

7003

7003

HANEY
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: TSUYUKI, TokutaroHOME ADDRESS: R.R. No. 1, Haney, BC 2932-15th Rd.REGISTRATION NUMBER 13951 SEX: Male AGE: 52OCCUPATION: 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 MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: ToriADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Haney, BCNAMES OF ANY LIVING CHILDREN: Tadao (M) Shiro Roy (M)ADDRESS OF CHILDREN: R.R. No. 1, Haney, BCAGE OF CHILDREN: 10, 7

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

1. LOCATION AND DESCRIPTION: (1) Lot 11 of the NW quarter of Sec 10
Trp 12, Map 802, District of New Westminster, BC Title #480612
(2) West 1/2 of the NW quarter of Lot 2535 Group 1, District of Cariboo, BC
80 acres. Title No. 8252

2. BUILDINGS AND OTHER IMPROVEMENTS: On (1) Six-room dwelling,
13 hothouses, 3 sawdust bunk, woodshed, barn, chicken house, packing
house, garage, root house

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

4. TAXES (Amount and where payable) On (1) \$150.49, payable at Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) Live on No. (1), expect to
rent the house when I leave. (2) vacant

W 2 South - 15th Rd. all about about
broken into

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: 1/2 acre potatoes, growing vegetables
in the green house. (tomatoes and cucumbers)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: ---
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---
4. STATE WHEREABOUTS OF LEASE: ---
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): ---
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- Household furniture, kitchen utensils, machinery, 12000 4" pots,
5000 Feet lumber, 1500 ft. 1 1/2" pipe, carpenter tools, blacksmith outfit.
700 cords fire wood, 2500 tomato boxes, 2000 cucumber boxes, farm
implements, 5 boilers, electric washing machine, 2 water tanks,
20 cases of greenhouse glass, 2 scales, garden tools, on my property
at R.R. No. 1, Haney, BC. Key will be left in care of Custodian
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 2 cows
living
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \$50 owing me by the late Mr. S. Soyeda, \$50 owing me by S. Yamada, Coquitlam.
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$200 Victory Bond, \$200 shares in Maple Ridge Co-op Union at home
8. BANK ACCOUNTS: \$2000 will be deposited in the Bank of Montreal, Haney, tomorrow.
9. LIFE INSURANCE: \$2000 20-year endowment policy Sun Life Ins. Co. Beneficiary my wife. Policy at home
10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 30th day of April 1942.

(Signature)

T. Tsuyuki

A. Wilkins
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date July 26/43

Our File No. 7003

Full Name TSU YUKI Tokutaro
(Surname in Block Letters)

Registration No. 13931

Male - Female
(check)

Age Jan. 20, 1891

Former Address R.R.#1, Haney, B.C.

Date Evacuated Aug. 31/42 Naturalized - Canadian-Born - National
(check)

Present Address Lillooet, B.C.

Married - Single
(check)

Name of Wife (nee) MARRA Tori #1393

Name of Husband

Name of Mother (nee) ENDO Yuki Name of Father Kotaro (Deid)

Names of Children under 16

(Deid) Shiro (M) Oct. 29/14
Tadao (M) Sept. 16/31

Requested by Viola Scott Registered with Custodian (Yes or No)

Additional Information

Farmer. Owner of 20 acres,
house, truck, 5 Cattle at above
address.

Takaki (son) over 21
Sept 5/46 124/31

File No. 7003

Name: Tokutaro TSUYUKI.

Civic Address: 2932 -15th Rd., HANEY, B. C.

Legal Description: Lot 11 of the NW $\frac{1}{4}$ of Section 10,
Township 12, Map 809, Municipality
of Maple Ridge.

Classification: Six-room dwelling, 13 hothouses, 3 sawdust
bunkers, woodshed, barn, chicken house,
packing house, garage, root house.

19 Acres - Assessed land value, \$1200.00
Improvements - \$12,750.00

Present Occupancy: Leased to William T. Scott, farmer, for
annual rent of \$1750.00, payable from crop
and including use of tools and equipment.

Encumbrances: None.

File No. 7003

CLAIMS DEPARTMENT

May 25th, 1943.

Tokutaro TSUYUKI - Reg. No. 13931

CREDITORS:

NO CLAIMS on file.

/DE

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name	Mr. Tokutaro Tsuyuki <i>Lillooet B.C.</i>	File No.	7003
		Reg. No.	<i>13731</i>
Company	Sun Life	Agency	Vancouver Agency
Policy No.	2112754		
Premium - \$	105.50		
Payable:	☒ Annually, ☐ Semi-annually or ☐ monthly		
Month	July	Day	1

REMARKS:

Form sent out Aug 26 1943

Anderson

[illegible]

File No. 7003

Name: Tokutaro TSUYUKI.

C H A T T E L S

1. See List of Chattels, dated Dec. 1/42, in Correspondence Section of file, signed by Lessee as in his care.
2. See copy of Report of Dec. 4/42, re house being broken into.

File No. _____

Date Nov. 30/44

SUMMARY

Name: Izumi, I.

Address: 2932 15th Rd. W. W. W. W.

(1) - We have today moved to auction room at W. W. W. W. effects as per enclosed list at a total cost of \$17.87 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at none where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$_____ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

No important shortages.

Note following articles left in care of the tenant
H. Scott, until W. Anderson sees same

14.5 bush. cucumbers & tomatoes, 1 box, old pipe platform
scale, old locker parts, Blacksmith's bellows,
2 boilers, sandpiper ed. & scarp shovel

The tenant gave us the following explanation:
14.5 bush. of potatoes, 1500 pipe used as supports
quantity of lumber, 1 water tank

NAME TSUKUKI, Tokutaro

REGISTRATION NO. 13931

FILE NO. 7003

The following chattels were sold by public

auction at Haney, B. C. on December 14, 1944.

Dresser	\$ 0.50
High chair	1.75
3 Chairs	0.50
Pair vases	1.75
2 Brackets	0.50
Trays	0.75
Pan and crockery	1.00
Icons decorations	1.00
Wash stand	0.75
Clothes press	1.25
Force pump	4.00
Pump	0.25
Basket	0.50
Tools	2.50
Pump	0.25
Book case	9.00
Wheelbarrow	0.50
Cable	1.25
Berrywire	1.25
X Horse cultivator	6.00
X Cultivator	1.00
X 2 Section harrow	2.00
Writing desk	3.00
Book shelves	0.50
X Range	25.00
Chair	1.50

Total

Less Expenses: (Auctioneer's Fee: \$ 6.83
(Advertising: 0.76
(Moving: 17.87

Net Proceeds Credited:

\$	68.25
\$	25.46
\$	42.79

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 11.

Remarks.

7003

27th November, 1942.

Mr. Tokutaro Tsuyuki,
Registration No. 13931,
Lillooet, B.C.

Dear Sir:

Your property has been leased through the
Soldier Settlement of Canada to Wm. T. Scott for the
sum of \$1750.00, which sum is payable from the crop.

We ask your permission to include the tools
and equipment necessary for the operation of your green-
houses, and would appreciate your advising us as to what
you wish us to do regarding supplies left on hand.

We are enclosing a self-addressed envelope
for your convenience, and ask that you give this matter
your immediate consideration.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

#4003
for his phase

C O P Y.

OFFICE OF THE CUSTODIAN

Japanese Section

Fraser Valley Protection

Report on Conditions Prevailing in the Maple Ridge & Mission Area

Having visited a number of farms we found that while some tenants are endeavouring to use them to the best advantage others are seemingly not making any effort to cultivate the land. This, we believe, is due in no small measure to the lack of a sense of responsibility consequent with ownership. Also, there is undoubtedly a spirit of uncertainty and confusion due to the lack of a definite policy on the part of this office and the Soldier's Settlement Board. For instance, some farmers have reported to us that an application for a lease for another year has been made but up to the time of writing they had not received any intimation as to whether this will be granted or not.

Compared with last year we would say that many of the farms have greatly deteriorated.

Of the 5 farms visited and reported on this week we found that the following 3 had been broken into:-

(F.#7003) TSUYUKI, Tokutarō: Reg.No.13931. 2932-15th Rd., Haney.

A shack at the rear of this property and occupied by a friend of Mr. TSUYUKI was broken into and ransacked. Only a few chattels were left:- 1 dresser, 2 chest of drawers, 1 bed. The new tenant, Mr. W.T. Scott, has boarded up the door and window.

(F.#9321) TSUYUKI, Itarō: Reg.No. 3097-8th Rd., Whonnock.
(wife of the above-TSUYUKI, Kimiko: Reg.No.13486.

Window of pantry at rear of house found broken and signs of someone having entered and ransacked the house. Only a few chattels left. Boxes were found littered all over the floor.

(F.#12227) SAKON, Bunjiro: Reg.No.13089. 4169, Moss Rd., Mission.

Window casing of front window torn off and part of window taken out and house entered. Tenant, Mr. A. Davidson, has repaired the window and doors and windows are locked and nailed.

Signed: "W. T. Williams"

"H. J. Logan"

4th Dec. 1942.

TSUYUKI, Tokutaro (Mr.)
Reg. No. 13931.

2932, 15th. Rd.,
Haney, B.C.

List of chattels belonging to Mr. Tokutaro TSUYUKI and left in
the care of Mr. W. T. Scott, 15th. Road, Haney, B.C.

Dwelling house upstairs:-

1 Old bed, spring & mattress, 1 Homemade table & desk.

Main floor:-

2 Beds and springs.	1 Baby crib	5-1 High chair
1 Lampshade	3 Framed pictures	5-1 Dresser with mirror
Homemade clothes cupboard	2 Desks	5 Washstand
1 Small homemade table	5 Box Xmas decoration	1 Bookcase & books
3 Japanese trays	1 Plate glass (18"x2')	1 Spirit level-16"
3 Japanese dolls (2 in glass cases & 1 in carton)	1 Sm. suitcase	1 Sm. platform scale.
1 Homemade magazine rack.	5 Sew kit, utensils & dishes.	1 sink
1 Monkey wrench	1 Kit, table & 3 chairs	Old Lino. On
1 Mc Clary "Kootney" range.	1 Egg scale	(kitchen floor.
1 Kit. cupboard.		

In Storage shed:-

1 Old hot water tank. Flat botom rowboat
2 Sections diamond harrows. Quantity raspb. wire. 3 Homemd. tables
Large quantity of cucumber & tomatoe boxes, K.D. 52 Cultivators
1 Old small incubator 1 screen door
12' of 3" & 60' of 1" old water pipe. About 50' old cable 3/4".

In Chickenhouse:-

Blacksmith's bellows & few tools
Quantity of old boiler parts. 2 Pr. narrow gauge track wheels.
About 3 cases of glass. Quantity of old motor parts
1 Old manure fork 1 Old spade 1 Mattock
Large quantity old piping.

Sawdust bunk (36'x80'):- 1 Old motor engine on skid.

Boilerroom near dwelling house:- 2 Boilers. 1 Sawdust cart
40' Garden hose 1/2"; 30' at 1". 1 Scoop shovel, 1 Picaroon
1 Bucksaw

Boilerroom No. 2:- 2 Boilers, 1 Picaroon, 1 Wheelbarrow.

Greenhouse near dwellinghouse:- 1 Electric pump, 300' pipe used in
greenhouses for ventilator supports
200' Old gardenhose. J.P.W.

Greenhouse:- Approximately 10,050 4" pots
" 1,500' pipe used as supports for ventil
" 1,800' Lumber

Sawdust bunk (32'x60'):- 1 Watertank (about 200 galls.)
5 sold by auction 14/12/44
Haney 11

The above chattels have been left in my care and I will be
responsible for their safekeeping

Signed: *Wm. T. Scott*

Witnessed on behalf of the Custodian: *[Signature]*

Date: *Dec 1/44*

East Lillioot, B.C.,
Dec. 15/42.

EVACUATION SECTION	
Rec'd	DEC 21 1942
File No.	7203
Assn.	W.C.
Refused	Richardson

Mr. R. L. Richardson,

As the Landowner's Officer,

Department of the

Secretary of State of Canada, Anderson

Vancouver, B.C.

File No. 7003

Dear Sir:

In reply to your letter of Nov. 27th in which you request my permission to include the tools and equipment for the operation of my greenhouses.

I have given the lease, Mr. Wm. J. Scott, permission to use the necessary tools for the operation of my greenhouses. But in regards to the supplies, I advise you that the firewood and materials for houses, that is including papers and brackets, be left as it is, or, if on the other hand the lease desires to use them, they must be paid for, or replaced.

As the sawdust, the fuel I have been using for the past years, will have to be used, but it must be replaced, as I

have left it, before the 1st of October.

Yours truly,

Doktors. Tsuyuki

Registration No. 13937

7003

12th June, 1943.

Mr. Tokutaro TSUYUKI,
Registration No. 13931,
EAST LILLOOET, B.C.

Dear Sir:-

Re: Fire Insurance

You are the registered owner of property described as Lot 11 of the North west quarter of Section 10, Township 12, and being No. 2932 - 15th Road, Haney, in the Municipality of Maple Ridge, B.C. There are, as you know, a number of buildings on your property described above, at the present time under lease to Mr. W.T. Scott.

In declaring this property you stated that no fire insurance was being carried at that time. I wish to advise that we are today writing to a local fire insurance agent at Haney in order that suitable coverage may be arranged. The premium for this policy, when written, will be charged to your account.

If, by any chance, you do not wish fire insurance carried but would prefer to carry the risk yourself and bear the loss, if any, we will refrain from placing insurance or will have the policy cancelled if already in force.

An immediate reply from you is requested.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

85. 29th June/43

C O P Y

114 Eleventh Street.

WESTMINSTER BOILER & TANK CO.

Boilermakers, Welders and Steel Workers.

New Westminster, B.C., July 2, 1943.

Sold to Mr. W. Scott,
No. 15 Rd., Haney.

Your Order No.

