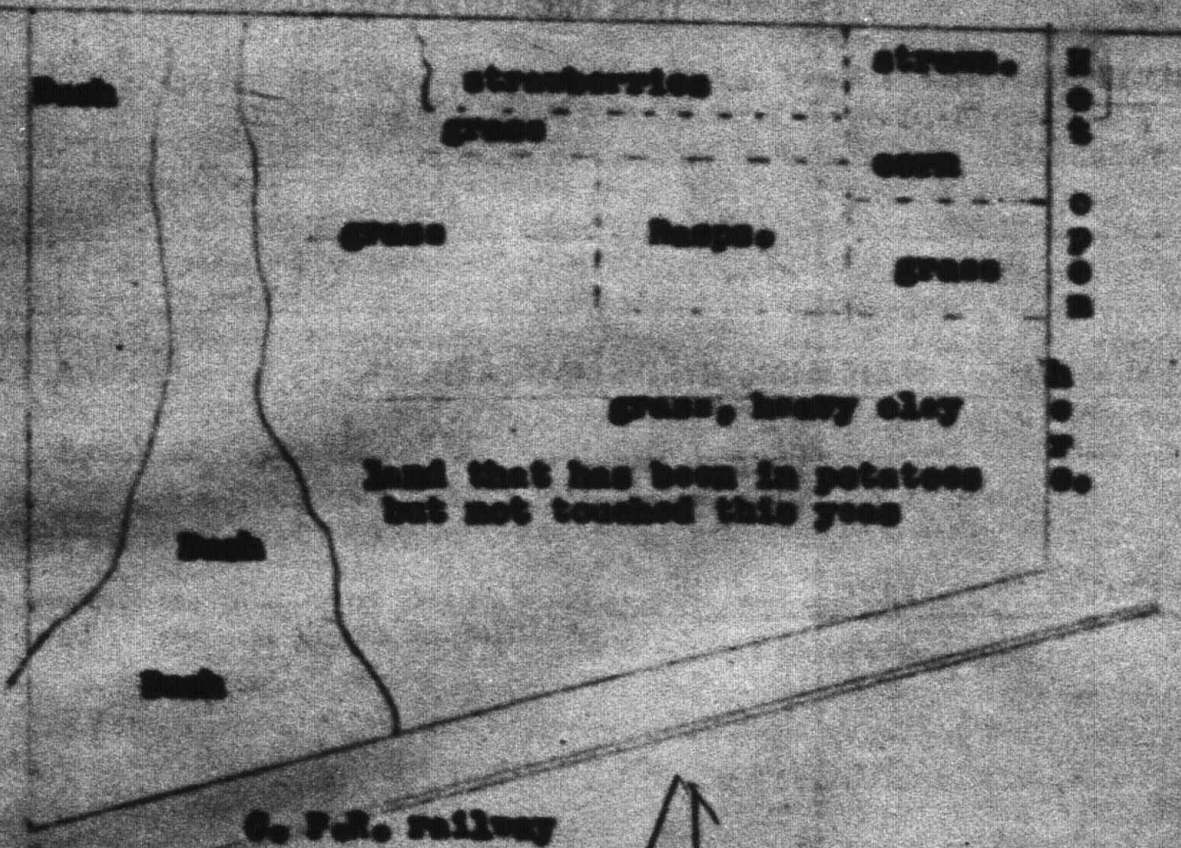
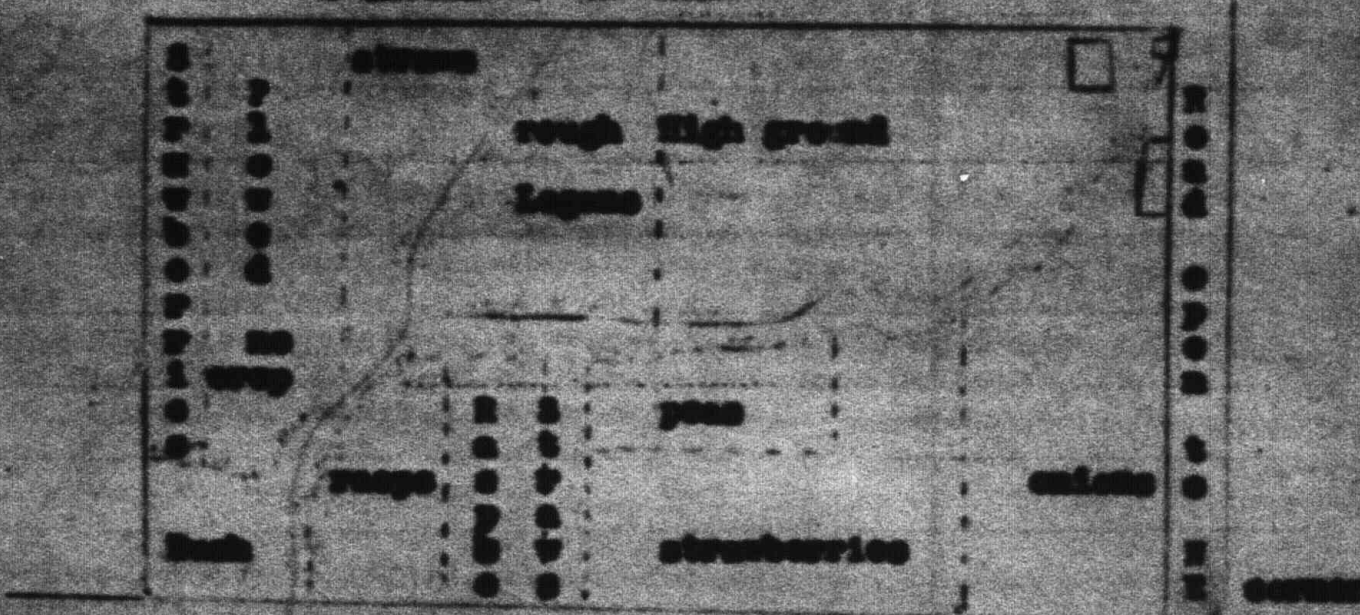
Total \$ \_\_\_\_\_

Amount fruit trees add to value of farm \$ \_\_\_\_\_



Diagram of Property

Police 10/3 Tasse Bureau Blocks 12-13-14-  
Lots 1 to 10 in block 10.  
2 chains to the bush



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

value is \$ 1800.00

Date 4th June 19 42.

"I.T. BARNET"

District Superintendent.



IN THE MATTER OF SAID LEASE APRIL 16th. 1942

Yasuo KIMURA of Mission City

to

JOSEPH KISH of Mission City

STATUTORY DECLARATION

I, Joseph Kish of Mission City in the Province of British Columbia - Fruit Farmer - do solemnly declare:-

1. That on the 16th. day of April A.D. 1942 I leased from Yasuo KIMURA of Mission City aforesaid, Lots 12, 13 and 19 and part of Lot 15 of the North West quarter of Section 17 Township 17 containing 10.85 acres more or less, in the Municipality of Mission, for a term of 10 months from the first day of April A.D. 1942, at a rental of \$400.00.

2. That at the time of entering into the said lease Yasuo KIMURA represented to me that the growing crops on the said land consisted amongst other crops of the following:-

STRAWBERRIES 4.50 acres

and it was on that basis that I paid the aforesaid rental.

3. That I now find the aforesaid acreage of strawberries has been greatly exaggerated.

4. That on or about the 9th. day of October A. D. 1942 I carefully measured all of the growing crops of strawberries on the said land and found that there were in all 8 plots with a total of 104,250 sq. feet making a total acreage as follows:-

Strawberries 2.40 acres

being all of the land planted to strawberries on the aforesaid premises.

5. That the shortage in acreage of the strawberries on the said land is as follows:-

Strawberries 2.10 acres

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

Declared before me at Mission City in the )  
Province of British Columbia this 16th. )  
day of October A. D. 1942.

*Joseph Kish*

*[Signature]*  
A Commissioner for taking affidavits  
within British Columbia.



Extract from Lease.

File # 5430.

Lessor: Yaozo NOMURA

Lessee: Joseph KISH.

Date: 16th April, 1942.

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

Consideration: \$400.00, paid.

Property:

Land: Lots 12, 18 & 19 and part of Lot 13 of N.W.  $\frac{1}{4}$  of Section 17 Township 17 containing 10.65 acres more or less. Municipality of Mission.

House: Included, also buildings.

Chattels: Live stock and farm implements.



