

7528

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: RYUJIN Mataujiro
HOME ADDRESS: R.R. #4, New Westminster, B. C. (273 Roebuck Rd.)
REGISTRATION NUMBER 04051 SEX: male AGE: 49
OCCUPATION: farmer & fish packer

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

EMPLOYER: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Iwano

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Sochiro (M) Akira (M)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 12 and 6 yrs.

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

1. LOCATION AND DESCRIPTION: Title (title not here)

R. R. #4, New Westminster, B. C. (273 Roebuck Rd., Surrey, B. C.)

10 acres, Sec. 33, Block, 2, Block 5, North range west, Surrey, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 roomed wooden frame bungalow

1 picker house 1 barn woodshed

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

4. TAXES (Amount and where payable) \$24.88 1941 paid at Munc. Hall, Surrey, B.C.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Mr. Alex. Craig, Roebuck Rd. Surrey, B. C. (leasing everything)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Royal Bank of Canada, New Westminster, B.C.

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

9. IF FARM LAND STATE CROPS SOWN: strawberry, crops sold to Mr. Craig, as for lease, but no money has yet been paid.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: see page 1

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

IN HOUSE: 1 Singer Sewing Machine, 3 wash tubs, 1 doz. set of silverware, 1 toaster, 2 clocks, 3 pictures, 5 beds, 2 dressers, 1 lamp, 2 cabinets, 1 range, 2 heaters, 1 sofa, 5 chairs, 168 sq. ft. carpet, 1 dining room set, 1 packed box, 5 sacks rice, 1 trunk food, 1 baggage box.

IN PAICKERS HOUSE: 13 soil implements, 3 axes, 2 hammers, 1 wheelbarrow, 150' cable, 1 crowbar, 11 kitchen utensils.

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

none

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) From
Mr Craig, Quebec Rd, Surrey, for one sale of cut - as
per lease.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
one \$50.00 Victory Bond (1941)

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assn. Co. Vancouver Branch. #2256604 \$1000.00
Beneficiary, wife. Policy in owner's possession.

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 4th day of May 1942.

(Signature)

W. R. Williams

W. R. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date May 18/43

Air File No. 7528

Full name RYUJIN, Matsujiro
(Surname in Block Letters)

Registration No. 04051

Male - Female
(check) ☒ Female

Age Jan. 3, 1892

Former Address R. R #4, New West. B.C.

Date evacuated 1/6/42 Naturalized - Canadian-Born - National
(check) ☒

Present Address R. R. #1, Kamloops B.C.

Married - Single
(check) ☒ Single

Name of Wife

(MRS) SUDA ^{#12632}

Name of Husband

Name of Mother (MRS) KOBAYASHI

Name of Father

Tanaka (Maid)

Name of Children under 16

Saichiro (M) 24/9/29

Akira (M) 19/9/35

Requested by

DDP

Registered with Custodian

Yes
(Yes or No)

Additional Information

Farmers + Fish Packer. Owns
of 10 acres of land + house at above
address.

93/7.

PERSONAL PROPERTY SUMMARY

File No. 7528

21st June, 1947.

Re: Matsuiro RYUJIN - Reg. No. 04051

CHATELS: The above Japanese registered with the Custodian on the 4th May, 1942, at which time he declared he was leaving an itemized quantity of chattels on his property in Surrey. He was not evacuated until 1st June, 1942, and during this interval, he leased his property to the Westminster Cannons Limited, giving them the use of the house, farm equipment, without responsibility other than reasonable care. Our fieldmen inspected the property on the 2nd July, 1942, at which time they inventoried the chattels, which list was confirmed as correct by this Japanese on the 21st December, 1942.

On the 8th September, 1942, after the vacating of the Westminster Cannons Ltd. our fieldmen again checked the property and found the house to be securely locked and windows boarded by the Company.

The property remained vacant until 1st October, 1942, at which time it was leased by the Custodian to P. Mockler, including a few itemized articles of furniture, the balance of the chattels were stored in the Bunk House on the property.

The saleable chattels were moved to sale by auction on the 27th September, 1944, where they were sold for the net sum of \$80.06, plus \$3.21 miscellaneous articles sold on the 27th June, 1946. A few articles were missing, but the items of value according to Mr. Craig's letter of the 10th March, 1945, had been shipped to the Japanese. A small quantity were also abandoned as not being worth handling.

Attached is a chattel schedule showing details of chattels.