Our Order No. 1784

Invoice No. 4930

Retubing Boiler in Greenhouse

228'0" Boiler Tubing 3"

• .41 93.50

Labour & Transportation

84.10 \$177.60

WESTMINSTER
BOILER AND TANK CO

P A I D July 12/43

Per Sgd.

7003

July 6th, 1943

Mr. Tokutaro TSUYUKI,
Registration No. 13931,
East Lillooet, B. C.

Dear Sir:

Re: Fire Insurance

In reply to your letter of June 23rd asking for the cost of insurance on your property at Haney, B.C., we would advise that the premium for three years would be \$181.25 for the following coverage.

Dwelling -----	\$1,000.00
No. 1 Boiler house --	1,000.00
No. 2 Boiler house --	800.00
13 Glass houses ----	4,000.00
Sawdust Barn -----	200.00
Packing house -----	200.00
Garage -----	50.00

TOTAL \$7,250.00

Will you kindly let us know if you wish any insurance placed on this property stating the amount of coverage on each building.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT
orig July 22/43

7003

August 5, 1943.

Mr. Tokutaro TSUYUKI,
Registration No. 13931,
East Lillooet, B. C.

Dear Sir:

Re: Fire Insurance

We wish to acknowledge yours of July 29th. I will do nothing further in connection with placing Fire Insurance on the several buildings located on your property until I receive from you a further request in that connection.

I am now turning your letter over to Mr. Alexander the Manager, who will deal with your request in connection with your self and your son making application to enter the Protected Area of British Columbia.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

7003

August 7th, 1943.

Mr. Tokutaro TSUYUKI,
Reg. No. 13931,
East Lillooet, B. C.

Dear Sir:

Thank you very much for your letter of July 29th, which has been referred to me for attention, and regarding which I would like to comment as follows:

1. Fire Insurance.

Our insurance department will take no further action in connection with placing fire insurance on the several buildings located on your property until the further request is received from you in this connection.

The insurance department wrote to you on July 6th, informed you of the cost of insurance, and suggested coverages on each type of building, and asked for an indication of your wishes.

2. Mr. Scott.

You are entirely at liberty of course, to communicate direct with Mr. Scott regarding the maintenance, condition, and repair of any of the building on your property.

3. We note your desire to discuss certain matters with Mr. McAlister. This undoubtedly has reference to your claim of \$50.00 against S. Yamada. This can of course, be done by correspondence, and we suggest that you let us know the full name of the Mr. Yamada against whom you have the \$50.00 claim.

4. Permit to re-enter the protected area.

Your views have been noted as has also your request that you and your son Takaaki Tsuyuki, be permitted to re-enter the protected area for a period of a few weeks. Unfortunately, it is contrary to the policy of the Custodian regardless of circumstances, to request the return to the protected area of any individual of the Japanese race. This is a matter which is entirely in the hands of the B. C. Security Commission and the Royal Canadian Mounted Police.

5. Insofar as we can see there are no problems confronting you in the protected area, which cannot be settled readily through exchange of correspondence, and without entailing the expense which you and your son would incur in returning to the protected area. We therefore suggest that you write to us separate letters in connection with each of the items mentioned above.

Yours truly,

H. P. Alexander
Manager

RPA/MS

East Lillooet, B. C.,
August 24, 1943.

The Custodian's Office,
Department of the Secretary of State,
106 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	AUG 28 1943
File No.	7003
Ans.	115
Referred	Richardson

Dear Sirs:

When we left Vancouver last August to come to East Lillooet, we came with the understanding that we would receive our rent that was supposed to come in regularly. As yet we have not received a single payment. We have no means of income and since we are here on a Self-Supporting basis, please do not hold the rent in your custody but send it to us as soon as possible.

In reference to the Fire Insurance we would like to have the House, Boiler Room 1 and 2, Sawdust Bunk, and the Packing Shed insured. If the Fire Insurance covers damages from wind and snow we do not mind having the Greenhouse insured with the others too, but if not please do not include it in as there is no fear that the Greenhouse will catch on fire.

Yours truly,

Tokutaro, Tsuyuki
Tokutaro TSUYUKI,
Registration No. 13931.

7003

31st August, 1943.

George A. Shewfelt, Esq.,
Honey, B.C.

Dear Sir:-

Re: Tokutaro TSUTSUMI

Referring back to your inspection report of June 12th
in connection with property belonging to the above named and located
at 2932 - 15th Road, Honey, in the Municipality of Maple Ridge.

Kindly have a three-year fire policy issued for coverage
as follows:-

Dwelling	\$1,000.00
Boiler-house No. 1	\$1,000.00
Boiler-house No. 2	\$ 800.00
Sawdust Barn	\$ 200.00
Packing House	\$ 200.00

You might please have a duplicate of the policy issued so
that we may send a copy to the owner.

Yours very truly,

S.M. Gibson,
Insurance Department

EMG:FM

DC 4/24/43

East Lillooet B. C.
Oct. 5, 1943.

Mr. R. P. Alexander
506 Royal Bank Bldg,
Hastings and Granville
Vancouver, B.C.

EV. CITATION SE.	
Rec'd	OCT 7 1943
File No.	
Ass.	
Referred	Alexander

Dear Sir:

Further to our letter dated August 24th regarding our rent.

If you have the Fire Insurance Policy written to cover the five buildings and the premium deducted, please send me the sum as soon as possible. I have leased my farm to Mr. Scott at \$1750.00 per year which is payable on 1st of July, but as yet I have not received a penny.

As I have no source of income, I am relying on the rent to pay off the family budget and the expenses of my four sons attending schools and university.

Please give my letter your immediate consideration

Yours Truly

I. Tsuyuki

October 15, 1943.

Mr. Tokutaro TSUYUKI,
Registration #13931,
Lillooet, B.C.

C O P Y

Dear Sir:

In accordance with your request for funds, we are enclosing herewith a cheque in the amount of \$100.00 from funds held to your credit at this office.

The following is a statement of your account:-

	<u>Debit</u>	<u>Credit</u>
By Maple Ridge Co-op - fruit returns		4.92
Wm. C. Scott rental		1750.00
To Land Registry Office Certificate of Encumbrance	1.00	
1943 Taxes	172.41	
Wm. C. Scott - repairs to boiler & sawdust bunkers	216.60	
Remittance enclosed	100.00	
Credit Balance at this office	<u>1264.91</u>	
	<u>\$1754.92</u>	<u>\$1754.92</u>
By balance at credit		<u>\$1264.91</u>

The sum of \$216.60 paid to Mr. Scott for repairs covers the retubing of the lower boiler amounting to \$177.60, and \$39.00 for planks and nails in repairing the upper sawdust bunker. We trust you will find this satisfactory.

Arrangements have now been made under a new lease to Mr. Scott for the coming season at the same rental figure of \$1750.00. As you well know, there are three old greenhouses which are in very poor condition through the rotting of foundation sills and rafters. Next year these three houses should be taken down and the material salvaged or rebuilt, but for this year, we have informed Mr. Scott that the best thing to do would be to build T-supports down each side of the roof for support. The expense of this will have to be borne by you as if these three houses were taken down, the rent would be reduced and also considerable expense in demolishing would result.

Further remittances to you in the amount of \$100.00 per month will be made to you, but at this time we feel obligated to

GEO. A. SHEWFELT

Real Estate - Insurance - Notary Public

HANEY, B.C. March 30th 1944

Mr. S. M. Gibson
Insurance Department
Custodian's Office
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 1 1944
File No.	7003
Ans.	<i>[Signature]</i>
Referred	Gibson

Dear Mr. Gibson

Policy # 12V 64232 - Insurance

I have received notice that No 2. Boiler House included in file 7003. has been destroyed by fire on which we carry \$800. Insurance.

I have already notified our Company to this effect

Sincerely truly
Geo. A. Shewfelt
Haney B.C.

PA
8167

7003

April 5, 1944.

Messrs. Thompson Agencies,
553 Granville Street,
VANCOUVER, B. C.

Dear Sirs:

Re: Queensland Pol. #12-V-64232

Please be advised that fire loss has occurred damaging property covered under the above numbered policy. I understand that the Boiler House, Item No. 11 on this policy, has been totally destroyed.

We would appreciate it if you would kindly have an adjuster put on this as soon as possible.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

No fire loss
letter Apr 28/44
Su
Sno C Dixon
adjuster

R.R. #1 WHONOCK, B. C.

April 12, 1944.

COPY

Depat. Sec. of State,

Dear Sirs:

No 588. Small 4-roomed house in poor condition
13 Greenhouses in good condition and very well located
10 acre of good land with creek and a considerable number
of fruit trees valued as follows:

Greenhouses & Equip	\$9,000.00
House	500.00
Land	<u>1,000.00</u>
TOTAL	10,500.00

(Signed) Wm. H. Russell

Appraiser

Lot 11 N.W. 1/4 Sec. 10 T.P. 12
Appraisal Acct \$10.00

Accepted a true copy
M. S. Ryan

A Commissioner for taking Affidavits
within the Province of British Columbia

224-5 av.

New Westminster B.C.

April 15-1904

The Custodian
675 W. Hastings
Van B.C.

(584)

Dear Sir

Enclose cheque for \$580⁰⁰

tender on no 584-15 av. lot 11 & 12 & 13

Total Price \$5800⁰⁰ Will pay all cash
for land Equipment & buildings

Yours truly

H. L. Stangland

224-5-av.

New Westminster B.C.

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

Hal Menzies

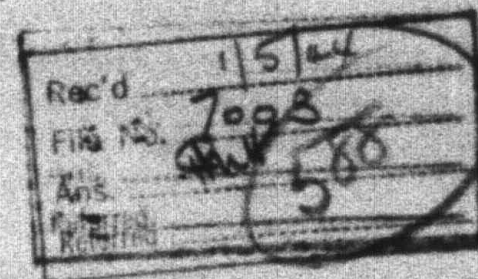
REAL ESTATE and INSURANCE

.. HANEY, B.C. ..

Notary Public
Conveyances
Loans and Appraisals

April 29th 1944

The Custodian
506 Royal Bank Building
275 West Hasting Street
Vancouver B.C.



Dear Sir:- Tender, Catalogue NO 588

On behalf of William Theo Scott of this town we hereby submit a Tender of \$8,000.00 on the property described in your Catalogue as:

On NO 15 Road, Lot Eleven (11) of the North West Quarter of Section Ten (10) Township Twelve (12) Map 809. Maple Ridge. Your file number 7003.

We inclose Certified Cheque for \$800.00

Yours Truly

H. Menzies

H. J. BUTTERFIELD

FLORIST

MEMBERS FLORIST TELEGRAPH DELIVERY ASSOCIATION

NEW WESTMINSTER, B. C. June 19, 1944

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B.C.

Attention Mr. F. G. Shears, Director

Dear Sir:

RE, Catalogue No. 588

Thirteen (13) Greenhouses on 15th Road
off 17th Ave., Maple Ridge District, twenty (20) acres
with thirteen (13) Greenhouses, ten to thirteen years old,
each 180 x 18 ft. a total of 42,120 sq. ft. Three of the
houses have wood foundation and ten have concrete foundation
in fair condition but the construction is not modern and is
liable to loss of glass by snow.

The heating system is hot water by an old steam
boiler using sawdust as fuel. The piping is 2" pipe both
flow and returns. It is second hand pipe in fair condition
and there is 16,380 feet.

There are two sawdust sheds and a dwelling which
is on cedar post and which, in its present condition, is
uninhabitable but which could be cleaned up and remodelled
into a suitable dwelling.

The twenty acres of land are in steep ravine except
where the greenhouses and house are and are too steep for
cultivation except by hand.

Value of Land and Dwelling	\$ 1,250.00
" " 13 Greenhouses	<u>16,848.00</u>
Total	\$ 18,098.00

Yours truly,

H. J. BUTTERFIELD

H.M. EDDIE & SONS LTD.
Pacific Coast Nurseries SARDIS, B.C.

C O P Y

July 10, 1944.

Office of Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:

Attention Mr. F. G. Shears.

As requested I have visited the Japanese greenhouse property on 15th, Maple Ridge and herewith submit my valuation as follows:

20 ac. land @ \$50.00 per ac.	\$1000.00
Dwellinghouse	1000.00
Outbuildings	200.00
Block of 7 greenhouses 18' x 180'	
" " Salvage value only	3000.00
" " 6 Greenhouses 18' x 180'	6000.00
2 Boilers	1000.00
3 Sawdust bunkers (Salvage value only)	500.00
	<u>\$12700.00</u>

REMARKS

The land probably cost \$300.00 per ac. to clear but it is extremely poor and of most undesirable contour.

The block of 7 greenhouses is just about ready to tumble down.
The block of six is newer but of the cheapest possible construction.

The boilers are not the best type for that sort of work and are in rather poor condition, their value is just about salvage.

The sawdust bunkers are just about tumbling down and have just about a salvage value. Candidly, if I was spending \$12,700.00 on a greenhouse proposition I would not invest in the above.

Yours truly,

(Signed) H.M. Eddie.

Bestful a true copy
H. B. Brown

A Commissioner for taking Affidavits
within the Province of British Columbia

55 Driffield St. Cat. 588.

New Westminster B.C.

June 26-44

The Custodian

506 Royal Bank Bldg

675 W. Hastings

Vancouver B.C.

Rec'd	JUN 26 1944
File No.	7095
Attn.	
Referred	NARRIP

Dear Sir:

Last April I sent in a
tender on some property at
Hannay B.C. also inclose cheque
\$580= Please let me know
what is doing I like to get
my money back if I don't
get the property

Yours truly

W. L. Stangland

New Westminster Store
735 Columbia St.
Phone 2508

Greenhouses
838 Ewen Ave.
Phone 1827-R1

H. J. BUTTERFIELD FLORIST

New Westminster, B.C. July 5, 1944.

C O P Y

Dept. of the Secretary of State,
Office of Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. F. G. Shears.

Dear Sir:

Replying to yours of June 29th re. Catalogue No. 588, Maple Ridge District, I valued this place on replacement basis but considering the construction the glass in the greenhouses is liable to heavy loss in case of snow as snow would break most of the glass if the place was not occupied.