## ARTICLES OF AGREEMENT

EXHIBIT No. 540 - 2  
DATE Aug. 6/18  
FILED BY W.E. Huckvale

made in the Twenty-third day of May, in the year of our Lord one thousand nine hundred and Nineteen.,

BETWEEN TORASHICHI ENDO, Farmer of Mission, in the Province of British Columbia, and HISA ENDO, Wife of the said TORASHICHI ENDO.,

hereinafter called the "Vendor" of the one part

AND

YAOZO NOMURA, Laborer, of Port Moody, in the Province of British Columbia.,

hereinafter called the "Purchaser" of the other part  
WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of and from the Vendor the land, hereinafter mentioned, that is to say: ALL AND SINGULAR that certain parcel or tract of land and premises situate in the Municipality of Mission, in the Province of British Columbia and more particularly known and described as ~~the~~ Blocks Twelve (12), Thirteen (13) and Eighteen (18); and Lots One (1) to Ten (10) inclusive in Block Nineteen (19);

of Block numbered -----  
"T.E." of Block A. -----  
"H.E." -----

in subdivision of district Lot No. One hundred and sixty-five (165), -----  
Group Three (3), New Westminster ----- District according to the registered map of the said sub-division deposited in the Land Registry Office, at the City of New Westminster in the said Province and numbered "2632"

TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum of One thousand One hundred Thirteen and 20/100 ----- Dollars (\$1,113.20.) of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Three hundred seventy-three and 20/100 ----- Dollars (\$373.20. ) on the execution of this Agreement (the receipt whereof is hereby acknowledged by the Vendor), and the balance as follows: Sum of One hundred and eighty-five Dollars (\$185.00) to be due and payable on the First day of December 1919., One hundred and eighty-five Dollars (\$185.00) to be due and payable on the First day of December 1920., One hundred and eighty-five Dollars (\$185.00) to be due and payable on the First of December 1921., and One hundred and ~~xxx~~ eighty-five Dollars (\$185.00) to be due and payable on the First day of June 1922;-----

TOGETHER with interest on the monies from time to time owing under this Agreement, at the rate of seven per cent ( 7 %) per annum, payable together with the said principals.

ALWAYS PROVIDED, HOWEVER, that the Purchaser may at any time within the above mentioned period pay the balance of the purchase price and the interest thereon to the date of such payments unless this Agreement is rendered null and void as hereinafter provided.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: The Purchaser DOES COVENANT, to and with the Vendor that he shall well and truly pay to the Vendor, the sums of money above mentioned, together with the interest thereon at the rate as aforesaid, both before and after maturity, on the days and times in manner above mentioned:

AND also shall pay and discharge all taxes rates and assessments wherewith the said land may be rated or charged from and after this date, and all instalments of principal and interest of local improvements taxes and assessments now rated and charged, or hereafter rated and charged against the said lands including proportion of this year's taxes and charges from date of this Agreement:

AND will insure and keep insured in the name of the Vendor any buildings which may be on said lands at this date, in a Company to be approved by the Vendor, to their full insurable value; AND will pay the Vendor all sums of money that may be paid by him for insurance premiums in respect of fire insurance on buildings on said premises during the currency of this Agreement, and the Vendor shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of Seven per cent. per annum from the date of each payment.

AND it is further agreed that in the event of such insurance becoming payable through satisfaction of loss, the Vendor, upon receiving such insurance, shall treat the same as a payment on the property, which shall be credited to the Purchaser on this Agreement, and will pay or cause to be paid to the Purchaser the part of such insurance remaining after retaining only sufficient to satisfy the Vendor's claims under this Agreement.



IN CONSIDERATION WHEREOF, and on payment of the said sums of money, with interest thereon as aforesaid, the Vendor does COVENANT with the Purchaser, to convey and assure, or cause to be conveyed and assured, to the Purchaser, by a good and sufficient Deed in fee simple, ALL the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL INCUMBRANCES, except rates, taxes and assessments from and after this date, and instalments of local improvements taxes and assessments, but subject to the conditions and reservations in the original grant thereof from the Crown, and such Deed shall be prepared by the Vendor at the expense of the Purchaser, and shall contain the usual statutory covenants, and the Vendor will assign to the Purchaser any Insurance Policies then not matured on said buildings.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the said lands until default be made in the payment of the said sums of money above mentioned or the interest thereon, or any part thereof, on the days and times and in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the time and in the manner above mentioned, and as often as any default shall happen in making such payment, the Vendor may give to the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any such default shall continue, these presents shall at the expiration of such notice (if the Vendor shall so elect) be null and void and of no effect, and the Vendor shall be at liberty to re-possess, re-sell and convey the said lands to any purchaser thereof, and all the monies paid hereunder shall be absolutely forfeited to the Vendor as liquidated and ascertained damages. The said notice shall be well and sufficiently given if delivered to the Purchaser or mailed under registered cover, addressed to the Purchaser at Vancouver, B.C.

or at such other address as the Purchaser shall from time to time specify in writing to the Vendor.

THE PURCHASER shall examine the title at his own expense.

THE VENDOR shall not be bound to furnish any abstract of title, or produce any deeds, declarations or other evidences of title, except those in the possession or control of the Vendor, and copies of the title deeds in the possession of the Vendor will only be furnished at the expense of the Purchaser.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges, conditions and liabilities contained in this agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body politic or corporate where the context or the parties hereto so require.

IN THE EVENT of this Agreement being registered, and in the event of default being made in any payment, or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing at the date of such production.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered  
By The Vendor In The Presence Of  
"Masanori Yamada"  
"Broker"  
368 Powell St.  
Vancouver, B.C."

"Torashichi Endo"

"Hisa Endo."

Signed and Sealed  
By The Purchaser In The Presence Of  
"Masanori Yamada"  
"Broker"  
368 Powell St.  
Vancouver, B.C."

"Yaozo Nomura"

*I hereby certify that the foregoing words  
are a true copy of the original unless they purport  
to be a copy.  
Sept 15/48*

*C. McLaughlin*



LAND REGISTRY ACT.

For Witness.

I HEREBY CERTIFY that, on the "Sixteenth" day of "June", 19 "19",  
at "the City of Vancouver", in the "Province" of British Columbia,  
"Masanori Yamada" ("D.N.F.McD.") (~~whose identity has been proved by the evidence~~  
~~on oath of~~ ..... who is) personally known to me, appeared  
before me and acknowledged to me that "he" is the person whose name is subscribed  
to the annexed instrument as witness, and that "he" is of the full age of sixteen  
years, and, having been duly sworn by me, did prove to me that "Torashichi Endo,  
Hisao Endo and Yasuo Nomura" did execute the same in "his" presence, voluntarily  
are "D.N.F.McD."  
and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at  
"Vancouver, B.C.", this "16th" day of  
"June", in the year of our Lord one thousand nine hundred  
and "Nineteen".

Seal

"D.N.F.McDonald"  
"Notary Public"

Note.—Where the person making the acknowledgment is personally known to the officer  
taking the same, strike out the words in brackets.

LAND REGISTRY ACT

For Married Women

I HEREBY CERTIFY that on the "25th" day of "August" 191 "9"  
at "Mission City", in the Province of British Columbia,  
"Hisa Endo" ~~by the evidence~~  
~~on oath of~~ "Torashichi Endo" who is  
personally known to me proved to be the wife of "Torashichi Endo", appeared  
before me, and being first made acquainted with the contents of the annexed  
Instrument, and the nature and effect thereof, acknowledged on examination, and  
apart from and out of the hearing of her said husband, that she is the person  
mentioned in such Instrument as the maker thereof and whose name is subscribed  
thereto as party, that she knows the contents and understands the nature and  
effect thereof, that she executed the same voluntarily without fear or compulsion  
or undue influence of her said husband, that she is of the full age of twenty-  
one years and competent understanding and does not wish to retract the execution  
of the said Instrument.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office,  
at "Mission City", British Columbia,  
this "25th" day of "August", in the year of our  
Lord one thousand nine hundred and "nineteen".

Seal

"J.A. Gatherwood".  
A Notary Public in and for the Province of British Columbia.

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

*Sept. 15/49*

*C. McLaughlin*



5430

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

NOMURA, Y.

of Mission City

and

Joseph Kish.

Farm Implements:

|                   |                         |
|-------------------|-------------------------|
| 7 Hoes            | 3 Shovels               |
| 5 Rakes           | 1 Cultivator            |
| 1 Plow            | 2 Spray                 |
| 4 Mattocks        | 2 Peevie                |
| 1 Hook            | 2 Chains                |
| 2 Blocks          | 1 Wheelbarrow           |
| 4 Cables          | 2 Chockers              |
| 1 Bar             | 1 Harrow                |
| 1 Hand cultivator | 5 Wedges                |
| 2 Hammers         | 3 Crosscut saws         |
| 1 Sleigh          | 40 Berry stands         |
| 5 Mole traps      | 4 Axes                  |
| 3 Hatchets        | 3 Spades                |
| 5 Scythes (small) | 2 Sickles               |
| 1 Grindstone      | 100 Lbs. Rasp. wire     |
| 3 Hand saws       | 1 Barrel (spray)        |
| 1 Scale           | 2 Hay hooks             |
| 2 Hose (125 ft.)  | 375 Sq. ft. Cedar board |
| 1 Blasting shovel | 1,200 Chimney bricks    |
| 2 Pails (steel)   | 8 Pails (wooden)        |