ACCOUNTS RECEIVABLE: The above Japanese declared funds owing him from his lease with Mr. Craig. This lease however, was not consummated as the property was leased to the Westminster Cannons Limited.

BONDS & INVESTMENTS: Matsuiro RYUJIN declared having a \$50.00 Victory bond, but this was not brought under control by the Custodian.

LIFE INSURANCE: RYUJIN declared he had a Sun Life Insurance policy, but this was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

WEA:HA

W.E. Lawrence

REAL PROPERTY SUMMARY

JAPANESE NAME: Matsujiro RIUJIN Reg. No. 04051 File No. 7528.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/459-P. First Offer.

PROPERTY ADDRESS: 273 Roebuck Road, B.R. 4, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 2 of the North East quarter of Section 33, Block 5 North,
Range 2 West, Map 5150, Municipality of Surrey, D. N. W.

TITLE: Registered in the name of Matsujiro RIUJIN.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24304, dated July 8th, 1942.

ASSESSED VALUES: Land - \$550.00
Improvements - \$400.00 - \$950.00. Taxes - \$24.88.

CLASSIFICATION: This is a small Fruit Farm with dwelling and out-buildings.
The Custodian's representative reported on September 8th, 1942,
that this property had an area of 9.190 acres of which 3½ acres
were cleared and planted to the following crops: 3 acres strawberries
9 fruit trees.
1 - 1 storey 3 room dwelling, in fair condition. 1 woodshed and
bath house combined. 1 picker's house and berry house combined.
1 barn and packing shed.

HISTORY OF ADMINISTRATION: Matsujiro RIUJIN leased this property to Westminster Cannery Limited
on 18th May, 1942. Term being 4½ months. Lease terminating
September 30th, 1942, with first option to lease for 1943.
Consideration being \$150.00 to be paid before evacuation. This was
paid in full 19/5/42.
Dwelling and buildings included.

This lease was replaced by lease No. 33 given by the Custodian to
Percy Mockler, 10th December, 1942, for a term of 1 year from 1st
October, 1942 to 30th September, 1943. Consideration being \$96.00,
payable \$8.00 monthly. First payment to be made 1st October, 1942
and the further sum of \$8.00 on the first day of each and every
month thereafter until the said term has been completed.

Lease handed to The Director, The Veterans' Land Act 2nd August, 1943.

SOLD: To The Director, The Veterans' Land Act for \$724.00 as at 1st January,
1943.
Approval of Advisory Committee - 1st June, 1943.

1943.

Page 2.

File No. 7528.

Funds released to the credit of Matsujiro RIUJIN as at April 17th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$706.00 from said transaction.

In view of the rents up to August 31st, 1943, having been collected by the Custodian, a cheque for \$64.00 covering same was issued to The Director, The Veterans' Land Act, 17th November, 1943.

OLD CERTIFICATE OF TITLE

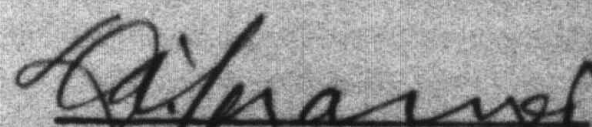
No. 99500-E.

Matsujiro RIUJIN declared on his JP Form, signed May 4th, 1942, that the Title Documents were in the Royal Bank of Canada, New Westminster. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited at the Land Registry Office, New Westminster.

Certificate of Title No. 169009-E in the name of The Director, The Veterans' Land Act.

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

May 23rd, 1946.


D. A. CRAMER.

DAC:JS

FIRE INSURANCE SUMMARY

File No. 7528.

Matsujiro KIWJIN - Reg. No. 04051.

The above named Japanese declared on his JP Form, signed 4th May, 1942, that he carried no Fire Insurance. This was found to be correct.

However, our Insurance Department authorized Messrs. Guthard, Sutherland and Co. Ltd., on July 12th, 1943, to place a \$550.00 Insurance Policy on the buildings. The following Policy was issued:

North West Fire Insurance Co's. Policy No. 210414, covering \$350.00 on dwelling and \$200.00 on bank-house.

Premium \$12.00, which was paid on July 28th, 1943, and charged to Matsujiro KIWJIN'S account.

As this property had been taken over by the Director, The Veterans' Land Act as at 1st January, 1943, they refunded the Premium, viz., \$12.00 on April 24th, 1944, which was credited to Matsujiro KIWJIN'S account.

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

May 23rd, 1946.