Considering the location of this property and the fact that there is no water system, I would say that a fair valuation to buyer and seller would be Thirteen Thousand Dollars (\$13,000.).

Yours truly,

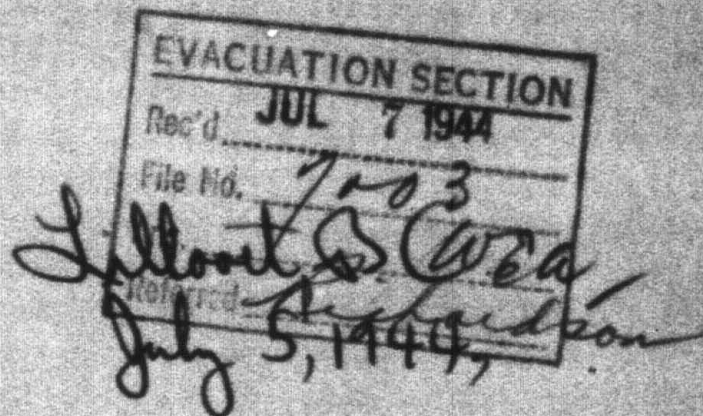
H. J. BUTTERFIELD.

P.S. Please find enclosed my account for services rendered in the appraisal of the above property.

*Authenticated a true copy
M. B. Boring*

Notary Public for British Columbia
My Comm. Expires 31st Dec 1945

File No. 7003



Mr. W. E. Anderson
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Thank you very much for the maintenance
cheque of two hundred dollars (\$200⁰⁰) for the month
of May and June which I received through the
Local Police.

Please send me the sum for July at
your earliest date.

Yours truly,
T. TSUYUKI
Reg. No. 13931

Reg 100⁰⁰

7033

August 10th, 1944

Mr. E. L. Stangland,
224 5th Avenue,
New Westminster, B.C.

Re: Catalogue No. 588,
15th Avenue, Maple Ridge

Dear Sir:

Stangland
Further to our letter of June 26th, in regard to your offer to purchase the above. We have had additional appraisals made on this property and our Advisory Committee has established a minimum acceptable price of \$12000.00.

If you are interested in revising your offer on this basis, subject to prior sale, it would be given favorable consideration.

Yours truly,

F. G. Shears,
Director.

FGS/HHC

Lillooet, B. C.
Aug. 12. 1944.

Mr. W. E. Anderson
Office of the Custodian
506 Royal Bank Bldg.
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	AUG 16 1944
File No.	7003
	W.E.A.
	Anderson

Dear Sir:

Thank you very much for the
\$100.00 maintenance during the month of July.

I am hoping to receive this month's
cheque at your earliest date.

Yours truly,
T. TSUYUKI.

7003

August 16, 1944.

Mr. Tokutaro TSUYUKI,
Registration No. 13931,
Lillooet, B. C.

Dear Sir:

Please be advised that Mr. W. T. Scott, tenant on your property, has now paid his rental consideration of \$1750.00 less \$146.20 repairs and maintenance expenses allowed. The items "Labour for bridge work - \$57.60" and the 2 x 4s purchased for \$21.60 were for supporting the three, old, wooden houses near the road. We consider it much less expensive to have them supported in this manner as otherwise they may have collapsed had any bad weather arisen.

Your 1944 taxes in the amount of \$173.47 have now been paid and, after making the last remittance of \$100.00 to you, the balance remaining in your account at this office is \$1628.04. These funds are available to you either by monthly remittances or larger sums, upon request.

Trusting you will find this satisfactory.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

7003

September 1, 1944.

Mr. Tokutaro TSUYUKI,
Registration No. 13931,
Lillooet, B. C.

Dear Sir:

We enclose herewith a cheque in the amount
of \$100.00 for the purpose of maintenance during
the month of September, from funds held to your
credit at this office.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. (cheque)
/EG

Credit Balance - \$1513.04

SAM CAHOON

Real Estate

Insurance

.. HANEY, B.C. ..

Sept. 2nd, 1944

Rec'd	SEP 5 1944
File No.	7003
Ans.	<i>[Signature]</i>
Referred	<i>Stamps</i>

The Custodian of Enemy Property,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue #588 - Lot 11 NW Sec. 10 Tp.1E

On behalf of my client Mr. William T. Scott, R. R. 1, Haney, B. C. I wish to place the tender of Thirteen Thousand Dollars (\$13000.00) for the purchase of the property described above, and offer the enclosed certified cheque for \$3000.00 as a down payment the balance to be payable 50% Aug. 31, 1945 and the balance Aug. 31, 1946.

While these terms do not altogether meet the specifications of your catalogue, Mr. Scott has been leasing this property for the past two years and knows the condition of the property intimately. It is necessary that three green houses be replaced and while your Mr. Anderson allowed the expense of supporting the glass with a "T" support he could not justify reconstruction. It is the intention of my client to do the necessary reconstruction work if this tender is accepted and this will increase the value of the plant while if we experience a severe winter these houses will not hold up resulting in a considerable drop in the value to you.

My client, Mr. Scott owns the adjoining farm, is an upright citizen and has a good credit rating and I sincerely recommend acceptance of this offer.

This sale of course would be subject to my commission and we would appreciate hearing from you as soon as possible as a great deal of work will have to be done before the bad weather sets in.

Yours truly

Stahoon

SEP 5 1944
Cheque \$3000.00
Enc: Cheque \$3000.00

7003

Anderson

6th September, 1944.

Mr. Sam Cahoon,
P.O. Box 314,
Nansey, B.C.

Dear Sir:

Re: Catalogue No. 588
Lot 11 NW $\frac{1}{4}$ Sec.10 Tp.12
15th Ave., Maple Ridge.

We are in receipt of your letter of September 2nd
in which you offer to purchase the above property on behalf
of your client, Mr. Wm. T. Scott, for the sum of \$13,000.00.

Before we are able to advise you definitely in
regard to this offer it is necessary for this matter to be
reviewed by our Advisory Committee. Unfortunately this
Committee is not meeting until the first week in October
but at that time we will communicate with you further.

Yours truly,

F. G. Shears,
Director.

FCS/THE

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

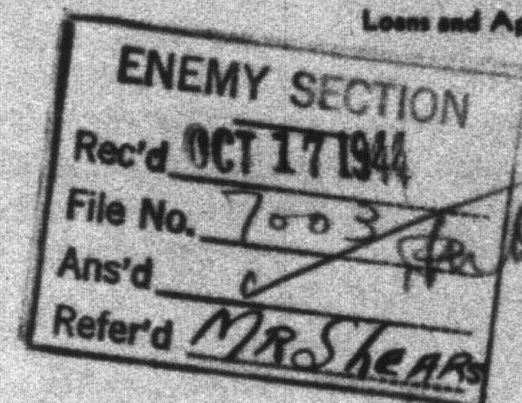
Residence Phone 63M

Hal Menzies

REAL ESTATE and INSURANCE

•• HANEY, B.C. ••

Notary Public
Conveyances
Loans and Appraisals



October 15, 1944

Mr. K. W. Wright,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue #588, Lot 11, N.W. 1/4,
Sec. 10, Twp. 12, Map 809. Your file #7003

In regard to Mr. W.T. Scott's amended
offer submitted by Sam Cahoon.

I have discussed the matter with the
purchaser and with Mr. Cahoon, and I have de-
cided that Mr. Cahoon has made a substantial
contribution to the sale. I have therefore
agreed with him to divide the commission be-
tween us on a 50-50 basis, which will be
satisfactory to me.

Mr. Cahoon has said he will write
direct to your office making a similar suggest-
ion. I would be glad to know if he does so.

Yours truly,

HM:SP

SAM CAHOON

Real Estate

Insurance

.. HANEY, B.C. ..

ENEMY SECTION
Rec'd OCT 18 1944
File No. 7003
Ans'd *Paul*
Refer'd *MR SHEARS*

October 16, 1944.

Mr. E. W. Wright,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue #588, Lot II, N. W. 1.
Sec. 10, Twp. 12, Map 809. Your
file #7003.

Referring to my letter of September 2nd, re
above property. Mr. H. Menzies interviewed me
this date and informed me that as he had previously
made an offer on the same, for my client, Mr.
W. Scott, he felt that he was entitled to half
the commission. I may state that I agreed to
divide the commission equally in case my client's
offer was accepted.

Yours truly,

S. Cahoon

S. Cahoon/RC

7003

October 31, 1944.

Mr. Tokutaro TSUYUKI,
Reg. No. 13931,
Lillooet, B. C.,

Dear Sir:

Re: Catalogue No. 588,
15th Road, Haney, B.C.
11/NW1/10/12/Map 809.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send to this office in the enclosed stamped addressed envelope, Title No. 48061 E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

19th October, 1944.

MEMORANDUM

To: Mr. Peters

From: Mr. F.G. Shears

Re: Catalogue No. 588
15th Ave., Maple Ridge.
Lot 11, N.W. 1/4 Sec. 10, Twp. 12
Map 809

It has been arranged between Mr. Hal Menzies and Mr. Sam Cahoon that the commission in connection with the sale of the above property to Mr. Wm. Scott will be divided equally between them. Correspondence relating to this have been placed on file.

F.G. Shears
F. G. Shears,
Director.

EVACUATION SECTION	
Rec'd	NOV 22 1944
File No.	7993
Ans.	
Referred	Anderson

out to Cramer

East Lillooet, B.C.
Nov. 20, 1944..

Mr. W.E. Anderson
Office of the Custodian
506 Royal Bank Building
Vancouver, B.C.

Dear Sir:

Please remit in larger sums
the maintenance fee for the month of
October and November.

If possible could you send most
of it to me, whereby saving the monthly trouble.

Remit \$1000

* 1750.81

Claims Nil.

Yours truly

T. TSUYUKI

Reg. No. 13931

7003

November 22nd, 1944.

Mr. Tokutaro TSUYUKI,
Registration No. 13931,
East Lillooet, B. C.

Dear Sir:

Pursuant to your request of the 20th instant, we enclose
herewith Custodian cheque in the amount of \$1000.00 being payment
to you on account of funds held to your credit at this office.

Kindly acknowledge receipt of this remittance.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (cheque)
RDR:OH

Credit balance - \$250.31

28th November, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 7003

NAME: Tokutaro Tsuyuki

CATALOGUE NO: 588

RE: 15th Ave., Haney, B.C.
- Dwelling, 13 greenhouses, sheds & equipment.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 11 of the North West quarter
of Section 10, Township 12, Map
809, Municipality of Maple Ridge
in the District of New Westminster.

Taxes: Taxes paid to December 31, 1944.

Encumbrances: None

Vested: 25088

VALUATION BY APPRAISER: \$10,500.00; \$12,700.00; \$13,000.00

AMOUNT OF BID: \$13,000.00

APPROVED BY ADVISORY COMMITTEE: October 6, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$3,000.00 - balance of \$10,000.00
to be paid as per attached Agree-
ment for Sale signed by the purchaser.

NAME OF PURCHASER: William Theo Scott

K.W. WRIGHT

KWW/DG
Attchs

Lillooet, B. C.,
Dec. 13th. 1944.

Office of the Custodian,
506 Royal Bank Bldg.,
Hastings + Granville Sts.
Vancouver, B. C.

EVACUATION SECTION	
Rec'd.	DEC 15 1944
File No.	7003
Ans.	
Referred to	Farm Dept

out to you

Dear Sir:

Have received your letter
and the Custodian cheque of \$1000.⁰⁰
Why was it that I never received
my monthly cheque of \$100. in
October?

Also the balance as stated
on your last letter, differs
considerably with what I think
it should be.

Kindly see to this matter
as soon as possible

Yours Truly,

(File no. 7003.)

T. Tsuyuki

File No. 7003.
Catalogue No. 588.

January 15th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tokutaro TSUYUKI
Mun. of Maple Ridge
Lot 11 of N.W. $\frac{1}{4}$ of Sec. 10,
Twp. 12. Map 809.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated January 5th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 94482-C, dated January 5th, 1945, registering Agreement for Sale to William Theo Scott.
2. Duplicate copies (2) of Agreement for Sale, dated December 4th, 1944 - Secretary of State to William Theo Scott.
3. Post card acknowledgment dated January 10th, 1945, from the New Westminster Land Registry Office, stating that the Agreement for Sale to William Theo Scott has been registered under No. 94482-C.

D. A. Cramer

DAC:JS
Atch.

MEMORANDUM

File No: 7003

January 22nd, 1945.

TO: Mr. Peters

FROM: Mr. Anderson

Re: Tokutaro TSUYUKI - Property Sale
Catalogue No. 588

The following are equipment included in the sale
price of the property:

Scoop shovel	\$ 1.00
Sawdust cart	1.00
10,000 - 4" pots	150.00
Old boiler	25.00
Scales	10.00
Dirt truck	10.00
Miscellaneous - old pipe, valves, (possible salvage)	15.00
	<u>\$212.00</u>

All other chattels are being sold by public auction
and the supplies being purchased by the purchaser of the property.

WEA:OH

Catalogue No. 588
File No. 7003
15th Road, Hareby
LINCOLN 10/12/809

February 6, 1945.

CORRECTED STATEMENT

WILLIAM THED SCOTT
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 3, 1944)

	DEBIT	CREDIT
Purchase price	\$13,000.00	
Cheques received		\$ 3,000.00
AGREEMENT FOR SALE		10,000.00
Registration fees on agreement	5.50	
Insurance premium - 63.7% x \$67.50	42.81	
Purchaser's proportion of 1944 taxes - 89/365 x \$173.47	42.30	
Rent owing - Sept. 1st to Oct. 2nd - 32/31 x \$145.84	150.54	
Balance owing by purchaser		241.15
	<u>\$13,241.15</u>	<u>\$13,241.15</u>

BALANCE OWING BY PURCHASER

\$241.15

Catalogue No. 588
File No. 7003
15th Road, Hasey
1189/10/12/809

February 6, 1945.