Furniture:

|                                 |                                        |
|---------------------------------|----------------------------------------|
| 4 Stoves                        | 15 (No. not clear) Beds-matt. & spring |
| 3 Bureaus                       | 2 Chest of drawers                     |
| 2 Sewing machines               | 1 Vacuum cleaner                       |
| 1 God-box                       | 15 Blinds                              |
| 7 Cupboards                     | 1 Clock                                |
| 1 Preserving pot                | 2 Rice steamers (wooden)               |
| 1 Boiler                        | 3 Kettle                               |
| 5 Tables                        | 17 Chairs                              |
| 2 Table lamps (electric & oil)  | 2 Japanese candy trays                 |
| 1 Heavy black pot (no. 9)       | 1 Heavy black pot (no. 6)              |
| 1 Boiling pot                   | 1 Small pail                           |
| 4 Wooden pots                   | 2 Wooden poles                         |
| 2 Earthenware jugs              | 2 Dippers                              |
| 2 Grinding pots                 | 5 Baskets                              |
| 2 Egg cases (large & small)     | 4 Trays (large)                        |
| 2 Trays (small)                 | 6 Trays (round)                        |
| 1 Teaset (small)                | 1 Tea set (large)                      |
| 1 Gramophone                    | 20 Picture frames                      |
| 1 Lamp stand                    | 1 Japanese doll                        |
| 2 Side Tables                   | 13 Curtain rods                        |
| 1 Record box                    | 3 Pots                                 |
| 2 Silver cake plates            | 7 Bread pans                           |
| 6 Cupcake pans                  | 1 Roast pans                           |
| 2 Cake pans                     | 5 Fry pans                             |
| 4 Flower vases                  | 9 Pie plates                           |
| 1 Toaster                       | 10 Flower pots                         |
| 2 Linoleum (lge. & small sqre.) | 3 Rugs                                 |
| 1 Book shelf (full of books)    | 7 Fancy cushions                       |
| 5 Cushions                      | 1 Tray stand                           |
| 2 Big dolls                     | 1 Tobacco set                          |
| 1 Japanese koto-harp            | 1 Gas stove                            |
| 1 Solid & 1 liquid Floor wax    | 2 Boxes of books                       |

The above signed by both parties

Mr. Campbell's File No. 540



PERSONAL PROPERTY SUMMARY

File No. 5430

24th November, 1945

Re: NOMURA, Yaozo - Reg. No. 13016

CHATELS: The above Japanese declared a considerable quantity of chattels and these were all included in a lease to J. Kish who acknowledged our inventory on November 27th, 1942 as did also the Japanese on January 16th, 1943. All saleable chattels found on the property were liquidated; a quantity was sold to the tenant by appraisal netting \$42.79 and the balance by auction netting \$177.09. The chattels of value are well accounted for except for some lumber and bricks which were used in maintenance on the property. A plow which the above Japanese declared but in which he only had a part interest with K. Shimoda (File #3265) was sold by SHIMODA (see Kish's letter of November 15th, 1945.) A considerable quantity of small items although inventoried were worn out, rusty and not saleable and were abandoned on the property. The attached schedule itemizes the items. Copies of the sale sheets were forwarded on October 31st, 1945

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

ACCOUNTS RECEIVABLE: The above Japanese declared \$200.00 as owing him by the lessee being the balance of lease consideration. This must have been collected prior to evacuation as this account was not included with the post-dated cheques on which collection was arranged for by this office.

BONDS & INVESTMENTS: The above Japanese stated that he was the owner of a \$50.00 Victory Bond and that \$12.00 in War Savings Certificates belonging to the children were at home. These were not brought under control by the Custodian.

Although he did not declare so, he is a shareholder in the Pacific Co-operative Union according to their records. He is the holder of \$290.00 of Unredeemable Shares and the following Redeemable Shares:

|                |                                     |
|----------------|-------------------------------------|
| \$40.00 - 1937 | (Redeemed March, 1943)              |
| \$30.00 - 1938 | { " " 1944 }                        |
| \$20.00 - 1939 | { " " 1945 }                        |
| \$20.00 - 1940 | (Should be redeemed early in 1946.) |
| \$40.00 - 1941 | (Should be redeemed early in 1947.) |

All the above share certificates were sent to the P.C.U. Interest on the above shares totalling \$5.18 has been sent to the office of the P.C.U. to NOMURA's credit. NOMURA was also the holder of a \$10.00 United Farmers Co-operative Union share. This share was sold by the Custodian for \$65.00 and these funds will be available upon receipt of the share certificate. Interest on this share totalling \$2.40 was paid into this office to NOMURA's credit.

This file reveals no other Personal Property interest.

Dated: Nov. 24/45

WEA:EH

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

..... *W E* .....



NAME

NOMURA, Iaczo

Original 100 3/4

REGISTRATION NO. 13016

FILE NO. 5430

The following chattels were sold by public  
 auction at Mission, B. C. on February 16, 1944.

|                           |         |
|---------------------------|---------|
| - 1 Cross cut saw ✓       | \$ 1.00 |
| - 1 Post hole digger ✓    | .80     |
| - 7 Chairs ✓              | 2.45    |
| - 1 Wicker arm chair ✓    | 1.00    |
| - 1 Chest of drawers ✓    | 2.75    |
| - 1 Vacuum cleaner ✓      | 27.00   |
| - 1 Portable gramophone ✓ | 2.00    |
| - 1 Standard lamp ✓       | 3.50    |
| - 1 Bookcase stand ✓      | .75     |
| - 2 Dining room chairs ✓  | 3.00    |
| - 1 Dresser ✓             | 10.00   |
| - 1 Flower pot stand ✓    | .25     |
| - 1 Grind stone ✓         | .75     |
| - 2 Iron pulley blocks ✓  | 9.00    |
| - 1 Copper water tank ✓   | 1.75    |
| - 1 Enamel pot ✓          | 1.30    |
| - 1 Hand saw ✓            | 1.50    |
| - 1 China clock ✓         | 6.00    |
| - 1 Iron pot ✓            | 1.25    |
| - 1 Scale (240 lbs) ✓     | 5.00    |
| - 1 Duster ✓              | 7.50    |
| - 1 Gal. Oil can ✓        | .10     |
| - Quantity cable ✓        | 7.00    |
| - 1 Table ✓               | .50     |
| - 1 Kitchen cabinet ✓     | 7.00    |
| - 1 Round table ✓         | 1.00    |
| - 1 Kitchen cabinet ✓     | 3.50    |
| - 1 Kitchen cabinet ✓     | 7.00    |

Total:

Carried forward

\$ 114.65

~~Excess of cash~~

\$

~~Excess of cash~~

\$

~~Excess of cash~~~~Excess of cash~~~~Excess of cash~~



NAME NOMURA, YOSUO

*Original* *31st Oct /41*

REGISTRATION NO. 13016

FILE NO. 5430

The following chattels were sold by public auction at Mission, B. C. on February 16, 1944.

|                         |                 |         |
|-------------------------|-----------------|---------|
|                         | Brought forward | 114.65  |
| 1 Tricycle ✓            |                 | \$ 9.00 |
| 1 Baby crib ✓           |                 | 2.00    |
| Quantity garden tools ✓ |                 | 16.15   |
| 1 Round heater ✓        |                 | 2.00    |
| 1 Dining room table ✓   |                 | 3.50    |
| 1 Small gas stove ✓     |                 | 3.00    |
| 1 Small cabinet ✓       |                 | 2.00    |
| 1 Table ✓               |                 | 1.50    |
| 1 Cabinet ✓             |                 | 2.00    |
| 1 Dresser ✓             |                 | 7.00    |
| 1 Sewing machine ✓      |                 | 23.00   |
| 2 Beds and springs ✓    |                 | 17.50   |
| 1 Kitchen range ✓       |                 | 7.00    |
| 1 Buck saw ✓            |                 | 1.50    |
| 2 Cross cut saws ✓      |                 | 4.40    |
| 1 Heater ✓              |                 | 8.50    |
| 1 Wooden bedstead ✓     |                 | .75     |
| 1 Wicker basket ✓       |                 | 1.00    |
| 1 Hand sprayer ✓        |                 | 4.50    |
| Quantity Chain ✓        |                 | 1.25    |

|                        |                    |          |           |
|------------------------|--------------------|----------|-----------|
| Total:                 | (Auctioneer's Fee) | \$ 23.22 |           |
|                        | (Advertising)      | 1.68     | 232.20    |
| Less Expenses:         | (Moving)           | 26.50    |           |
|                        | (Rent)             | 3.85     | 55.25     |
| Net Proceeds Credited: |                    |          | \$ 176.95 |

Members of Custodian Staff Present.

Mr. Ure

Extracted from Auctioneering list No.

Mission 7.

Remarks.



NAME NOHURA, Yaezo

REGISTRATION NO. 13016

FILE NO. 5430

The following chattels were sold by public  
auction at Hanay, B. C. on December 14, 1944.

1 Box sundries (dishes, books)

\$ 0.25

Total  
Less Expenses: (Auctioneer's Fee \$ 0.02  
(Advertising 0.01  
(M ovings 0.02)

\$ 0.25  
\$ 0.11  
\$ 0.14

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Hanay 11.