CORRECTED STATEMENT

WILLIAM THEO SCOTT
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 3, 1944)

	DEBIT	CREDIT
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Cheques received		\$ 3,000.00
AGREEMENT FOR SALE		10,000.00
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Insurance premium - 63.7% x \$67.50	42.81	
Purchaser's proportion of 1944 taxes - 89/365 x \$173.47	42.30	
Rent owing - Sept. 1st to Oct. 2nd - 32/31 x \$145.84	150.54	
Balance owing by purchaser		241.15
	<u>\$13,241.15</u>	<u>\$13,241.15</u>

BALANCE OWING BY PURCHASER \$241.15

7003

April 11th, 1945.

Mr. Sam Cahoon,
P.O. Box 314,
Haney, B.C.

Dear Sir:-

Re:- Catalogue No. 588,
15th Road, Haney,
11/NW1/10/12/809

On February 6th we forwarded to you a corrected adjustment sheet on the above property. The amount charged to the purchaser was \$241.15. Would you kindly have Mr. Scott issue a cheque for this amount, and sign the control receipt sent to you, upon receipt of which copy of Agreement for Sale and insurance policy will be sent by registered mail to Mr. Scott.

Yours truly,

GP/DD.
Enc.2.

George Peters,
Administration Department

SAM CAHOON

Real Estate

Insurance

.. HANEY, B.C. ..

File Reference No 7003

April 13, 1945.

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. George Peters.

Dear Sir:

Re: Catalogue No. 588, 15th Road,
Haney. II/NW1/10/12/809

Inreply to your letter of the 11th inst. I have contacted Mr. Scott and he has informed me that he will be unable to make this payment until around the first of May. In the meantime, I will keep in touch with Mr. Scott and see that the cheque is issued to you as soon as possible.

Yours very truly,

S. Cahoon/RC



EVACUATION SECTION	
Rec'd	APR 16 1945
File No.	7003
Ans.	
Referred	Peters

your file

Catalogue No. 588
File No. 7003
15th Rd., Naney, BC
11/NW 1/4 10/12/809
Agreement for Sale

Control of property described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at Naney BC this 15th day of May 1945.

Wm. T. Scott

Return to the Custodian

To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 15th Rd. Haney, BC

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Wm. T. Scott
.....Signed

Return to the Custodian

SAM CAHOON

Real Estate

Insurance

EVACUATION SECTION

MAY 17 1945

Rec'd

File No.

Ans.

Ref.

Peters

.. HANEY, B.C. ..

Reference File No. 7003

13931

TSUYUKI Tokutaro

May 15, 1945.

Office of the Custodian,
508 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 588, 15th Road
Haney, II/NW1/10/12/809.

Enclosed please find the control receipt and chattel release which have been duly signed by William T. Scott. I am also enclosing Mr. Scott's cheque for Two Hundred and Forty-one Dollars and Fifteen Cents (\$241.15) to cover adjustments on the property.

Hoping you find the above in order.

Yours very truly,

S. Cahoon

S. Cahoon/RC
Enclosure.

7003

September 5, 1945.

Mr. Tokutaro TSUYUKI,
Registration No. 13931,
Lillooet, B. C.

Dear Sir:

Re: Catalogue No. 588
15th Road, Haney, B. C.
Lot 11, NW $\frac{1}{4}$, Sec. 13, Township 12,
Municipality of Maple Ridge

Please be informed that the above property has been sold as
at October 3, 1944, for the sum of \$13,000.00, under the following
agreement:

\$3,000.00 Cash
5,000.00 Payable AUGUST 31, 1945 - *2500.00 maly interest*
5,000.00 Payable AUGUST 31, 1946

with interest at 5 per cent per annum.

Three independent appraisals were obtained on this property,
and the sale has been approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been
credited to your account, and adjustments of unearned taxes and any
insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement,
and the proceeds have been credited to your account. We are also
enclosing a general statement of your account up to date, which in-
cludes the net figure to which reference has already been made.

Yours truly,

WEA/PM
Enclosures (2)

W. E. Anderson,
Administration Department.

2007003

Haney, B. C.
September 4, 1946.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: File #7003

Anderson

Attached hereto please find my cheque for \$1,362.39 representing a payment of \$1,000 on the principal and \$362.39 being interest on my Agreement of Sale with your department.

While I have not made payments in accordance with my agreement with you, both last year and this, it has been necessary for me to make capital expenditures in excessive amounts to keep this greenhouse proposition operating. Your Mr. Anderson will substantiate that this property was greatly run down and in need of repairs and while my payments to you are considerably less than I have paid, the value has been put into the property through necessity.

In making payments on the property and considering that you as trustee for the previous owner might be forced to demand a final payment on the property when due, I wish to state that if this is necessary, upon receiving reasonable notice am now in a position to arrange refinancing making payment in full to you. I wish to state however, that unless necessary I would appreciate very much your consideration in the continuance of your office as principle.

Yours truly,

B. C. Haney

*Oct 588
Lot 11 NW 1/4 Sec 10*

Wm. T. Scott.

7003/13931

TSUYUKI Tokitaro

*5 13
357 53
2 66*

*Payment of 1000
Prin
Sept 4/46 362.39*

13th December, 1946.

REGISTERED

William T. Scott, Esq.,
R.N. No. 1,
Nancy, B.C.

Dear Sir:

Attached hereto please find our receipt No. 14665 in the amount of \$1362.39, covering a payment on account of your Agreement for Sale on Lot 11, North West 1/4, Section 10, Township 12, Map 809.

Under the terms of your Agreement with this office, final payment should have been made on the 31st August, 1946. However there is still outstanding at this time the principal sum of \$6500.00.

We have been instructed to request that payment be made in full as soon as possible, and we would therefore appreciate your advising us before the end of this year when payment can be expected. The Custodian has no wish to create unnecessary hardship, and a limited time will be granted if necessary for refinancing, upon hearing from you.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA

Haney, B. C.
October 14, 1947.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: W. T. Scott-Agreement for Sale-T. Tsuyuki

EVACUATION SECTION	
Rec'd	OCT 18 1947
File No.	7003
Ans.	
Referred	

In 1944 W. T. Scott purchased under an agreement for sale from your department the above mentioned Japanese property, being a greenhouse proposition, at the purchase price of \$13,000, paying \$3,000 cash and the balance being due and payable under two payments of \$5,000 in the ensuing two years. Since the time of the agreement, Mr. Scott has only reduced the principal to \$6,500 and this year is not in a position himself to make a payment.

As I have faith in the property and know it can be operated successfully with better management, as I have proved by operating the old Nagai greenhouses close by, I have agreed with Mr. Scott to come to his assistance and by so doing also hope to assist your department in the collection of the balance owing to you.

At August 31st, 1947 there were three years taxes owing against the property and I have paid the sum of \$354.50 to cover 1945 taxes thereby keeping it out of tax sale. I am also prepared to pay before December 31st, 1947, the interest on the agreement for sale owing to your department up to that date. In addition, at the end of the coming crop season, approximately July 15th, 1948, I am prepared to pay another years taxes amounting to approximately \$350.00, the interest on the agreement up to that date and a payment on the principal of the agreement of \$1,000-1,500 but guarantee not less than \$1000.00.

While the above payments do not come up to those in the agreement for sale, I have no other alternative but to state that unless a person had substantial outside means, the terms of the agreement are or would be an impossibility to meet as no Japanese greenhouse property in the valley nets anywhere near that sum. The payments I proposed to make to your department total over 50% of the amounts named under the agreement and are in the neighbourhood of \$2500.00. Under my management, to which Mr. Scott has agreed, I have no hesitancy in offering to you the payments mentioned for the coming year. For the following year the principal payment can no doubt be increased by the amount of over \$500 which this year it is necessary to pay out for an additional years tax arrears and interest arrears.

Page 2. Re: W. T. Scott - Agreement for Sale - T. Tsuyuki

Mr. Scott is very conscientious and worthy of your confidence and I am sure that with my help in management in his operations, satisfactory results will be maintained.

As I have, however, already paid out the \$354.50, before making any further payments to you covering the interest arrears, I would appreciate receiving the assurance to your department that my efforts and expenditures will not be prejudiced by foreclosure by your department or the previous Japanese owner.

Yours very truly,

M. H. Perkins

13000
3000

10000

3500

6500
1000

5500
1500

4000
1500

2500

July 15 1948 at 1500 -

1949

1950

1950

November 26, 1947.

7003

K.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Bldg.,
Ottawa, Canada.

Dear Mr. Wright:

Re: W.T. Scott - Agreement for Sale
T. Tsuyuki

We sold a greenhouse property to Mr. W.T. Scott in an Agreement for Sale, for \$13,000.00, \$3,000.00 in cash and the balance under two payments of \$5,000.00 each in August, 1945 and 1946. This agreement has fallen into arrears and at the present date \$6,500.00 in principal remains outstanding.

Mr. M.G. Perkins who purchased the Nagai greenhouse properties, is prepared to come to the assistance of Mr. Scott and pay the interest due under the agreement, up to date, and also take care of taxes, and will arrange to pay possibly \$1500.00, but not less than \$1,000.00 each year hereafter.

I do not wish to burden you with too much detail regarding the Vancouver office administration, but it would be appreciated whether in the circumstances, you consider it would be advisable for us to consent to this arrangement.

With one other exception, all sales made under an Agreement for Sale, have been kept up to date. You will understand that we are not making any specific arrangements with Mr. Perkins other than to assure him that if his proposal is lived up to, that we will give him the assurance that his expenditures will not be prejudiced by foreclosure proceedings.

Yours truly,

F.G. Shears
Director.

FCS/GM

RECEIVED ALL
CORRESPONDENCE
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
J-9
FILE NO.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
December 1st, 1947

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re: W. T. Scott - Agreement for Sale -
T. Tsuyuki - Your File No. 7003

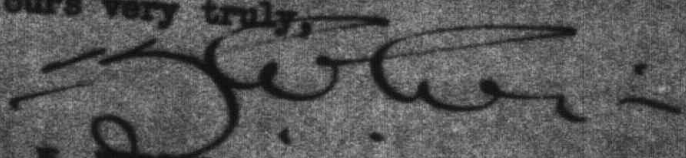
Dear Mr. Shears:

We have for acknowledgment your communication of the
26th ultimo.

We note that the balance outstanding is \$6,500.00 and
that Mr. Perkins is willing to pay the overdue interest and tax
arrears. There would appear to be no objection to your assuring
Mr. Perkins that the Custodian will not take steps to repossess,
provided tax and interest payments are kept up and provided the
balance due under the Agreement is discharged by way of annual
payments of \$1,500.00, with balance in four years. Such assurances
are to be without prejudice to the Custodian's rights under the
original Agreement in the event that the purchaser fails to carry
out the new arrangement.

I feel we have been very fortunate in collecting balances
due under Agreements for Sale and in this case the purchaser, having
paid one-half the purchase price, will no doubt discharge the entire
obligation if the added time for payment is granted.

Yours very truly,


K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JY

December 8th, 1947

Mr. R. G. Perkins,
Haney, D. C.

Dear Sir:

Re: W. T. Scott, Agreement for Sale

Further to our letter of 26th ultimo in
reply to your letter of 14th October, 1947.

We have received a reply from Ottawa with
regard to this matter and are now in a position to inform you that
the Custodian will not take steps to repossess provided tax and
interest payments are kept up and provided the balance due under the
Agreement is discharged by way of yearly payments, all as set out in
your letter of 14th October, 1947.

This assurance is given on the understanding
that it is without prejudice to the Custodian's rights under the
original Agreement for Sale provided the terms as set out in your letter
of 14th October, 1947 above mentioned are not carried out.

Copies of the receipts for tax payments
made by you should be sent to us for our file.

Yours very truly,



B. Good
Comptroller

BG:RK

Lillooet, B. C.,
December 22, 1947.

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

EVACUATION SECTION	
Rec'd	DEC 29 1947
File No.	7003
Ans.	
Referred	Brown

Gentlemen:

RE: FILE #7003
Tokutaro Tsuyuki #13931

Mr. T. Tsuyuki is experiencing some difficulty in making out his losses claims in respect of property on 15th Road, Haney, B. C., Legal Description 11/NW 10/12, sold by your office on October 3, 1944. It does appear that \$2,416.11 was actually received and credited to Mr. Tsuyuki's account on August 17, 1945, from the proceeds of the sale.

Mr. T. Tsuyuki has had no further notification from your office in the matter of the balance owing on this sale.

It would appear that in filling in item 4 (E) Sec. (V) "Amount at which Custodian sold property and credited your account" would have to be answered "\$2,416.00".

Mr. Tsuyuki would be helped greatly in making out a proper and accurate return if your office would advise him as to the amount to date collected on the sale of the above mentioned property and the final amount credited to his account.

Mr. Tsuyuki expects to lay his claim before Justice Bird in Lillooet sometime early in the month of January, 1948, and your reply at an early date is earnestly sought.

Thanking you in advance for your kind cooperation in the above matter, I am

very truly yours,

O. G. Estabrook
O. G. Estabrook.

OGB/e

EVACUATION SECTION	
Rec'd	MAR 22 1948
File No.	7003
Ans.	
Referred	<i>[Signature]</i>

Lillooet, B.C.,
March 20, 1948.

Mr. M.L. Brown,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Brown:

Could you please forward me
at your earliest convenience the entire amount
credited to me in your office.

I would also like to know how
you are figuring the amount still to come on
the sale of my property.

Yours very truly,

T. Tsuyuki
Tekutaro Tsuyuki
File No. 7003

\$7000 Remit

\$7,882.40 Bal.

25551 200 Shaws

7003

March 23, 1948.

Mr. Tokutaro TSUYUKI,
Reg. No. 13931,
Lillooet, B. C.

Dear Sir:

Replying to your letter of the 20th instant, we attach hereto Custodian cheque for \$7,000.00, which has been deducted from your balance of \$7,882.40 with the Custodian.