Remarks. *See Summary*



# CHattel SCHEDULE

File No. 5430

24th November, 1945

Re: NOMURA, Yazo - Reg. No. 13016

Registered: April 21st, 1942

Evacuated - July 8th, 1942

| Declared                  | Leased to<br>J. Kish | 16/2/44<br>Auctioned |                                            |
|---------------------------|----------------------|----------------------|--------------------------------------------|
| 4 stoves                  | (See below)          |                      |                                            |
| 5 beds                    | x                    | 3                    | (2 appraised and sold)                     |
| 3 bureaus                 | 3                    | x                    |                                            |
| 2 sewing machines         | 1                    | 1                    |                                            |
| vacuum cleaner            | x                    | x                    | (Haney Storage)                            |
| shrine                    | x                    |                      |                                            |
| clock                     | x                    | x                    |                                            |
| 15 blinds                 | 5                    |                      | (Abandoned)                                |
| 7 cupboards               | x                    | 5                    | (1 sold, appraised, 1 abandoned)           |
| kettles                   | x                    | x                    |                                            |
| steamers                  | x                    | x                    |                                            |
| kitchen utensils          | x                    |                      | (Abandoned)                                |
| tables                    | 7                    | 4                    | (3 homemade - abandoned)                   |
| chairs                    | 17                   | x                    | (6 sold - appraised)                       |
| lamps                     | See below?           |                      |                                            |
| 5 baskets                 | x                    | 1                    | (Balance abandoned)                        |
| 2 egg cases               | x                    |                      | ABANDONED                                  |
| 12 trays                  | x                    | x                    | (Some abandoned)                           |
| 2 tea sets                |                      |                      | MISSING                                    |
| gramophone                | x                    | x                    |                                            |
| 20 picture frames         | 3                    |                      | (Storage) HANEY?                           |
| Lamp stand                | x                    | x                    |                                            |
| Japanese doll decorations | x                    |                      | STORAGE HANEY                              |
| curtains                  | x                    |                      | (Abandoned)                                |
| garden tools              | (See below)          |                      |                                            |
| cultivator                | x                    |                      | (Sold - appraised)                         |
| plough                    | x                    |                      | (Sold by K. Shimoda to Froese, File #3265) |
| spray                     | 2                    | x                    |                                            |
| hand cultivator           | x                    | x                    |                                            |
| carpenter tools           | (See below)          |                      |                                            |
| raspberry wire            | x                    |                      | (Abandoned)                                |
| grind stone               | x                    | x                    |                                            |
| scales                    | x                    | x                    |                                            |
| hose                      |                      |                      |                                            |
| hay hook                  | x                    | x                    | (Rotten - abandoned)                       |
| cedar board               | x                    |                      |                                            |
| blasting shovel           | x                    | x                    | (Used on property)                         |
| bricks                    | 1200                 |                      |                                            |
| pails                     | 8                    |                      | (Used on property)                         |
| mole trap                 | 4                    | x                    | (Abandoned - warped)                       |
| berry stands              | x                    |                      | (Abandoned)                                |
| silver cake plates        |                      |                      | MISSING                                    |
| toaster                   |                      |                      |                                            |
| linoleum                  | x                    |                      | (Abandoned - on floor)                     |
| rugs                      |                      |                      | MISSING (RUGS LONO?)                       |
| books                     | x                    |                      | (Storage) HANEY                            |
| cushion                   |                      |                      | ABANDONED                                  |
| Japanese dolls            | x                    |                      | HANEY STORAGE                              |
| tobacco set               | x                    | x                    |                                            |
| gas stove                 | x                    | x                    |                                            |



File No. 5430

(Chattel Schedule - Cont.)

| Declared | Leased to<br>J. Kish | 16/2/44<br>Auctioned |                        |
|----------|----------------------|----------------------|------------------------|
|          | 6 hoes               | x                    |                        |
|          | 3 shovels            | x                    |                        |
|          | 2 mattocks           | x                    |                        |
|          | 2 peevess            | x                    |                        |
|          | 1 pickeroon          | x                    |                        |
|          | 1 chain              | x                    |                        |
|          | 1 block              | x                    |                        |
|          | wheelbarrow          |                      | (Sold - appraised)     |
|          | 4 cables             | x                    |                        |
|          | 2 chockers           | x                    |                        |
|          | 1 bar                | x                    |                        |
|          | harrow               |                      | (Sold - appraised)     |
|          | 4 wedges             | x                    |                        |
|          | 2 sledges            | x                    |                        |
|          | 3 wood saws          | 4                    |                        |
|          | sleigh               |                      | (Abandoned - homemade) |
|          | 3 axes               | x                    |                        |
|          | hatchet              | x                    |                        |
|          | spade                | x                    |                        |
|          | 4 scythes            | 3                    | (1 broken - abandoned) |
|          | 2 sickles            | x                    |                        |
|          | handsaw              | x                    |                        |
|          | spray barrel         | x                    |                        |
|          | manure fork          | x                    |                        |
|          | 1 range              | x                    |                        |
|          | 3 heaters            | 2                    | (1 appraised and sold) |

(Chattels listed under 'Leased to J.Kish')  
(were acknowledged by J. Kish on Nov.27,  
1942 and by NOMURA on Jan. 16,1943 as  
being correct and that these were all  
the chattels left in the Protected Area.)

IN STORAGE AT HANEY

- 2 boxes of miscellaneous personal effects
- 1 shrine
- 1 box of books
- 1 electric machine

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

Dated: Nov.24/45  
WEA:EH

*W.E. Hume*



File No. 6430

Feb. 16, 1944

Yasuo NOMURA

THE FOLLOWING ARTICLES ARE OF  
NO VALUE

4 kitchen chairs  
1 scythe  
quantity grass baskets

I have today examined the aforementioned articles and I am convinced that they are valueless and should be abandoned.

William S. Clark

SHIPPED TO STORAGE IN JAPANESE TEMPLE MISSION

4 boxes personal effects



# LAWRENCE'S

WE BUY, SELL  
& TRADE

NEW & SECOND  
HAND HOUSEHOLD  
FURNITURE

AGENT FOR . . . .

ROYAL CITY  
LAUNDRY

MCCORMICK,  
DEERING FARM  
MACHINERY &  
EQUIPMENT

GURNEY &  
MCCLARY STOVES  
& RANGES

EASY WASHERS

*Nomura, Yago - 6420*

P. O. BOX 316  
PHONE 93, NIGHT 3813  
**February 12, 1944.**

Under instructions from the Department of the  
Custodian, I have appraised and sold the following  
list of goods of Y. Nomura, Mission, to Joseph Kish,  
same address:

|                            |              |
|----------------------------|--------------|
| 1 Bed Stead, Wal. Steel,   | \$ 9.50      |
| 1 Cable Spring, Steel      | 8.50         |
| 1 Box Stove                | 3.00         |
| 1 Cupboard                 | 3.00         |
| 6 Kitchen Chairs @ 75¢ ea. | 4.50         |
| 1 Wheel Barrow             | 2.50         |
| 1 Spring Tooth Cultivator  | 12.50        |
| 1 Section Drag Harrow      | 4.50         |
| <b>Total</b>               | <b>48.00</b> |

Certified a just and fair appraisal as made by  
me this 12th day of February, 1944.

Signed *A. Lawrence*  
Appraiser

*Shown to Rural Adm. Secy*

*16/2/44*



File No. 5430

Feb. 16, 1944

Yasuo NOMURA

THE FOLLOWING ARTICLES ARE OF  
NO VALUE

4 kitchen chairs  
1 scythe  
quantity grass baskets

I have today examined the aforementioned articles and I am convinced that they are valueless and should be abandoned.

William S. Utz

SHIPPED TO STORAGE IN JAPANESE TEMPLE. MISSION

4 boxes personal effects



(MISSION)

See lease 273

5480

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL-196

Place Mission

Custodian of Enemy Property,  
Vancouver, B.C.

Date August 25th, 1942.

Re: Yasuo NOMURA Property.

Blks. 12-13-18 & Lots 1 to 10 of Blk. 19,  
West of Mission.

I hereby offer to lease the above described property  
on the following basis:

Term: From December 1942 to December 1943.

Cash Rental: \$ 100.00 per year to be paid as follows:  
July 15th, 1943.

Lease to include all land and buildings, - except: small farm tools  
and household furniture.

Other special conditions (if any):

The following taxes will be payable by me: Nil

Land & School Taxes: Irrigation Taxes:  
Dyking or Drainage Taxes: " Tolls:  
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities  
in which His Majesty is presently engaged shall have ceased the  
Lessor may terminate this lease by giving the Lessee one(1) month's  
notice in writing to vacate the premises, and such notice having  
been given this lease shall terminate at the end of the said month  
notwithstanding that it may not be at the end of the current year  
of the tenancy.

I recommend that Lease on the  
above terms be approved.

Joseph H. Hays  
Field Supervisor,  
Soldier Settlement of Canada.

Full Name: Joseph H. Hays

Address: R.R.1, Mission, B.C.

3969 Longland Highway  
Mission  
b



540 - 3  
EXHIBIT No. \_\_\_\_\_  
DATE Aug. 6/48  
FILED BY W. E. Huckvale

"K. Namura"

Public Works Department of British Columbia

No. 197

RECEIPT FOR LAND TAKEN FOR  
HIGHWAY PURPOSES AND FOR COMPENSATION FOR IMPROVEMENTS

THIS IS TO CERTIFY that I have received from the Department of Public Works of British Columbia the sum of Eleven Hundred Dollars (\$1100.00) Being full compensation for the following described land and improvements thereon in connection with the Trans-Provincial Road Highway; Silverdale-Mission Diversion. Lot 13; Sub. D. L. 165; Gp. 3, N. W. D.