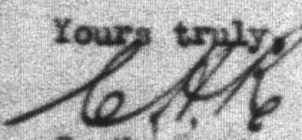
Included in your remaining balance of \$882.40 is the sum of \$225.51, for the redemption of 200 shares of the Maple Ridge Co-operative Produce Exchange. If you will forward to us the certificates covering these shares, we will remit this amount to you.

With regard to your enquiry re the sale of your property to Mr. W. T. Scott, we wish to advise at this time that Mr. M. G. Perkins has come to the assistance of Mr. Scott, and that he has agreed to pay the taxes and interest on the Agreement for Sale. In addition, he agrees to pay at the end of the coming crop season, approximately July 15th, 1948, a payment on the principal of from \$1,000.00 to \$1,500.00, but not less than \$1,000.00, and in the following year he states that he will be able to pay in the neighborhood of \$2,500.00. Mr. Perkins has already paid the interest for 1947.

The above arrangement has been agreed to by the Custodian of Enemy Property, and we are of the opinion that Mr. Perkins can be relied upon to live up to his agreement.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,


C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (2)

EVALUATION SECTION	
Rec'd	APR 11 1948
File No.	7003
Ans.	13931
Referred	

Lillooet, B.C.,
April 8th 1948.

Mr. C.H. Reed,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Reed:

I have enclosed the 200 shares
of the Maple Ridge Co-Op as stated on the
second paragraph of your letter dated March
the 23rd.

Yours truly,

T. Tsuyuki
Tokutaro Tsuyuki.
File No. 7003

Apr 14/48
Cut 25 Shs 49

225	'	25
324	'	44
200	-	21
628	-	26
731	-	5
		200 Shs

6 Shs
255.51
Bal. 882.40

882.40
255.51
626.89
882.40

7003

April 15, 1948.

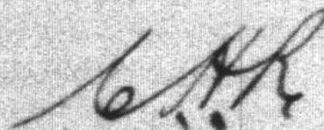
Mr. Tomotaro TSUYUKI,
Reg. No. 13931,
Lillooet, B. C.

Dear Sir:

We beg to acknowledge receipt of your letter of the 8th instant, enclosing certificates covering 200 shares of the Maple Ridge Co-operative Produce Exchange.

We attach hereto Custodian cheque in the amount of \$255.51, which is the proceeds from the redemption of same at the rate of \$1.27755 per share.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

File No. 7003
Reg. No. 13931

Tokutaro TSUYUKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1946 September 6	Balance as per statement sent	\$	\$7,196.82	CR \$7,196.82
1948 January 3	Interest on Agreement for Sale to 31st Dec/47		430.07	
March 1	Maple Ridge Co-Op. - 200 shares redeemed		255.51	
March 24	Cheque to you	7,000.00		
April 15	Cheque to you	255.51		
July 2	Payment on Agreement for Sale \$1,500.00 Interest 162.05		1,662.05	
		<u>\$7,255.51</u>	<u>\$9,544.45</u>	

CR \$ 2288.94

Accounting Department
December 6th, 1948

7003

6th December, 1948.

Mr. Tokutaro TSUYUKI,
Regn. No. 13931,
Lillooet, B.C.

Dear Sir:

Complying with your request of this forenoon, we
enclose herewith cheque for \$2288.94, being balance of your
account.

Enclosed also is a statement of your account to date
together with particulars of chattels sold at auction.

Please acknowledge receipt.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLS:RA
Encls. 3 (cheque)

File No. 7003

MEMORANDUM

To: Mr. F. G. Shears

From: Mr. Ian Macpherson

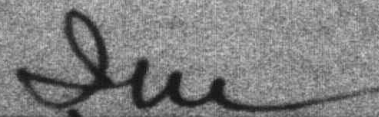
Re: Sale of Lot 11, N.W. $\frac{1}{4}$ Sec. 10 Tp. 12
Map 809 to William Theo Scott.

Above described property, a greenhouse and equipment, formerly owned by Tokutaro Tsuyuki, No. 13931, is held under agreement of sale dated October 3, 1944, by W. T. Scott of Haney, B. C.

The purchase price as stated in the agreement is \$13,000.00, of which \$8,000.00 has been paid into this office, and the purchaser will pay the balance of \$5,000.00 to W. E. Anderson, of Haney, to be remitted to this office on receipt of registerable deed.

Draft Transmission of title to the Custodian in duplicate, and draft deed from the Custodian to William Theo Scott are herewith for execution by the Deputy Custodian.

The vendor in the registered agreement for sale is the Secretary of State acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943) and to avoid any objection by the Land Registrar the documents submitted correspond, and title will at once pass to the purchaser.



Ian Macpherson.

IM/CH
Att'd

506 Royal Bank Building,
Vancouver, B.C.,
March 25, 1949.

7003

K.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: Sale of Lot 11, N.W. 1/4 Sec. 10 Tp. 12
Map 809 to William Theo Scott.

The above property, formerly owned by Tokutaro TSUYUKI, was sold under an agreement of sale to Mr. William T. Scott, approval being given by the Rural Advisory Committee in October, 1944. The sale price was \$13,000.00, of which \$8,000.00 has already been paid to this office. The balance of \$5,000.00, plus interest at 5% is now available, and will be remitted to this office by Mr. W.E. Anderson, Real Estate Agent at Haney, upon receipt of a registerable deed.

Transmission of Title to the Custodian and Deed from the Custodian to William T. Scott are enclosed herein for execution. It would be appreciated if these documents can be returned at your early convenience.

Yours very truly,

F.G. Shears,
Director.

FCS/GM
Encl.

WM. E. ANDERSON

REAL ESTATE - INSURANCE
FIRE - AUTO



HANEY, B.C.
20 Apr 49.

EVACUATION SECTION	
Rec'd	APR 21 1949
File No.	7003
Ans.	
Red	
J. E. Anderson	

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B.C.

Attention: C.H. Reed

Dear Sirs:

Re: File #7003

Last week, upon making payment of the balance owing on Lot 11, N.W. $\frac{1}{4}$ Section 10, Twp. 12, I received from you transmission documents and also a Deed from the Secretary of State to Mr. Scott.

Upon registering the above documents I find that it is necessary to pay the sum of \$27.00 for fees on the transmission of the property into the name of the Government as well as a similar amount for the registration of the Deed to Mr. Scott's name. It is the usual practice that the purchaser pay for documentation however in this case this amounts to double the ordinary fees. I would appreciate you advising me what the usual practice of the Custodian is regarding the transfer of these properties.

Yours very truly,

W.E. Anderson.

WEA/BB

7003

May 18, 1949.

Land Registrar,
New Westminster, B. C.

Dear Sir:

Re: Lot 17, NW $\frac{1}{4}$ Section 10, Township
12, Map 809, Maple Ridge, District
of New Westminster.

Kindly advise if transmission of title to the above described property to the Custodian, and deed from the Custodian to William Theo Scott have been registered, and if Certificate of Title has been issued, please give us the date of the registration, number of title, and name of person to whom sent or delivered. Also, please advise of amount of registration fees, which we have calculated as \$25.00.

Yours very truly,

Ian Macpherson,
Office of the Custodian.

DM/fm

MEMORANDUM

EVACUATION SECTION

WHEN REPLYING PLEASE REFER TO OUR FILE NO.

TO The Custodian,

Japanese Evacuation Section,

506 Royal Bank Bldg., Vancouver, B.C.

FROM

Rec'd MAY 20 1949

File No. 7003

RFM/5336

LAND REGISTRY OFFICE,
New Westminster, B.C.

Referred

May 19 1949

Re: Lot 11 NW¹ Sec.10 Tp.12 Plan 809

I have your letter of yesterday's date with reference Lot 17, which should I believe be Lot 11 described above.

Application to register the Secretary of State, followed by an application to register William Theo Scott, were accepted on 14th April, 1949, and numbered respectively 253512E and 253513E. Fees on the first application amounted to \$27.00 and on the second \$29.50, which included \$2.50 for merging agreement for sale and purchase.

The duplicate Certificate of Title No.253513E in the name of William Theo Scott is held on deposit being subject to a mortgage for \$5000.00.

RFM/ger

A.A. Milledge,
Registrar,
per: 

21st May, 1949.

REGISTERED

Mr. Tokutaro TSUYUKI,
Regn. No. 13931,
Lillooet, B.C.

Dear Sir:

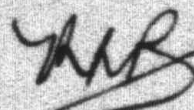
Enclosed please find cheque for \$5164.44,
representing final payment on the Agreement of Sale
covering property described as Lot 11 of NW $\frac{1}{4}$ of
Sec. 10, of Twp. 12, Map 809, District of New
Westminster.

For your information we set out particulars
of this transaction:-

		<u>Debit</u>	<u>Credit</u>
Jan. 11/49	Interest		\$ 125.00
Apr. 7/49	Final payment		5066.44
Apr. 23/49	Registration fees	\$ 27.00	
May 17/49	Cheque to you	<u>5164.44</u>	
		<u>\$5191.44</u>	<u>\$5191.44</u>

Please acknowledge receipt.

Yours truly,



M.L. Brown,
Office of the Custodian.

MLB:HA
Encl. (cheque)

File No. 7003
Reg. No. 13931

Minutaro TESHIMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 18	Land Registry Office - Certificate of Encumbrance \$	1.00	\$	
March 11	Maple Ridge Co-Op - Crop returns		4.92	
May 28	Rent - 1 Sept/42 to 31 August/43		1,750.00	
August 26	1943 taxes	172.41		
September 9	Repairs to boiler, exhaust burner	216.60 ✓		
November 13	Fire Insurance premium	67.20		
December 22	Cheques to you Oct. - Dec. - 3 @ \$100.00 each	300.00		
1944 August 9	Repairs Rent - Sept. 1/43 to Aug. 31/44	146.20	1,750.00	
August 11	1944 Taxes	173.47		
September 5	Cheques to you - 2 @ \$200.00, 5 @ \$100.00	900.00		
September 14	Greenhouse repairs	258.00		
October 3	Telephone call re property	.73		
	Balance rent to date		150.54	
	Credit re Sale of Property		2,416.11	
November 23	Cheque to you	1,000.00		
1945 February 16	Proceeds Auction Sale		42.79	
August 6	B. C. Electric Refund Security Deposit		5.00	
		\$3,235.61	\$6,119.36	
				CR \$ 2,883.75

File 7003.

To repairs to sawdust Bunker. owned
by J. Isayuki planker.

spikes

32 $\frac{00}{100}$

7 $\frac{00}{100}$

Total

39 $\frac{00}{100}$

The above sum was paid by me
direct, and authorized by your.
W. Anderson.

Wm. T. Scott

August 9, 1944.

IN ACCOUNT WITH - The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C. #12931

Re: Tokutaro TSUYUKI, Your File 7003.

The following are necessary repairs paid for by myself during
the past season and I have deducted same from the rental consideration:

Erecting stack oven over front boiler	\$50.00
Hauling stack	8.00
Labor for bridge work	57.60
1,080 lin. ft. 2 x 4	21.60
300 lbs. second-hand grates	<u>9.00</u>
	<u>\$146.20</u>

Wm. T. Scott

exwle

C
O
P
Y

114 Eleventh Street

WESTMINSTER BOILER & TANK CO.

Boilermakers, Welders and Steel Workers

New Westminster, B.C., July 2, 1943.

Sold to Mr. W. Scott
No. 15 Rd., Haney.

Your Order No.

Our Order No. 1784

Invoice No. 4930

Retubing Boiler in Greenhouse

228'0" Boiler Tubing 3"	• .41	93.50	
Labour & Transportation		<u>84.10</u>	\$177.60

WESTMINSTER
BOILER AND TANK CO.

PAID July 12/43.

Per Sgd.

39
2166.

7003

October 15, 1943.

Mr. Tokutaro TSUYUKI,
Registration #13931,
Lillooet, B. C.

Dear Sir:

In accordance with your request for funds, we are enclosing herewith a cheque in the amount of \$100.00 from funds held to your credit at this office.

The following is a statement of your account:-

	<u>Debit</u>	<u>Credit</u>
By Maple Ridge Co-op - fruit returns		4.92
Wm. C. Scott rental		1750.00
To Land Registry Office Certificate of Encumbrance	1.00	
1943 Taxes	172.41	
Wm. C. Scott - repairs to boiler & sawdust bunkers	216.60	
Remittance enclosed	100.00	
Credit balance at this office	1264.91	
	<u>1754.92</u>	<u>1754.92</u>
By balance at credit- - - - -		<u>1264.91</u>

The sum of \$216.60 paid to Mr. Scott for repairs covers the retubing of the lower boiler amounting to \$177.60, and \$39.00 for planks and nails in repairing the upper sawdust bunker. We trust you will find this satisfactory.

Arrangements have now been made under a new lease to Mr. Scott for the coming season at the same rental figure of \$1750.00. As you well know, there are three old greenhouses which are in very poor condition through the rotting of foundation sills and rafters. Next year these three houses should be taken down and the material salvaged or rebuilt, but for this year, we have informed Mr. Scott that the best thing to do would be to build T-supports down each side of the roof for support. The expense of this will have to be borne by you as if these three houses were taken down, the rent would be reduced and also considerable expense in demolishing would result.

Further remittances to you in the amount of \$100.00 per month will be made to you, but at this time we feel

obligated to call your attention to the fact that in consequence of such withdrawals, your assets in the hands of the Custodian are rapidly diminishing. In your own very best interests, we suggest that you review your circumstances, determine the very minimum amount of maintenance you require and endeavour to leave intact as large an amount as possible in the hands of the Custodian. By so doing, not only will the funds be available for unexpected emergencies, but you will have waiting for you the largest possible amount which you can use when re-establishing yourself at a later date.

The present balance you have with us is lying idle and draws no interest, and we, therefore, suggest that you invest the bulk of your credit balance in Government bonds of small denominations, which would earn for you interest at the rate of 3% per annum. By placing this money in bonds of small denominations, one single bond could be cashed for you in times of emergency without interrupting the income for you from the investments remaining.

Please express your views in this connection, and if you decide to do as suggested, the Custodian will arrange for purchase of bonds, receipt of which will be sent to you.

Yours truly,

R. D. Richardson,
Par. Department.

WEA/MFP

GEO. A. SHEWFELT

Real Estate - Insurance - Notary Public

HANEY, B.C. June 12th 1943

EVACUATION SECTION	
Rec'd	JUN 15 1943
File No.	7003
Ans.	<i>[Signature]</i>
Referred	Gibson

Mr. S.M. Gibson
Insurance Department
Custodian's Office

sent to Anderson

Dear Sir

Re Tokutaro Tsuyuki

Most of the Buildings on this Property are not in first class condition except the Glass Houses which are very fair so therefore I had to make allowance for their condition.

I am making a Diagram on the back of this letter for your convenience and hope it will be of help to you.

Thanking you for your letter. I might say in conclusion that I gave all the Buildings a thorough inspection and what I left off are not worth Insuring.

Yours truly

Geo A Shewfelt
Geo. A. Shewfelt

GAS/MF

over

MEMORANDUM

File No: 7003

January 22nd, 1945.

TO: Mr. Peters

FROM: Mr. Anderson

Re: Tokutaro TSUYUKI - Property Sale
Catalogue No. 588

The following are equipment included in the sale
price of the property:

Scoop shovel	\$ 1.00
Sawdust cart	1.00
10,000 - 4" pots	150.00
Old boiler	25.00
Scales	10.00
Dirt truck	10.00
Miscellaneous - old pipe, valves, (possible salvage)	15.00
	<u>\$212.00</u>

All other chattels are being sold by public auction
and the supplies being purchased by the purchaser of the property.

MA.

WEA:OH

P

XXXXXXXXXXXX 506 Royal Bank
XXXXXXXXXXXX Building,

8th November 1949.

Hon. Mr. Justice H.I. Bird,
The Court House,
Vancouver, B.C.

Dear Sir,

Japanese Property Claims Commission
Case No. 1355 - HANEY BOX COMPANY

This part of the settlement proposal relates only to the greenhouses and dwelling house properties and the land they are on, as parcels 1, 2 and 3 have already been discussed between Mr. McPherson, Mr. McMaster and your Lordship and approved by yourself.

In this case the claimant had a number of greenhouses which were appraised by the Universal Appraisal Co. Ltd. - Exhibit 16. Evidence was submitted from Mr. Skelding following his appraisal and in some instances he added to it. Counsel for the claimant has urged upon Crown Counsel the similarity in this case with the appraisals of the Crown appraiser, Mr. H.M. Eddie in Case No. 48, which bears a strong similarity here. It should be noted that the Crown adduced no expert appraisal on greenhouses but relied on the general appraisal of Messrs. Insall and Menzies, whereas the claimant used Mr. Skelding as an expert and compared the evidence of the appraisals set up in Case No. 48.

Mr. McMaster referred to greenhouses 1, 2, 4 and 5 - Exhibit 16 and related these to the greenhouses appearing in Exhibit 4 in Case No. 48. The comparison here shows that the individual greenhouses in the present case had twice the area under glass. Mr. Eddie had placed a value of \$6000 on the greenhouses in Case No. 48. Further, in Case No. 48 the greenhouses were described as of "the cheapest possible construction" and the evidence here indicates that the greenhouses were at least as good as those appraised in Case No. 48.

On this basis, Counsel are of the opinion that a value of \$6000 should be placed on the greenhouses in the present case.

Counsel for the claimant urged the question of boilers, on which there is some controversy in evidence. Mr. Menzies said the boilers were "not too good", Mr. Evans the purchaser said they only needed cleaning and Mr. Skelding indicated that the boilers were in good condition. Counsel for the claimant compared the

Hon. Mr. Justice H.I. Bird

8.11.49

boilers in this case to those set up in Case No. 48 which Mr. Eddie describes as "in rather poor condition" and "their value is just about salvage" and thought that the valuation here should be placed at \$1000.

With regard to the three seawater bunkers in the present case, these too should be compared with similar installations in Case No. 48, on which Mr. Eddie placed a value of \$500. Counsel are agreed that \$500 should be added here. (Mr. Eddie gave salvage value only in Case No. 48).

On the value of the dwellings, Counsel for the claimant has agreed to take Mr. Kenzie's valuation of \$1375 and, on the land, to take Mr. Kenzie's valuation of \$415.

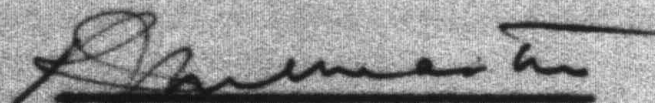
There ~~was~~ a number of other buildings on this property which Mr. Skelding valued at \$700 and Counsel have agreed to take the value of these buildings at \$460, bringing the total value of the property up to \$9750.00. The award has been set up in the following schedule:

Greenhouses	\$ 6,000.00
Boilers	1,000.00
Bunkers	500.00 <i>or boiler house</i>
Dwellings	1,375.00
Land	415.00
Other buildings	<u>460.00</u>
	<u>\$ 9,750.00</u>

A word should be said as to the advertising in this case, namely that in the first instance all the assets of the Company were advertised in five separate papers. Later, the greenhouses were advertised separately, according to evidence, in one issue of the Hancay paper.

The above recommendation is made without prejudice of the rights of either party in the event of the Commissioner not approving same.

Yours very truly,


Counsel for the Claimants


Counsel for the Crown

31st Dec. 1947.

File No. 7003

SUMMARY RELATIVE TO CLAIM OF
Tokutaro TSUYUKI - Regu. No. 13931

The property under review was leased to W.T. Scott from the 1st Sept. 1942 until 31st August, 1945, at \$1750.00 per annum. Upon termination of lease, lessee purchased property under Agreement for Sale for \$13,000.00, with \$3000.00 cash, 50% of balance to be paid 31st Aug. 1945, and remainder 31st August, 1946. Purchaser has been unable to comply with original agreement and has been given an extension. \$6500.00 of principal is still outstanding.

This property consists of 18.7 acres, 10 of which are cleared, having thereon the following buildings:-

1 Dwelling house 28' x 36' - 1½ storey frame building with shingle roof
1 Roothouse 8' x 10' condition good (as per Custodian's field report)
1 Bathhouse 6' x 12' " poor
1 Woodshed 20' x 30' " fair
1 Packing shed 10' x 20' " "
1 Garage 12' x 18' " poor
1 Barn 30' x 32' " "
1 Storage shed 12' x 20' " "
1 Chicken house 20' x 40' " "
3 Sawdust bins 36' x 80', 32' x 60', 22' x 28', Poor condition.
2 boiler rooms 20' x 30' Condition fair
13 hot houses 18' x 166' 3 in poor condition.

Three independent appraisals of \$10,500.00, \$12,700.00 & \$13,000.00 were obtained and the property was sold for \$13,000.00, with the approval of the Advisory Committee.

A special appraisal for insurance purposes listed the buildings as worth \$7250.00 (See letter 12th June, 1943, with sketch on back)

	Claimant's Valuation	Assessment Value	Appraisers' valuations			Sold
			Apr. 24/44: July 5/44: July 12/44			
Land	3000.00	1,200.00	1,000.00			1,000.00
Improvements	\$46,106.53	11,750.00	9,500.00	13,000.00	11,700.00	
	<u>\$49,106.53</u>	<u>12,950.00</u>	<u>10,500.00</u>	<u>13,000.00</u>	<u>12,700.00</u>	<u>\$13,000.00</u>

The purchaser in letter of 4th September, 1946, points out that capital expenditures in excessive amounts had to be expended to keep the plant operating. 9th August, 1944, shows \$146.20 for maintenance. Letter to T. Tsuyuki emphasizes state of collapse of three buildings. 10th Sept. 1944 shows expenditure \$250.00 for repairs to boilers and sawdust hopper. Letter 12th July, 1943 lists insurable value of buildings at \$7250.00.

Tsuyuki's letter of 29th July, 1943 states "he would like to discuss with his tenant regarding 5 or 6 hothouses and other buildings which are badly in need of repairs before they collapse by faulty repairs". Custodian's letter of 15th October, 1943, points out the poor condition of 3 greenhouses

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

JAPANESE PROPERTY CLAIMS COMMISSION.

D E P O S E

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

10 Lytton, B.C.,

January 19th, 1948.

IN THE MATTER OF THE CLAIM OF
NOBUAKO TSUTSUMI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

R.J. McMASTER, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
B.F. HANFORD, Esq., Official Interpreter.
T.P. HOBBS, Esq., Official Reporter.

2
T. Tsuyuki,
In Chief.

YOSHITARO TSUYUKI, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Might I have the claim form, please?

Is this your signature on this claim form and
did you swear that declaration?

A Yes.

10 MR. McMASTER: My lord, in this case it is quite
apparent from the claim form itself, I think,
that the claim is in excess of the fair market
value. When one reads the lists attached and
in the detail which will appear as to the date
of the building of these various premises, it
becomes apparent it is in excess of the fair
market value.

THE COMMISSIONER: How do you mean in excess of the
fair market value?

20 MR. McMASTER: It appears to me, my lord, in my event,
in reading the material that is filed there that
it relates to cost of buildings, and so on, and
therefore the claim for \$49,000.00 would not,
on the face of it, be the fair market value.

THE COMMISSIONER: No depreciation has been allowed?

30 MR. McMASTER: It will appear from the evidence, my
lord, that it is extremely difficult, if not
impossible, for this claimant to say what the
fair market value is. Therefore I am not going
to apply to reduce the claim, but it will be a
case of establishing by other evidence the
value, or what that value should be.

3
T. Tanyuki,
In Chief.

THE COMMISSIONER: Probably his difficulty is no greater than mine.

MR. McMASTER: My lord, in this case in view of the considerable language difficulty and the length of the matter, I thought it might assist the Commission to have my client give me instructions for the preparation of a statement concerning matters relating to the claim. I supplied my learned friend with his copy yesterday and I understand he has no objection to the statement being filed in that manner.

THE COMMISSIONER: Very good.

MR. McMASTER: I don't think it is necessary for the Reporter to take this down. I would like to refer to certain portions of the statement and file it as an exhibit.

THE COMMISSIONER: You better have it identified first.

MR. McMASTER: Q: Is that a statement which you instructed your solicitor to prepare?

20 A Yes.

Q And is that your signature on the statement?

A Yes.

Q Are the statements in there true to the best of your knowledge and recollection?

A Yes.

THE COMMISSIONER: This is what?

MR. McMASTER: This is the statement relating to his greenhouse business and lands and premises situated near Hany, B.C. I am going to refer to certain portions of the statement which

30

T. Tazaki,
In Chief.

it will not be necessary for the Reporter to take down. (Reading). Perhaps if I file this, my lord, as Exhibit 1, your Lordship can follow it and I will refer to my own copy.

(STATEMENT MARKED EXHIBIT NO. 1)

10 THE COMMISSIONER: While you are on the subject of goodwill, I presume in view of the ruling previously made, you are dealing with goodwill only from the point of view of showing fair market value of the items of equipment, and so on, at the date of sale.

MR. McMASTER: No, my lord. My recollection of the argument and your Lordship's ruling with regard to goodwill was that the matter was to be dealt with in the individual case, and in this case, my lord, as the statement will proceed to show, he left the property which was leased immediately after he left and it was cared for by the lessee. The lessee himself was a purchaser of the property, so that at no stage did it cease being, in my submission, a going concern.

20 THE COMMISSIONER: I do not recall just what the decision was but I held I was not entitled to consider goodwill.

MR. McMASTER: I am sorry, my lord, but I do not have a copy of your ruling here. I might have Mr. Lookie bring it down if your Lordship would like to refer to it.

30 MR. HUNTER: I think, my lord, what you said was in the case under consideration at that time you

5
F. Tanyuki,
In Chief.

could not consider it within the terms of reference but in the case of a business sold as a going concern, you might still consider the element of goodwill in each case.

THE COMMISSIONER: That is more in line with what I had in mind of it. If it was sold as a going concern, then it is quite a different consideration to a case where the articles were sold as independent chattels.

10 MR. McMASTER: I recognize that distinction, my lord, and I submit in this case it was sold as a going concern and operated as a going concern from the time of the man's evacuation.

THE COMMISSIONER: Your submission is the sale by the Custodian of the sale of the going concern and not the sale of chattels.

MR. McMASTER: That is so, my lord. With regard to the leasing arrangements, my lord, at page 3 of the statement (reading).

20 THE COMMISSIONER: You might ask the witness what he has to say about the rental of \$1750.00 a year. Did he negotiate it at a fair rental value?

MR. McMASTER: Q: Witness, in this statement you have advised us that about a day before you left Honey you made an arrangement with a Mr. Scott that he was to take over your place and whereby he was to pay a rental of \$1750.00. Did you consider that that was a fair rental for your premises and business?

30 A Mr. Scott was an old neighbour of his and had

6
T. Tanyuki,
In Chief.

always been very kind to him, therefore he fixed it at as low a price as he could manage.

Q With regard to the arrangements he had previously made with the Chinese, Tom Yee, to rent the premises to him for \$2000.00 a year, would he think that that was a fair rental?

A Yes, he thinks \$2000.00 would have been a fair rental.

10 MR. McMASTERS: I was dealing with these appraisal reports, my lord (reading). I would like to have these appraisals, if I might. My lord, I am producing three appraisals from the Custodian's file with respect to these premises. The first is dated April 12th, 1944, and is an appraisal purporting to have been made by William H. Ansell of R.R. 1 Wharmock, B.C. This is what he says (reading). I just want to refer to the description, my lord. I might say his valuation is \$10,500.00. Then July 5th, 1944, an appraisal by R.J. Butterfield, florist, of New Westminster, B.C. (Reading).

20 (LETTER MARKED EXHIBIT NO. 2).

(LETTER MARKED EXHIBIT NO. 3).

MR. McMASTERS: And then an appraisal by H.M. Eddie & Sons Limited, apparently done by H.M. Eddie, landscape specialist and florist, fruit and ornamental trees and shrubs, dated July 10th, 1944 (reading).