Area 1.571 acres.

Owner or Agent

Address

Date Dec. 27, 1930

REMARKS

CONFIRMED

\_\_\_\_\_  
Right-of-way Agent

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

Sept. 15, 1948

*[Signature]*  
60



Attached to 540 - 3

12-12-W.

DEPARTMENT OF PUBLIC WORKS

Court House,  
Vancouver, B. C.  
December 27th, 1930

REGISTERED MAIL

K. Nomura, Esq.,  
Mission, B. C.

Dear Sir:

Enclosed please find official cheque No. 32246B,  
in your favor for \$1100.00, this being compensation in full for  
land taken from your property, (Lot 13; Subd. D. L. 165; Group 3;  
N. W. D.) in connection with Trans-Provincial Highway, Silverdale-  
Mission Diversion.

Will you please sign and return the enclosed official  
receipt to this office at your earliest convenience?

Yours truly,

"R. J. WARK."

RIGHT/OF/WAY AGENT.

per "R. W."

RJW/RW  
ENCL. 2.

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

Sept. 15, 1948

*L. M. Chapman*  
by



FILE # 5430

3rd March, 1943.

PACIFIC CO-OPERATIVE UNION

CLAIM FOR MISREPRESENTATION

Yaozo NOMURA

to

Joseph Kish

Acreage adjustment 2.17 - \$191.00

Suggested Settlement on 70% basis #133.70

*Paid*  
*MM*



LIABILITY SUMMARY

File No. 5430

7th November, 1945.

Re: NOMURA, Yazo - Reg.No.13016

The above Japanese declared no liabilities.

The following were filed against him:

|                                       |           |
|---------------------------------------|-----------|
| Dr. E. J. Eacrett                     | \$35.00   |
| J. Kish - Misrepresentation claim for |           |
| \$191.00, settled for                 | \$133.70. |

The first claim, Dr. Eacrett's, was referred to NOMURA who acknowledged it and requested that we pay from his account, July 28th, 1944. This was done April 10th, 1945.

The latter claim was checked by the Custodian representative and the original claim of \$191.00 was settled for \$133.70. NOMURA was fully informed July 13th, 1945.

This file reveals no other liabilities.

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

Dated: November 7th, 1945  
WEA:EH





FIRE INSURANCE SUMMARY

File No. 5430

7th November, 1945

Re: NOMURA, Yozo - Reg. No. 13016

This Japanese declared no fire insurance and  
no interest in any appears on file.

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

Dated: November 7th, 1945  
WEA:EH

*WE Luman*



MISSION BC  
PR #1 Sept 1942  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
10 1942

Bill

To ~~Postman~~ office.

506 Royal B-R Bldg.  
Van. B.C.

Dear Sir

RE. FILE # 5430

Regarding to your letter of Sept 5<sup>th</sup>  
and attached chattel lists,  
Well I am very sorry but I cannot  
sign it for there is about 25% of  
these mentioned articles only here  
the Rent they sold & took with them.  
this list was made in April & they left  
in June. of course Right after they left  
I then & Const. Thomson, were here to  
take stock, so that is all its here  
what they checked, in June. I'm sure its  
in your office and I signed 2 sheets in  
April same as you sent me I like to get  
(over)



2

them back. In there is article on  
there which we never saw as last  
so if you send me that sheet of the  
article which were taken here in  
June some time 1942. This is the  
larger - for there are the things  
like. sorry I wrote so much.  
Sincerely yours  
Joachim

P.S.  
Please note  
whether you want  
these sheets back  
or not.  
Thank you  
J.K.



P.O. Box 104 McKelvie  
Brooks Alta  
Nov. 18, 1942.

5480

506 Royal Bank Bldg.,  
Hastings and Granville  
Vancouver B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
NOV 20 1942

Dear Sir:

Here is the correct list which is leased with my property. Since I cannot figure out the quantity of each item that is stated on the list found by the custodian I will list the ones that should be on the farm and the ones that is not listed is either sold or brought to within.

As follows: & any compliments

|                   |                           |
|-------------------|---------------------------|
| 7 hoes            | 1 grindstone              |
| 3 shovels         | 10 lbs. raspberry mite    |
| 1 cultivator      | 1 hand saw                |
| 5 rakes           | 1 spray barrel            |
| 1 plough          | 1 platform scale          |
| 2 axes            | 2 hoses                   |
| 3 miter           | 1 machine jack            |
| 2 prongs          | 1 fork                    |
| 1 pickaxe         | 3 75 ft cedar rough board |
| 2 chain           | 1 fl. blasting shovel     |
| 2 blocks          | 1200 bricks               |
| 1 wheelbarrow     | 8 wooden rails            |
| 4 cables          |                           |
| 2 choker          |                           |
| 1 bar             |                           |
| 1 harrow          |                           |
| 1 hand cultivator |                           |
| 8 wedges          |                           |
| 2 sledge hammer   |                           |
| 3 wood saw        |                           |
| 1 skid            |                           |
| 10 heavy axles    |                           |
| 5 mite traps      |                           |
| 3 axes            |                           |
| 2 hatchet         |                           |
| 1 spade           |                           |
| 4 by the          |                           |
| 2 cycle           |                           |

(over)







5430

November 23, 1942.

Mr. Joseph Kist,  
R. R. #1,  
Mission, B. C.

Dear Sir:

Re: Yasuo NOMURA Reg. No. 13016

We have today received a letter from the above named Japanese to which he appends a list of effects which he claims should be on the property leased by you.

We enclose herewith, in duplicate, a copy of this list, and if it now agrees with what you found on the property, will you please sign one copy and return it to this office as soon as possible.

We would point out to your attention that in only two instances are items claimed in excess of the original list, namely, 4 linoleums instead of two, and 50 ft. of electric wire where none was listed before.

Yours truly,

H. F. Green,  
Protection Department.

*RHM*  
RHM:JLH  
Enclosure



auto marked  
Mission B6.  
RR #1. Gas 279/42

OFFICE OF THE CUSTODIAN  
Near ~~the~~ LOAN SECTON  
**RECEIVED**  
NOV 30 1942

Re. File # 5430.

Regarding to H. Yamura's farm implements  
and house equipments.

We have checked everything pretty  
carefully but we were unable to find  
all the articles that they have listed  
here. of course it might be here  
some where, so if its here it will  
remain here too,

As we do not want anything  
which do not belonged to us.  
So I signed the List of Chattels.  
and marked the articles which we are  
short of.

As I do not want to sign for some-  
things that are not known or seen.  
We hope this is satisfactory.  
Remain yours truly  
Joseph. Kish  
Encl (Chattel list)



5430

January 15th, 1943.

Mr. Yazo NOMURA,  
Reg. No. 13016,  
P. O. Box 104,  
Brooks, Alta.

Dear Sir:

We acknowledge receipt of your returning our inventory dated December 1st, duly signed, with a notation that the following articles were missing:

|                             |                         |
|-----------------------------|-------------------------|
| Japanese boys & girls       | 2 blocks instead of one |
| celebration day decorations | 2 chains instead of one |
| Japanese doll               | 700' electric wire      |
| Xmas decoration goods       | 2 Hot bed glass covers  |

Insofar as the above articles are concerned, we wish to point out that the Japanese doll is mentioned on our inventory and we have also mentioned 50 ft. of electric wire but there may or may not be some discrepancy in the measurement of same. However, it remains to be a fact that this wire was to be found on our inspection.

Furthermore, we wish to inform that you did not declare to the Custodian in your declaration dated April 21st, 1942, these articles you have outlined as being omitted on our inventory. While we are quite prepared to investigate into this matter, we shall not be held responsible for any claims arising for same as you should have declared these items to the Custodian at the time of your registering all your assets remaining in the protected area. We shall, however, endeavor to locate these items when re-checking your property at a later date and shall advise you accordingly at that time.

Yours truly,

R. D. Richardson,  
Farm Department.

Consider  
inventory of  
belongings signed  
by Nomura

6-1-43 may  
be taken as final  
[Signature]

HRC/EM



The Custodian of Enemy Property,  
Office of the Custodian,  
505 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

I hereby agree to accept settlement of my claim against  
Yozo Nomura on a basis of 70% of the total,

Signed:

Joseph Nish Feb 17 1943



5430

July 13, 1943.

Mr. Yasuo NOMURA,  
Reg. No. 13016,  
Coaldale, Alberta.

Dear Sir:

Re: Settlement of Crop Claims.

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

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

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

The amount claimed against you for a difference of 2.17 acres amounted to \$191.00 and a settlement on the basis of 70% which amounts to \$133.70 has been charged to your account and this letter is being sent so that you may be aware of the circumstances of this charge.

Yours truly,

R. P. Alexander,  
Manager.

RPA:AS



G. M. A. Van Ghalen,  
P.O. 123  
Castille, Alta  
July 16, 1943

Department of Secretary of State, Custodian  
Hawaii, D.C.

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JUL 21 1943 |
| File No.           |             |
| Ans.               |             |
| Referred           | Anderson    |

Dear sir,

In referring to your letters of 13th & 14th of July,  
I have understood that you are willing to have full  
particulars concerning our 1943 Lease.

As far as selling of properties are concerned, I am  
not willing to sell the land ~~at present~~. But as you  
I had cleared and made a valuable land which had  
cost me plenty. And since we had left the  
land, I certainly hate to see anyone sell my property  
without my consent, with such low cost. I am sorry.

Concerning the crop of this year. I cannot understand  
how you had figured on only 2.17 acres under cultivation  
out of 11 acres. As what had happened to the remaining  
acres, I cannot approve on. Whatever occurs of my land  
in the future, I would be much obliged if you will  
kindly fix all misunderstanding to reasonable prices  
to work yours and my food problem.

SEN: YN.

File No. 5430 Sincerely yours,  
Reg. No. 13016 Y. Nomura



WHA 11942

6-10-28 5-30

POSSUM  
1942

40 70  
1 50 70  
1 40 70  
134 70  
5 30

Cape  
121 70

Japanese Canadian,  
Vancouver B.C.

C.O. 123.

Coastal Alta  
Nov. 7, 1943

| EVACUATION SECTION |             |
|--------------------|-------------|
| Rec'd              | NOV 10 1943 |
| File No.           | 8430        |
| Ans.               |             |
| Referred           | Anderson    |

Dear Sir:

May I kindly ask for attention, please.  
I would appreciate it, if you will kindly  
consult Mr. J. B. Shinnick of Hazelton, B.C. some  
concerning our shares which had been left behind  
until now in Mr. Shinnick's hand. He has all  
the statements with him, so if you will please  
investigate our little shares which we are  
badly willing to accept, I would be much obliged.

I also had written to Mr. Joseph Dick, who used  
my property for 1942-3. about our belonging and  
just formal letters, but no reply. I had been  
wondering if he had left my property in  
possession and someone else in place. If you will  
please notify us whether Mr. Dick is still on my  
land, I shall be delighted.

Hoping to hear in your earliest conven-  
ience.

P.S. Will you kindly look up a box of Japanese  
magazines which were filled in & carbonized left  
in the new kitchen adjoining kitchen? And please  
to Mr. F. Dick, Coastal Alta C.O.D. Thank You.

Sincerely Yours  
Y. Nomura.



5430

November 12, 1943.

Mr. Yazo NOMURA,  
Registration No. 13016,  
P. O. Box 123,  
Coaldale, Alberta.

Dear Sir:

In reply to your letter of November 7th we wish to advise that your account at this office has been credited with \$40.00 received from Pacific Co-Operative Union for redemption of four 1937 Pacific Co-Operative Union shares. Referring you to our letters of July 13th and 14th the \$33.70 balance of misrepresentation has been debited against your credit balance leaving you at the present time with a balance of \$5.30.

All shipments of chattels are handled by the British Columbia Security Commission and we would suggest that you contact their local representative for any items that you may wish to have shipped to you.

Yours truly,

R. D. Richardson,  
Farm Department

WEA:JS



5430

July 3, 1944.

Mr. Yasuo HOSURA,  
Registration No. 13016,  
c/o Mr. A. Van Gellen,  
P. O. Box 123,  
Coaldale, Alberta.

Dear Sir:

We are in receipt of your letter of June 21st, 1944.

Your remarks have been carefully read and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties to the Director, The Veterans' Land Act was carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed upon our files so that your comments in regard to this sale will remain on record but we can only advise you that we are unable to consider any alternative in regard to this matter.

In accordance with your request, we enclose herewith a cheque in the amount of \$70.00 representing redemption of 1937 and 1938 Pacific Co-operative Union shares, forwarded to you at this time from your credit account at this office.

Upon reviewing our records we find that Dr. E. J. Macrett of Mission City has placed a claim for professional services in the amount of \$35.00, which you have not yet paid. We should like to hear from you as soon as possible advising us to pay this debt from your account here, otherwise please state your reasons for not authorizing payment.

Yours truly,

W. E. Anderson,  
Farm Department.

Enc. (cheque)  
WEA/EG

Credit Balance - \$1246.71



| EVACUATION SECTION |             |
|--------------------|-------------|
| Rec'd              | JUN 26 1944 |
| File No.           | 5430.       |
| Ans.               | 1080        |
| Referred           | Anderson    |

Mr. A. Van Buren,  
PO 123  
Coaldale, Alta.  
June 24/44.

Office of Custodian,  
Vancouver, B.C.

Dear Sir:-

I have received your statement of my B.C. Properties, which was written on June 12, with thanks.

As my opinion of Land Sale, I am sorry to say that the amount of Credit is considerably low in comparing to what I expected. After twenty (20) odd years of hardship, I believe that others should have more <sup>consideration</sup> and figure out for themselves, the greater value of my properties.

In concerning the B.C. U. Shares of forty dollars (40.00) I would be very much obliged if I can have them sent to <sup>my</sup> above address in your earliest convenience. Thank you!

Sincerely,  
Y. Nomura.



5430

February 3rd, 1945.

Mr. Yasuo NOMURA,  
Registration No. 13016,  
c/o Mr. A. Van Goolen,  
P. O. Box 123,  
Coaldale, ALBERTA.

Dear Sir:

In reply to your letter of January 30th we note that you wish shipment of your personal effects, and we are taking the liberty of shipping to you the articles stored at the Buddhist Temple in your name. They are:

- 2 boxes of miscellaneous belongings
- 1 shrine
- 1 box of books
- 1 electric machine

The freight charges on this shipment will be charged to your account, and we will have this done just as soon as our fieldman in that locality can fit this work into his regular duties.

Yours truly,

W. E. Anderson,  
Farm Department.

WEA:OH



5430

March 22nd, 1945.

Mr. Yazo NOMURA,  
Registration No. 13016,  
c/o Mr. A. Van Goolen,  
P. O. Box 123,  
Coaldale, ALBERTA.

Dear Sir:

Re: Pacific Co-operative Union  
Redeemable Shares

We have to advise that the following redeemable share certificate, registered in your name, has been redeemed and the proceeds credited to your account:

|      |        |          |         |
|------|--------|----------|---------|
| 1939 | C 1004 | S 2201-2 | \$20.00 |
|------|--------|----------|---------|

We ask that you send in the certificate covering these shares in order that the funds can be made available to you.

If you are holding any other certificates for redeemable shares, please send these also, so that they will be on hand for redemption when due.

Yours truly,

R. D. Richardson,  
Farm Department.

RDR:OH



Telegraphic Address  
Cable Address  
PACCO

PHONES  
Mission Office 88, Plant 55  
Matequi 5411

## PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF  
FRESH FRUITS AND RHUBARB

Mission City, B.C.

April 5th, 1945.

|                    |            |
|--------------------|------------|
| EVACUATION SECTION |            |
| Rec'd              | APR 6 1945 |
| File No.           | 5430       |
| Ans.               | ROR        |
| Refused            | Farm       |

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

Dear Sir:-

Re: Yazo Nomura  
Reg. No. 13016

Replying to your inquiry of the 4th instant.

We list below the details of Mr. Nomura's  
shares with this Union.

### REDEEMABLE

*These shares  
in possession of  
P.C.U.*

|      |                    |         |                   |
|------|--------------------|---------|-------------------|
| 1939 | C 1004 - S 2201-2  | \$20.00 | paid to Custodian |
| 1940 | C 1264 - S 2859-60 | 20.00   |                   |
| 1941 | C 1611 - S 4918-21 | 40.00   |                   |

### UNREDEEMABLE

|       |             |        |
|-------|-------------|--------|
| C 197 | S 3656 - 84 | 290.00 |
|-------|-------------|--------|

Trusting this is the information you  
require, we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

Geo. A. Reid

Office Manager.

GAR-ek

*on 3/26/45*

*Claims #35-*

*Limit #20*

*(Send to Claims)*

*Proceeds real propy & claims  
Res #50*



| EVACUATION SECTION |            |
|--------------------|------------|
| Rec'd.             | OCT 6 1945 |
| File No.           | 5430       |
| By                 | W. G.      |
| Checked            | G. M.      |

P.O. 123 - Coulbelle Alta  
Oct. 2, 1945

Dept. of the Secretary of State,  
Office of the Custodian,  
Vancouver, B.C. Remit 500<sup>00</sup>

Dear Gentlemen:

In referring to the letter<sup>sent</sup> concerning my property in  
Mission, I wish to make clear that altho' my property of  
thirteen (13) acres has been sold and you promised to send out my  
recorder, cleaners along with the small miscellaneous goods, have  
not been <sup>received</sup> ~~received~~.

I am now becoming 67 year old and am under doctors  
treatments, which bills come rolling in by large amounts.  
If you will kindly send me the large sum of money from the  
sale of my property, I may be able to continue paying doctor  
bills, otherwise, I am unable to keep up my health.  
I've lost track of the letter which had the list of goods ~~with~~ the  
cleaners but if you will please send me the promised goods and  
the money for the property including, household equipments,  
furniture and farm utensils, I shall be very obliged.



An immediate reply shall be deeply appreciated.

P.S.