(LETTER MARKED EXHIBIT NO. 4).

30 MR. McMASTERS: Needless to say, my lord, when it comes

to argument in this case, I will be referring again to these exhibits.

Q Now, witness, I would like to produce to you some pictures. Can you identify these pictures? There are five of them there.

A They are all pictures of his property.

Q Showing his greenhouse. Never mind describing each one.

THE COMMISSIONER: Taken when?

10 MR. McMASTER: Q When were these taken?

A In 1941.

THE COMMISSIONER: Put them all in as one exhibit.

MR. McMASTER: Yes, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 5).

Q Now, I observe from these pictures, witness, that a great deal of the framework of the greenhouse was wooden framework, is that correct?

A Yes.

Q And is it possible that dry rot would set in to the construction from time to time?

20

A Yes.

Q And what would be required to be done in the event of finding dry rot in any of the lumber of the greenhouses? At He says the portions of the lumber which go into the ground had been treated with chemicals and that they would last a considerable time without any rot.

Q Yes, but when he did find any dry rot, what would be required to be done?

30

Y. Tazaki,
In Chief.

A In such case he would take out the particular
stud or beam and replace it as necessary.

Q That is to say a certain amount of repair work was
required to be done from time to time on these
buildings?

A About once
a year, just before planting his seeds, is
sufficient.

Q And did he do that regularly while he was there?

A In cases where the wood was warped from the heat
or where any rot had set in, he would repair it
in most cases.

Q Now, some time in 1943, you received some advice
from the Custodian that Mr. Scott had expended
certain money on repairs of your premises?

A Yes.

Q And the amount which the Custodian advised you
was \$216.69?

A He received
a letter saying the amount was as stated, but
with no detailed particulars as to what repairs
had been done.

Q And was that amount deducted from his account?

A Yes, it was deducted.

Q Now there were three of these hothouses that were
built in 1934, is that right?

A Yes.

THE COMMISSIONER: Just before you leave the question
of repairs if you don't mind, Mr. McMaster, would
you relate the evidence he has given to the time
in which those repairs became necessary?

In other words, he was evacuated in 1942, and

T. Tanyaki,
in Chief.

the place was sold in 1944, was it?

MR. McMASTER: That is correct. He says in 1945 he was advised.

THE COMMISSIONER: That represents approximately one year's depreciation necessitating repairs, is that it?

MR. McMASTER: Well, I wouldn't submit so, my lord, but I think perhaps I will file the letter from the Custodian in a few minutes and that indicates what the repairs were directed to. I might put that question to him direct.

Q Witness, would you think that the sum of \$216.00 would represent a normal expenditure for repairs about your greenhouse each year?

A He thinks it is a little expensive but since he wasn't doing the work himself he couldn't say exactly.

THE COMMISSIONER: That meets the point I wanted to get clear.

MR. McMASTER: Very well, my lord.

Q Now, I refer to the fact that three of your greenhouses, according to your statement, were constructed in 1934? At Yes.

Q And those were the oldest of your greenhouses?

A Yes.

Q What was the condition of those three greenhouses as related to all of your greenhouses?

A As he had treated the timbers with tar and kept them painted, he considered they were still in fairly good condition.

T. Tagyuki,
In Chief.

MR. MCMASTER: This is a letter, my lord, dated October 15th, 1945, addressed to the claimant on the stationery of the Department of Secretary of State, office of the Custodian, purporting to be signed by R.D. Richardson, Farm Department. I will just refer to a portion of the letter, my lord (reading).

Q Now, witness, is that a letter that you received from the Custodian? A Yes.

19 Q Now I would like you, Mr. Interpreter, to translate to the witness a portion of this letter which I am now going to read.

THE COMMISSIONER: Supposing you have the Interpreter read it himself and translate it at the same time. It will be easier for him to do it.

THE INTERPRETER: Read it in English, my lord?

THE COMMISSIONER: Yes, read it in English and just as you wish make your interpretation.

20 THE INTERPRETER: Arrangements have now been made under a new lease to Mr. Scott for the coming season at the same rental figure of \$1750.00. As you will know, there are three old green-houses which are in very poor condition through the rotting of foundation sills and rafters. Next year these three houses should be taken down and the material salvaged or rebuilt, but for this year, we have informed Mr. Scott that the best thing to do would be to build T-supports down each side of the roof for

20

T. Tsuyuki,
In Chief.

support. The expense of this will have to be borne by you as if these three houses were taken down, the rent would be reduced and also considerable expense in demolishing would result."

MR. McMASTER: Q: Now, witness, at the time you left the premises in August, 1942, were you aware of were the three greenhouses referred to in that paragraph in the condition described there?

10 A He says he can't say anything definite on that subject but it is his opinion they were good for about another three or four years.

Q Did he make any examination of his premises before he left in August, 1942, with regard to the state of repairs?

A: Yes, he had made minor repairs as there shouldn't be anything much or heavy to do for another year.

Q Yes, now did Mr. Scott visit you at Lillooet or some other place in the Interior in the year 1943?

A: Yes.

Q Does he remember what part of 1943?

A About the end of September or October.

Q Yes, and was it a business visit or just a casual friendly visit?

A: It was in the nature of a friendly visit, but while he was there the witness gave him various advice as to what to do in certain events in regard to the property.

Q And did Mr. Scott make any mention of the green-
30 houses having become dilapidated or in poor

T. Tsuruki,
In Chief.

condition?

A: He says

not, generally speaking.

THE COMMISSIONER: Have you put that letter in yet, Mr. McMaster?

MR. McMASTER: No, I just realized I hadn't, my lord. It should be in. I will file it as Exhibit 6.

(LETTER MARKED EXHIBIT NO. 6).

Q Witness, before you went away, did you have any insurance on those premises?

10 A He thinks his fire insurance had expired just about that time.

Q Subsequently he received a suggestion from the Custodian that he ought to put fire insurance on?

A: Yes.

Q In any event, the insurance which was put on by the Custodian, I believe with your approval, did that insurance represent the fair market value of your premises?

A No, it was much lower than that.

20 Q Yes; and would it, in his opinion, represent the replacement value of the buildings which were placed on the property?

A No, it would have been quite insufficient for such a purpose.

THE COMMISSIONER: What was the amount of the insurance?

MR. McMASTER: I am not sure what they actually put on, my lord.

THE COMMISSIONER: Can you give me that figure, Mr. 30 Hunter?

13
T. Tsuyuki,
In Chief.

MR. HUNTER: I don't seem to have it, my lord.

THE COMMISSIONER: Your sparring was for nothing,
Mr. McMaster.

MR. McMASTER: I just wanted to make sure, my lord.

Q Witness, do you write English?

A He doesn't write too well.

Q Does he write any English?

A Actually his signature.

Q Yes, does he recognize the handwriting in that
10 letter? A: This is his son's hand-
writing.

Q And whose signature is that on that letter?

A This is his son's signature.

Q Now before I showed you that letter yesterday,
had you ever seen the letter before?

A No.

Q I would like him to examine that signature again
if he would, please?

A It is his son's signature.

20 Q He is sure of that? A: Yes.

THE COMMISSIONER: I did not hear the answer.

MR. McMASTER: He is sure of that, yes.

THE COMMISSIONER: It is his own signature?

MR. McMASTER: It is his son's signature.

Q What is your son's name?

A T. Tsuyuki, the same.

Q What is his first name? A: T. Tsuyuki.

Q What does the "T" stand for?

A Takaki.

30 Q Is that his own signature on the J.P. form?

T. Tanyuki,
In Chief.

A That is his own signature.

THE COMMISSIONER: I would like you to have both documents put in.

MR. MCMASTER: Yes, my lord. The first document is a letter dated July 29th, 1943, addressed to Mr. S.H. Gibson, Insurance Department.

THE COMMISSIONER: S.H. Gibson of the Custodian's office?

10 MR. MCMASTER: It doesn't say so here, but I presume it is; signed T. Tanyuki, Registration Number 13931. The second document is the J.P. form dated April 30th, 1942.

Q Now up until I showed you this letter yesterday, had you been aware that that letter had been written by your son?

A I just asked him that question and he said he had never seen it before and was very surprised.

Q And when I had the contents of that letter translated to him, had he ever instructed his son to write that letter?

20 A He has never seen it before and his explanation as to why he didn't know that letter had been written was that he was at the 15 mile camp. He was absent for two weeks at a time, and no doubt this letter was written in his absence.

Q Does he positively say he didn't give instructions to have that letter written?

A No, he didn't give any such instructions. If he had, he would have signed it himself.

30 Q I want to refer to one paragraph in that letter,

T. Tsuyuki,
In Chief.

if you would be good enough to translate it to him. Would you do as you did before, Mr. Interpreter?

THE INTERPRETER: "I had left everything scattered when I was notified to leave the Court last September. Moreover, I would like to discuss matter to Mr. Scott regarding the 5 or 6 hothouses and other buildings which are badly in need of repairs before it collapse by faulty repair."

Q The information contained in that paragraph, would that be true about your premises at the time you left them? A: The date?

Q July 29th, 1943. A: No, he says absolutely not.

THE COMMISSIONER: What is the number of that paragraph? Have you numbered it from the beginning?

MR. McMASTER: It is the second paragraph, my lord.

THE COMMISSIONER: That is Exhibit 7, is it?

20 MR. McMASTER: Yes, it is Exhibit 7. I might, my lord, just draw attention to the following paragraph which says: "Please permit me and my son (Takaaki Tsuyuki Reg. No. 13953) as interpreter to re-enter the Protected Area for a few weeks to straighten matters relating to hothouses and my property with Mr. Scott;"

I might say, my lord, I propose to call the son.

THE COMMISSIONER: Yes, all right.

30 MR. McMASTER: Your witness, Mr. Hunter.

F. Tazuki,
In Chief.
Cross-Exam.

THE COMMISSIONER: Now, Mr. Hunter, would you prefer to go on with your cross-examination now, if it is going to be short, or would you like to proceed after the adjournment? It is now after half-past 12.

MR. HUNTER: I don't think I should be too long, my Lord.

THE COMMISSIONER: All right, go ahead, then.

Mr. Secretary, the last letter will be Exhibit 7 and the J.P. Form Exhibit 8.

(LETTER MARKED EXHIBIT NO. 7)

(J.P. FORM MARKED EXHIBIT NO. 8).

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Tazuki, did you say your son wrote that letter? A Yes.

Q Now do you explain the fact that the letter is written in one handwriting and the signature is in another? A He can't

20 explain that. He says as far as he can see that it is written by the same person.

Q But he has already said his son signed that letter, and that is his son's signature?

A Yes.

Q Whose registration number is that at the foot of the letter? A It is his

own registration number.

MR. HUNTER: If your Lordship will look at that letter he will see the signature is different from the body of the letter.

T. Tsuyuki,
Cross-Exam.

Q How old is your son, Mr. Tsuyuki? The son who wrote this letter, how old is he?

A He is now twenty-four.

Q And did he live with you on this greenhouse property?

A: Yes, he was living there and going to school.

Q And was he familiar with the greenhouse property?

A He didn't know very much about it. He was attending school and didn't work around the place.

18

Q He is twenty-four now. Six years ago he was 18. Now do you mean to tell me, Mr. Tsuyuki, that you had a boy 18 who didn't work on that farm or take much interest in it, or know much about it?

A He used to work under the witness' direction, chiefly on Saturdays and Sundays.

Q In other words, he worked a day and a half a week?

A: Sometimes he worked on Sundays, some times a day or a day and a half a week.

20

Q And he was around the farm working there that part of the week, every week?

A He worked only on minor jobs under the witness' instructions and direction.

Q Is he a normal, intelligent boy?

A It is very difficult for him to say one way or another about his own son.

Q You wouldn't think he was stupid, though, would you?

A: No, he thinks not.

30

T. Tsuyuki,
Green-Sum.

Q Did you know that Mr. Scott had fallen down in his payments rather consistently?

THE COMMISSIONER: The payments on the purchase price?

MR. HUNTER: On the purchase price under the agreement for sale.

A He first knew about it through letters from the Custodian.

Q Yes. Do you think Mr. Scott was able to run the business? A: He thinks

10 he should be able to do if he applied himself but he hadn't very much experience.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Q Mr. Tsuyuki, what was the total amount of fire insurance that you carried on the buildings up until 1942?

A He had about a thousand dollars on his house because he thought he could replace it for about that amount.

Q Yes. A: The green-
20 houses were not insured because he employed a night watchman.

QC Do you remember what amount of insurance the Custodian put on the greenhouse when his department insured it in 1942 or 1943?

A He can't remember anything definite about it.

MR. HUNTER: My lord, I have a letter here from Mr. George A. Shewfelt which is addressed to Mr. Gibson of the Custodian's Department, dated June 12th, 1943, and it refers to the claimant
30 here and the property which is in answer

T. Tazaki,
Grand Juror.

apparently to a letter from the Custodian in which he states: "Most of the buildings on this property are not in first class condition except the Glass Houses which are very fair so therefore I had to make allowance for their condition."

I am making a diagram on the back of this letter for your convenience and hope it will be of help to you.

10

Thanking you for your letter I might say in conclusion that I gave all the buildings a thorough inspection and what I left off are not worth insuring."

And he has a diagram of the place on the back of the letter and he also has various amounts under the heading "Insurable Values", and under the buildings he puts various amounts totalling \$7,250.00. We shall have to find out whether that was the actual amount we placed but that letter may be of some help. I don't introduce it at this time because I am not in a position to prove its contents.

20

THE COMMISSIONER: I thought you might have the insurance policy or the claimant might know the amount he authorized to be placed, but since he does not know, Mr. Holmaster's examination was in the nature shadow boxing, though I do not think he realized it at the time.

MR. HUNTER: I don't know whether you want this letter in, my lord?

30

THE COMMISSIONER: I think not, because its contents
can't be proven.

MR. HUNTER: No, my lord, we will have to call Mr.
Sherfelt.