If unable to send the vacuum cleaner & other articles  
please send me the cash payment for them.

Thank you.

Yours truly,  
J. Morrison.

P.O. 123.

Coaldale, Alta.



30th November, 1945.

REGISTERED

Mr. Yasuo HEMURA,  
Registration No. 13016,  
P.O. Box 123,  
c/o Mr. A. Van Geelen,  
Coaldale, Alberta.

Dear Sir:

Your file has now been reviewed and we take this opportunity of giving you a brief summary of our administration of your affairs.

Real property at Mission registered in your name became vested in the Custodian when you registered on the 21st April, 1942. At that time you had made arrangements to lease the property to Mr. J. Kish for the sum of \$400.00 until the 31st January, 1943. \$200.00 of this consideration was paid to you at the time of leasing, and the balance was in the form of a post-dated Pacific Co-operative Union cheque. This post-dated cheque was apparently collected by yourself as no action was taken by this office regarding it. Mr. Kish filed a claim with this office for misrepresentation of crop acreage as stated on your lease to him. The acreage was checked by our representative and the claim for \$191.00 was settled by this office for \$133.70. You were fully advised of this at the time.

No revenue accrued to your benefit at this office from your property as in accordance with the policy of liquidation decided upon by the Canadian Government, your property was sold to the Director of Veterans' Land Act. Full details of the property sale were sent to you on the 4th June, 1944, although since that time \$15.00 legal fees in connection with the conveyance of the property were later charged to you.

Dr. E.J. Eacrett filed a claim against you for \$35.00, and this was paid from your account here at your request.

A considerable quantity of chattels were declared by you and included in your lease to Mr. Kish. All saleable articles found on the property have now been sold, and the net proceeds totalling \$209.88 were credited to your account. A detailed copy of the sales sheets were forwarded to you in our previous letter.

You declared you were the holder of a \$50.00 Victory bond and War Savings Certificates in the amount of \$12.00 belonging to your children. These however, were not brought under control by the Custodian.

Although you did not declare so to the Custodian, according to the Pacific Co-operative Union you are the holder of \$290.00 unredeemable shares in that Co-operative, together with \$150.00 worth of redeemable shares. Your 1937, 1938 and 1939 redeemable shares were redeemed at par, and the \$90.00 has been credited to your



Mr. Yasuo NOMURA

- 2 -

30th November, 1945.

account as redeemed. Your \$20.00 worth of 1940 and \$40.00 worth of 1941 shares should be redeemed early in 1946 and 1947 respectively, and the proceeds together with any interest that has accrued, will be available to you at the time.

You were also the holder of a \$10.00 United Farmers Co-operative Union share. This share was sold by the Custodian for \$65.00, and upon your forwarding the share certificate here, this sum will be available to you. Interest totalling \$2.40 has been received by this office to your credit on this share.

Attached hereto is a statement of your account since the time you last received one, and the enclosed cheque in the amount of \$700.34 represents your full credit balance as shown, less the \$65.00 from the sale of the United Farmers share certificate. Please send this certificate without delay and the balance will be forwarded to you.

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

Yours truly,

W.E. Anderson,  
Administration Department.

WEA:HA  
Encls. (3)



19th June, 1947

Mr. Yasuo NOMURA,  
Registration No. 13016,  
c/o A. Boras,  
Raymond, Alta.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$106.49, which represents your full remaining credit balance at this office, and covers redemption of your four Pacific Co-operative Union 1941 shares - \$40.00, accrued interest to date on your redeemable and non-redeemable shareholding - \$1.49, and redemption of your United Farmers' Co-operative Exchange share - \$65.00.

Kindly acknowledge receipt of the enclosed cheque, and at the same time, we should be obliged if you would forward your certificate covering your United Farmers' Co-operative share as it has been cancelled.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

HA  
Encl. (cheque)



PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 5430

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

EVACUATION SECTION  
Rec'd JUN 16 1949  
File No. 5430  
SOS ROYAL BANK BLDG.  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.  
*Allan*

9th June, 1949.

Mr. Yaoso NOMURA,  
Regn. No. 13016,  
c/o Mr. A. Boras,  
Raymond, Alta.

Dear Sir:

There is a small sum of money lying to the credit of "Y. Nomura" in the Japan & Canada Trust Savings Co. which amount might belong to you. If so, would you please forward your pass book to this office or give us all the information you can regarding this account in order that we may identify it and remit the balance.

Yours truly,

*J. Allan*

Office of the Custodian.

HA



*Analyse 9*

STATE OF REAL PROPERTY

Claimants: Tanco ROWBIA.

VIA No. 5430.

| <u>Amount</u>     | <u>On</u>                                | <u>Ass. Valuation</u> | <u>Ass. Value</u> | <u>VIA Appr.</u> | <u>Realised</u> | <u>Remarks</u>                                                                                                          |
|-------------------|------------------------------------------|-----------------------|-------------------|------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| (1) \$5,000.00    | Farmland (10.65 acres),<br>Menden, B. G. | \$5,000.00            | \$534.00          | \$716.25         | ) \$1,194.00    | (1) VIA Appraiser described this property as<br>being "not an attractive looking layout" but the soil<br>as being good. |
| (2) \$3,300.00    | Buildings on above land                  | \$3,300.00            | \$900.00          | \$500.00         |                 | (2) The buildings (6-room Dwelling, Garage and<br>Sheds) are described as being "a poor lot" but<br>serviceable.        |
| <u>\$8,300.00</u> | Total (gross)                            |                       |                   |                  |                 |                                                                                                                         |
| <u>\$1,157.38</u> | Acknowledged Custodian Credit            |                       |                   |                  |                 |                                                                                                                         |
| <u>\$7,142.62</u> | Amount of Claims                         |                       |                   |                  |                 |                                                                                                                         |



Tanco, B. G., May 27/48.

WJ/P.



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

Lethbridge, Alberta,  
August 6th, 1948.

10

IN THE MATTER OF THE CLAIM OF  
YAOZO NOMURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. NICE, Esq., K.C.,

appearing for the  
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the  
Claimant.

MRS LILLIE THOMAS,

Secretary.

B.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30



Y. Nomura,  
In Chief.

THE SECRETARY: Case No. 540, Yease Nomura.

YOAZO NOMURA, the claimant herein, being  
first duly sworn, testified through  
the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Nomura, you have a claim for farmland, is  
that correct? A: Yes.

Q And you describe that land as Blocks 12, 13 and 18  
and Lots 1 to 10 inclusive of Block 19 of Block "A"  
10 of Lot 165, Group 3, Map 2632, save and except  
part .34 of an acre more or less of Block 13 as  
shown and outlined in red on Sketch deposited as  
No. 5279 in the District of New Westminster?

A Yes.

Q Now with respect to that farmland, I want to show  
you that form (indicating) and ask you to look  
at it, please? A: Yes.

Q Have you read that over or had it read over to you?

A Yes.

20 Q Will you sign it, please?

A (Witness complies).

Q Are the particulars that you have given in that  
form true and correct to the best of your know-  
ledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now you say in that form that you  
purchased this land from a man named Ende?

30 A Yes.



Y. Nomura,  
In Chief.

Q As a matter of fact, there were two Messrs. Endo, were there not?

A Including Mrs. Endo.

Q And you say that you paid \$1113.20?

A Yes.

Q I want to show you this agreement (indicating). Is that the agreement under which you purchased the land in 1919?

A Yes.

10 MR. HUCKVALE: I will tender that, sir.

(AGREEMENT MARKED EXHIBIT NO. 2).

Q Did you finish paying up for it together with all the interest?

A Yes.

MR. HUCKVALE: I take it my friend will admit we paid for it as we have got the title here (indicating).

Q Now, Mr. Nomura, in 1930 part of your land was expropriated, was it not?

A Yes, I think it was for building a highway.

Q I show you a letter from the Department of Public Works as well as a receipt (indicating). Is that a receipt of the money paid to you as the result of that expropriation of part of these lands?

20

A Yes.

MR. HUCKVALE: I will tender that, sir.

(DOCUMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Perhaps my friend will file on behalf of the Crown the farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now I take it, Mr. Nomura, that

30 with respect to the dwelling house that you lived in,



I take it that it is the first one described on this form (indicating); is that right?

A Yes.

Q That is the first one described in Exhibit 1?

A Yes.

Q Did you insure that house?

A Yes, but I think it expired about the year I came here to Alberta.

10 MR. HUCKVALE: Q Is this the insurance policy (indicating)?

MR. RICE: Is it on the house?

MR. HUCKVALE: House and contents.

A Yes.

Q And that shows you had a thousand dollars on the house and \$5000.00 on the contents?

A Yes, that is correct.

Q The insurance was for a term of 36 months from the 11th of March, '39, until the 11th of March, 1942?

A: Yes.

20 Q Did any agent of the insurance company inspect your house before taking the policy?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(INSURANCE POLICY MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Q Now, Mr. Nomura, I want to show you a photograph (indicating). Will you look at it and tell me what it is?

A On the extreme right there is the reethouse.

30 Q That building on the extreme right of the photograph in the foreground is the reethouse that you



describe in your claim, is that right?

A Yes. The small building in the centre of the picture is the house referred to, 20 x 26.

Q Yes. A And just behind that not shown is another place that I built.

Q Are the trees shown in front of the dwelling house yours? A Yes.

Q And is the land in the foreground of the picture your land?

10 A Yes.

Q And whose fence is it? A Yes.

Q That is your fence? A Yes.

Q And you owned the fence?

A This is the fence that is around my property here but it belonged, that was built, and is the property of the Government.

Q I see, but all that land in the foreground of the picture is yours; is that correct?

A Yes.

20 Q And what crop is growing there, can you tell me?

A Strawberries.

Q Strawberries? A Yes.

Q Can you tell me roughly when that picture was taken? A About 1933 or '4.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Q: Now in your real property form, Exhibit No. 1, Mr. Nomura, you say that you built an addition to your house in 1937?

30 A Yes.



Q And you say that consisted of a kitchen, bedroom  
and a pantry? A: Yes.

Q I want to show you a picture. Will you tell me  
what that is a picture of (indicating)?

A This is a picture of the improvements just referred  
to.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

10 MR. HUCKVALE: Now you say that you have been on that  
place a long time? Or you were on it a long time,  
weren't you?

A Yes, about 24 years.

Q I want to show you that picture, and will you look  
at the back of it and the front of it and tell me  
what it is?

A: This is all  
the foreground there, the farmland is all mine,  
but this house on the left belongs to somebody  
else; that is not my house.

Q Well what crop is shown there?

20 A Strawberries.

Q And in your opinion is that a good example of  
your strawberry crop? A: Yes.

Q Can you tell me what year that picture was taken  
in?

A: I think it must have  
been taken as it is dated on the back, 1936,  
but I am not sure.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 8).

MR. HUCKVALE: Q: I want to show you one more picture,

30 Mr. Nomura. Will you tell me what that is a picture



I. Nomura,  
In Chief.

of (indicating)?                      A: That is also a  
picture of some of my strawberries being head.

Q Is that an example of the way that your strawberries  
were cultivated when you were on this place?

A Yes.

Q Was your whole farm kept up in that shape?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 9).

10 MR. HUCKVALE: Will you answer Mr. Rice, please?

MR. RICE: I submit, your Honour, that this land was  
sold for its fair value. I am tendering as an  
exhibit an analysis of claim on real property.

(ANALYSIS MARKED EXHIBIT NO. 10).

MR. RICE: For the purpose of clearing up the record  
I observe that the claim was filed for land  
\$5000.00 and the buildings \$3300.00. That is the  
original claim as filed and the statement submitted  
as Exhibit 1 by my learned friend shows the improve-  
20 ments at \$2405.00. I take it that this will make  
the claim the difference between that and  
\$3300.00 and it will make his claim \$7400.00  
instead of \$6300.00. I take it the claim is  
being reduced.

MR. HUCKVALE: Yes, on the buildings only.

MR. RICE: I would also point out, Your Honour, that the  
property was sold for \$1194.00 and not \$1157.38  
as credited by the Custodian.

THE SUB-COMMISSIONER: Yes, all right.



CROSS-EXAMINATION BY MR. RICE:

Q In the statement which you filed as Exhibit 1, you say that you cleared 10½ acres at a cost of \$4300.00? A: Yes.

Q And you cropped that 10½ acres for about 20 years, did you not?

MR. HUCKVALE: My friend is misreading the form. The clearing was done up to 1932. He didn't clear 10½ acres just before he left.

10 MR. RICE: 1919 to 1932.

MR. HUCKVALE: How could he crop 10½ acres in 1919 when he didn't even have it cleared then?

MR. RICE: Part of it was. He started it from 1919 to 1932.

Q I am cropped all of it for 10 years at least, did you not?

A The last ground that was cleared would be something less than 10 years.

Q Well, I am just taking your sworn statement. Is this sworn statement that you filed incorrect?

A It is 9 years.

Q Well the statement says 1919, between 1919 and 1932?

MR. HUCKVALE: Well that would give him nine years, 1932 to 1942.

A In 1932 the land was cleared but there was no crop. The last year that was cleared.

MR. RICE: Q: I say how much was cleared in 1932, 10 acres?

A: The last year that I cleared, I cleared about one acre so that there would be something over nine acres in 1932.



Q And then you had a crop on something over nine acres for ten years, is that right?

A Yes.

Q And I observe that you have given no credit for the use of that land nor the crops that you have taken over that period, have you?

A No.

Q Why not? A The quality of this land of mine in Mission was very, very good and had a good reputation throughout the area.

10

Q That hardly answers my question, though, does it?

A The development and maintenance of the land took a great deal of work and labour.

Q Yes, but you had the use of this land, as you say, yourself for nine years, got the crops off it and isn't that worth something and shouldn't it go for a credit for that?

MR. HUCKVALE: Who are we supposed to credit? I haven't got it yet.

20 MR. RICE: I don't know. I can go out and bring up some land in this country, break it up and take the crop to market from it, and be allowed for five crops.

MR. HUCKVALE: Who are we supposed to take this or give this as a credit to?

MR. RICE: You have charged it to value. I say there should be something for the crops taken off. This is your computation.

THE SUB-COMMISSIONER: I don't see how there would be any element of credit by reason of the crop being

30



Y. Nomura,  
Cross-Exam.  
Discussion.

taken off. Here is the land taken and sold to him and this man says, "I did such and such work on it and it gives me so much, or cost me so much to start with, and the improvements cost me so much"; that question will enter into the determination of value but it doesn't necessarily mean that it could be a credit.

10 MR. RICE: I am going to suggest that that is going to or could have gone to the land and it could have been charged up, the first five crops.

THE SUB-COMMISSIONER: I don't know anything about that, but it does occur to me that it is a straight question of what is the value of this land as improved, and if they didn't give him enough money or they didn't get enough money, it seems to me that there is some responsibility.

MR. RICE: But the fact that he spent \$4300.00 on it shouldn't enter into it.

20 THE SUB-COMMISSIONER: That doesn't necessarily mean that that has got to be a factor in what he is going to be paid. In other words, he is not going to get \$4300.00 back but he is going to get back some value because he improved it.

MR. RICE: He says that he broke it up in clearing it, and that it cost \$4300.00. I say there is no reason whatever to give him that \$4300.00 for that. It may have been that much.

THE SUB-COMMISSIONER: The whole question is as to what the value of this land is as improved.

30 MR. RICE: Its value, what it was at the time of



Y. Nomura,  
Discussion.

evacuation.

THE SUB-COMMISSIONER: If he had made no money at all or made a hundred thousand dollars, it wouldn't matter, it is only the question of the value of this land as improved.

MR. RICE: Q: Could you have sold this land at \$7400.00 when you left there? It takes you a long time to answer that one.

10 A Well I think it was fully worth \$7,400.00 but whether I could find a purchaser at that price, I don't know.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q Did you ever try to sell it or were you anxious to sell it?

A No, I had never intended to sell it.

Q Did you ever make any attempt to sell it?

A No.

Q All right, that is all, thank you.

20

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*R. Howard*  
S.R. HOWARD  
OFFICIAL REPORTER.



Defence Brief

Yaozo NOMURA

File No. 5430

Case No. 540 ^

LETHBRIDGE  
6 Aug. 48  
V.L.A. Deal

REAL PROPERTY CLAIM

1. Real Property Claim

\$7405.00

Appraised at

\$1216.25

Sold for

\$1194.00

Witness: McKay, Appraiser.

Original claim was 8300.00, now  
amended to 7405.00 - Trans.7 line 15  
et seq.

- Ex. 1 - Real Estate Statement  
paid 1113.20 23 May 1919
- Ex. 2 - Agreement to purchase.
- Ex. 3 - Dept. Public Works letter
- Ex. 4 - S.S.B. Appraisal
- Ex. 5 - Insurance Policy
- Ex. 6 - Photograph of buildings
- Ex. 7 - " " improvements
- Ex. 8 - " " strawberries
- Ex. 9 - " " "
- Ex.10 - P.P. claims analysis.

Submission: Sold for fair market value.

RWN/mw

aw



Name of Claimant **NUMURI, Yaseo**Case **340**Custodian File **5430**

| <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                                         |                                                                | Sale Price |                        |                             | Total Award 125% of all Sale Prices |        |
|                                      |                                     |                                                                        |                                   |                                                                           |                                                                | % of Total                                                                 | Amount                                                         |            |                        |                             | % of Total                          | Amount |
|                                      |                                     |                                                                        |                                   |                                                                           | 1194                                                           |                                                                            | 957.82                                                         |            |                        |                             | 957.82                              |        |
| <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 CHATELS</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                 |                                     |                                                                        |                                   |                                                                           |                                                                |                                                                            |                                                                |            |                        | 957.82                      |                                     |        |



5430

October 21st, 1950.

Mr. Yasuo NOMURA,  
1043 - 6th Street North,  
Lethbridge, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 540

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 ... **\$837.82.**

Cheque in your favour is enclosed for **\$789.36**  
and we have paid the Co-Operative Committee .. **\$ 48.46**  
for legal fees as authorized by you.

Yours truly,

FCS/js  
1 encl.

F.G. Shears  
Director