THE COMMISSIONER: That is all, Mr. McMaster? Any
re-examination, Mr. McMaster?

RE-DIRECT EXAMINATION BY MR. McMASTER:

10 Q Witness, in the community at Hanay there were
a number of greenhouses operated by Japanese
persons, is that correct?

A Yes, there were.

Q Do you know whether it was generally the practice
amongst the Japanese greenhouse operators to
put any insurance on their greenhouse buildings?

A He says that depends upon the person. He says
if he is a very careful person and takes great
care in fire prevention, then it wouldn't be
necessary to take out insurance.

20 MR. McMASTER: That is all, my lord.

THE COMMISSIONER: That is all, witness.

(Witness aside)

THE COMMISSIONER: Just before adjourning, I would
like to express my appreciation to Mr. McMaster
for the way in which this claim has been prepared.
It could have taken a very long time to elicit
the information that we have elicited in only
about an hour. That has not been an unusual
thing at this session and it has been very helpful
30 to have the claimant's cases presented in the

21
T. Tanyuki.

way it has been here. We will adjourn now until
2:30.

(PROCEEDINGS ADJOURNED UNTIL 2:30 P.M.)

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

J. P. Harrobin
"J. P. Harrobin"
Official Reporter.

T. Tsuyuki,
In Chief.

(2:50 P.M. PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

TAKAOKI TSUYUKI, a witness called on behalf
of the claimant, being first duly
sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, you are the son of Tokutaro Tsuyuki, is
that correct? A: Yes.

Q I wonder if you would take a piece of paper and a
pen and write your name about six times on that
10 piece of paper. Just sign it "T. Tsuyuki".

A (Witness complies).

Q Thank you. I would file that as an exhibit, my
lord.

(SHREFF OF PAPER MARKED EXHIBIT NO. 9).

Q Now, witness, who else was residing at your
father's home in Lillooet besides yourself?

A At that time?

Q In 1943.

A: Well, there

was --

20 Q Who was at that time? A: My two
brothers and my mother, and I don't know if my
next brother -- my next brother went to the
East some time during 1943.

Q Your third brother?

A: That is my

second brother.

Q Second brother. How old are your brothers?

A One was one less than me and the other ones
was going to public school.

Q When letters came to your house for your father,
30 who normally opened them?

T. Tanyuki,
 In Chief.

A Well I opened them.

Q Yes. When your father had correspondence or letters that he wanted to write to the Custodian, who usually wrote them?

A I did.

Q Do you remember around July, 1943, that a letter came to your house from the Custodian with respect to the matter of insuring your father's place?

A Yes.

Q Did you tell your father about that letter and what was in it?

A: No.

Q Why didn't you?

A: Well, he

was away most of the time and during the farming season about 50 miles out and I didn't see him very often, too.

Q Whereabouts? Is this a farm that he owns out of Liljest some place?

A No, he is just running it.

Q He just runs it?

A: Kind of

Q Heases it.

Q How do you recognize that letter, Exhibit No. 7, in this case?

A: The writing?

A Yes.

A: Sure,

that is my writing.

Q And who signed that letter?

A I signed that.

Q Is that your father's registration number under your name?

A: I don't

know his number but I think that is.

Q You think it is. Did you write that letter?

T. Tanyuki,
In Chief.

A Yes.

Q Did your father instruct you to write it?

A No.

Q Why did you write it then?

A I wanted to go down to the Coast and see my school friends.

Q Yes. What other reason did you have for writing it? What made you think that would get you down to the Coast?

10 A: Well, my friend in East Lillooet went -- wrote down to the Custodian and got a travelling permit there, so I thought I could get it, too.

Q For what reason did he get his travelling permit, did he tell you?

A Well something on that line.

Q I see. What is your friend's name?

A Paul Masagawa.

Q Now how old were you when you left Honey when you were evacuated?

20 A: See, it is about 17 or 18.

Q And were you going to school?

A Yes.

Q What grade were you in at school?

A Eleven.

Q Did you used to help your dad around the greenhouse at all?

A: Yes.

Q What did you do?

A: Driving a

truck.

Q Did you do any work in and about the greenhouses at all?

A: Yes, whatever

25
T. Tsuyuki,
In Chief.

Cross Exam.

my dad tells me to do.

Q Did you take very much interest in the greenhouse business while you were there?

A Not very much.

Q Did you know anything about the real condition of these premises?

A: No.

Q Do you remember your father giving any instructions as to what you were to write the Custodian about insurance?

A: Not that I

10

know of.

Q Now, witness, I observe in this letter that apparently the writing itself differs from the writing in the signature. Can you explain why that is?

A: Well, my

writing -- I always write in all sorts of queer ways.

Q Well, did you deliberately write that name differently?

A: Yes.

Q You did that with a view to the Custodian believing that it was your father's signature?

20

A Yes.

MR. McMASTER: Your witness, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q How often did you work around your father's property?

A: Why, during

the weekends.

Q Most weekends?

THE COMMISSIONER: Let me see Exhibit 7, will you?

30

(Handed to Commissioner). Go ahead, Mr. Hunter.

T. Tanyuki,
Crest-Sum.

MR. HUNTER: Q: Most weekends?

A: Well whenever my father was busy.

Q: And that would be most weekends?

A: Yes.

Q: You worked around the greenhouses?

A: Yes, to help my father.

Q: I beg your pardon?

A: To help

my father.

Q: Yes, and you knew the condition of the greenhouses?

10 A: Well not very well.

Q: This is the Exhibit 7 in which you state the following: "Moreover I would like to discuss

matter to Mr. Scott regarding the five or six hothouses and other buildings which are badly in need of repairs before it collapses by faulty repair."

Were you familiar with these five or six hothouses?

A: No.

Q: You didn't know anything about them?

20 A: No.

Q: Not a thing?

A: Well, I

knew a little bit about them.

Q: How much did you know? Did you know they were badly in need of repairs?

A: Not at that time.

Q: You didn't know, yet you put it in the letter?

A: Yes.

Q: I see. And you wanted to get a permit to go down and talk to Mr. Scott?

A: Well, not

30 B:

T. Tazaki,
Cross-Exam.

Q Well you just said that you were the one who was trying to get it? A: Well I wanted to see my school friends and talk to Mr. Scott, too.

Q I see. You don't think Mr. Scott would have been able to distinguish between you and your father?

A Distinguish?

THE COMMISSIONER: In fairness to the witness he asked for a permit for his father and himself.

19 MR. HUNTER: Q You had worked about those buildings how long? A: Well since I was able to help dad.

Q How old were you then? A: See, I was born on the farm so I guess --

Q You would be working there ever since you were old enough practically to walk, hadn't you?

A Since -- well, since I am able to understand things.

Q There is no defect in your eyesight, is there?

20 A No.

Q You understand how these buildings are built? Have you ever seen them being built?

A Well just some parts.

Q You have been around there when they were being built, haven't you?

A I was going to school then.

Q You are not at school night and day; they don't just build them while you are at school or do they stop as soon as you leave school?

30 A Well, when I come home from high school it is

near dark now.

Q It is now, but it isn't in the summertime?

A They don't build in the summer.

Q Were you ever working in the summertime? What about summer holidays; what did you do with them?

A Well I helped dad in the ground work.

Q You helped him there, don't you? Isn't it true that you were in and out of these buildings all the time and you are perfectly familiar with them?

As Pardon?

Q Isn't it true you were in and out of these buildings all the time and you are perfectly familiar with them?

A Yes, as far as how it stands, but I don't know the construction of it.

Q You took no interest in that whatsoever, is that right?

As No.

Q You weren't even vaguely curious about how they were built?

As Not then.

20 Q You don't know a thing about it? You have been there all your life, is that right?

A Well I might know something.

Q Sure you know something. I bet you know plenty about it, don't you? Why not admit it frankly? You know how these things are built, you know the condition they are in, don't you?

You are not so stupid that you can be around that place all your life and not know how these places are built and what condition they are in?

30 A I know the condition they are in.

Q Sure you know the condition they are in. When you wrote that letter you know the condition they were in, didn't you?

A No.

Q Certainly you did, didn't you, really, now, honestly? A: I know the condition well not very good when I left the Coast.

10 Q Sure you knew that and you knew they were likely to be in worse condition, didn't you? I mean you weren't writing something that was completely stupid when you wrote that letter, were you?

A Well, I --

Q I mean you wouldn't have put it in the letter if it hadn't been fairly plausible, would you?

A Just to make things that I could go down to the Coast.

20 Q But you had to put in something that was likely to be true or you wouldn't have put it in, would you? A: Well I --

Q I mean you wouldn't put something in a letter that you knew the Custodian would know was crazy, would you? You picked out the worst buildings there and you put in something that was plausible, didn't you, something you knew was likely to be correct, so you could get the permit? There was no sense asking for a permit if you were going to write something wrong, isn't that right?

30 THE COMMISSIONER: Your question is a little involved, Mr. Foster.

Q What Mr. Hunter is putting to you, witness, is this, that when you wrote that letter you were trying to convey to the Custodian some information that he would know about, namely, that the greenhouses were not in very good condition and that it was a proper thing for your father to go down and inspect them; is that correct or is that not correct?

10 A Well, I don't know what condition it will be, but it shouldn't break down in two or three years.

Q Well, why, then, did you say anything about the bad condition of the greenhouses, that is what Mr. Hunter is asking you?

A So that I could go down to the Coast and see my friend.

MR. HUNTER: Q: Why did you pick out those particular greenhouses? A: See, I don't know what made me do it.

20 Q Didn't you know that certain greenhouses were likely to be in a bad state of repair; isn't that a fact? A: Oh yes, if you leave it alone, well, things will go down.

MR. HUNTER: Sure. That is all, my lord.

THE COMMISSIONER: Q: Witness, when did you tell your father about this letter that you had written to the Custodian in reply to the Custodian's letter of July 6th, that is this one?

A When did I notify him?

Q When did you tell your father?

30 A I didn't tell him.

51
F. Tawukhi,
Cross-Exam.

Q Did you keep the Custodian's letter of July 6th
away from your father?

A That one, the answer came.

Q You see -- Mr. Secretary, show this letter to the
witness (handed to witness). Now, if you read
the first page of that letter, the first line,
rather, you notice that your letter is a reply
to a letter from the Custodian dated July 6th.
Can you read that?

10 A Yes.

Q Did you not tell your father about having re-
ceived the letter of July 6th from the Custodian?

A Gee, I don't remember.

THE COMMISSIONER: All right. That is all, thank you.

MR. MCMASTER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED NINE DIX)

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

Gordon Hambleton
"G. HAMBLETON"
Official Reporter.

B R I E F

Notes in Defense

Tokutaro TSUYUKI

File No. 7003

Case No. 48

Farm lands & Bldgs
Other than V.L.A.
LYTTON
19 Jan. 1948

- EX. 1 - Statement prepared by Claimant with aid of counsel.
2 - Appraisal 12/4/44 by W.H. Ansell
3 - " 5/6/44 " H.J. Butterfield
4 - " 10/6/44 " H.M. Eddie
5 - 5 photos of greenhouses
6 - Letter 15/10/43 Custodian to claimant advising him of payment for repairs to boiler, etc.
7 - Letter 29/6/43 "T.Tsuyuki" to S.M. Gibson
8 - J.P. Form
9 - Specimen of Tsuyuki's signature (Claimant's son)

Claim:

Although this claim lists specific chattels, it seems impossible to break the claim down into separate personal property and real property claims. No submissions have been made by Mr. Hunter and it appears that claimant's counsel will contend that this property was sold as a going concern from the time of the man's evacuation. See transcript P.5 line 10.

Summary of the results of the hearing:

Page 2 line 8 - Claimant's counsel admits the claim is in excess of the fair market value, since figures given as to value of buildings, etc. relates to cost rather than estimated value.

Page 4 - Claimant's counsel files a statement relating to the greenhouse business, etc. Claimant suggests that prices given in his inventory (attached to claim form) were estimates of the "fair sale price at the time of my evacuation". He states his gross income from the tomato and cucumber crops alone was \$14,000 per year. Claimant admits his inability to place a fair market value on this business.

Page 8 - Claimant's counsel attempts to establish that the condition of the greenhouses was good. Evidence on this point is as follows:

- (1) June 12/1943 - Geo. A Shewfelt, Insurance Agent, inspected the premises and reported total insurable values at \$7250.
- (2) Oct. 15/1943 - R.D. Richardson states in letter to claimant that there are three greenhouses which are in very poor condition through the rotting of foundation sills and rafters, etc.
July 29/1943 - Letter written by claimant's son refers to "other buildings which are badly in need of repairs before it collapse by faulty repair". Although this letter was written by the son to advance the son's chances of getting a trip to Vancouver, Mr. Hunter cross examined the son and established that the son did have some knowledge of the condition of these greenhouses.
- (3) July 10/1944 - H.M. Eddie states in his appraisal that the block of 7 greenhouses is just about ready to tumble down." etc.

- (4) Sept. 4/1946: Wm. T. Scott remarks that he had to make considerable capital expenditure to keep the place operating. He says: "Your Mr. Anderson will substantiate that this property was greatly run down and in need of repairs....."

This case seems to be a question of value only. The following men may be needed:

H.M. Eddie -	Appraiser
R.D. Richardson -	Farm Department
Geo. A. Shewfelt -	Insurance Agent
H.J. Butterfield -	Florist, Appraiser.
W. H. Answell -	Appraiser
Wm. T. Scott -	Purchaser
M.G. Perkins -	Neighbor of Purchaser.

HI/mw

Name of Claimant TSUTUKI, Tokutaro

Case

48

Custodian File 7003

<u>REAL PROPERTY</u>										Total	
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
		13000		12.50						1962.50	
			1300.00	690.00							
<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 & 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										1962.50	

7003

December 20th, 1950.

Mr. Tokutaro TSUYUKI,
Lillooet, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 48

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$1,962.50.

Cheque in your favour is enclosed for \$1,682.22
and we have paid the Co-Operative Committee .. \$ 280.28
for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director