D. A. CRAMER
D. A. CRAMER

BAC:JS

[illegible]

LIABILITY SUMMARY

File No. 7528

26th June, 1946.

Re: Matsujiro KYUJIN - Reg. No. Q1051

The only claim filed against the above Japanese was one by Kaura Bros. for \$23.20. This was acknowledged by Matsujiro KYUJIN as being correct, and paid 26th June, 1946.

This file reveals no other liabilities.

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

WE Cameron
.....

26th June, 1946.
WEA:HA

NAME RYUJIN, MatsujiroREGISTRATION NO. 04051FILE NO. 7528

The following chattels were sold by public
 auction at Surrey, B. C. on September 27, 1944.

Brooder X	\$ 0.50	Misc
- Wire rope and choker	3.00	M
- 5 Blocks	8.00	M
Chain clinch	2.50	M
- Hoes and shovels	1.25	T
Pick and brush hook	1.00	T
Sheet iron X	2.50	Misc
Pick, mole traps etc.	1.75	T
Spreader auger and scythe	2.00	T
- Garden tools	1.25	T
- 2 Bars and shovels	1.00	T
- Odd tools	0.75	T
- Picks and mattock	1.25	T
- 2 Pick shovel and brush hook X	2.25	T
Hoe and shovel, fork, rake and peary X	1.75	T
Circular saws	2.25	T
Rakes and hoe and drags	2.00	T
- 2 Picks, sledge and axe	1.75	T
Cultivator X	4.25	M
Spray pump and hose X	2.00	T
Pump	0.75	T
Spray X	1.00	T
- Shingles	2.50	M
6 Chairs	2.00	F
- Laundry stove	7.75	F
Miscellaneous tools	1.00	T
Miscellaneous tools	4.50	T

Total

Carried forward

\$ 62.50

~~Less Expenses~~~~Net Proceeds Credited~~~~Balance of Custodian Staff Present~~~~Returned from Auctioneering Office~~~~Remarks~~

NAME RYWIN, MatsujiroREGISTRATION NO. 04091FILE NO. 7528

The following chattels were sold by public
 auction at Surrey, B. C. on September 27, 1944.

	Brought forward	\$	62.50	
- Chest drawers			2.00	F
- Clock			0.50	Misc
- Single bed and spring			2.50	F
- Miscellaneous tools			0.75	Misc
- Crib complete			3.00	F
- 4 Boxes and tub of sundries			4.00	Misc
- 5 Boxes sundries			3.50	Misc
- Pans and dishes			2.00	K
- 7 Boxes sundries			1.00	Misc
- Wash tubs and contents			2.00	Misc
- 5 Boxes and 2 pans sundries			2.50	Misc
- 2 Coleman lanterns			3.00	Misc
- Wheelbarrow and chair			0.25	M
- Tricycle			2.50	Misc
- Records			1.25	Misc
- Bookcase			0.50	Misc
- Dresser			1.50	F
- Dresser			7.00	F
- Dining table			2.50	F
- Bicycle parts			8.00	Misc
- Dining table			2.00	F
- Hat rack			1.00	Misc
- 2 Tables and stool			0.50	Misc
- Magazine stand and table			3.00	Misc F
- Couch			0.50	F

Total		\$	119.75
Less Expenses:	(Auctioneer's Fee: \$ 11.98		
	(Advertising: 2.14		
	(Movings: 25.57		
		\$	79.69
Net Proceeds Credited:		\$	80.06

Members of Custodian Staff Present. Mr. R.M. AndersonExtracted from Auctioneering List No. Surrey 6.

Remarks.

NAME KUWAI, Matsujiro

REGISTRATION NO. 04891

FILE NO. 7528

The following chattels were sold by public

auction at Vancouver, B.C. on June 27 - July 3, 1946.

Trunk	\$ 3.00	F
Clothing	0.50	Ad 12
Clothing	1.00	Ad 10

Total	(Auctioneer's Fee: 30.56	\$ 4.50
Less Expenses:	(Advertising: 0.26	\$
	(Moving: 0.47	1.29
Net Proceeds Credited:		\$ 3.21

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 66.

Remarks.

CHattel SCHEDULE

File No. 7528

AUGUST 17th, 1945.

RE: Matsuiro RYUJIN

The above registered on May 4th, 1942.

<u>DECLARED</u>	<u>INVENTORIED</u>	<u>SOLD</u>	<u>SHIPPED</u>	<u>MISSING</u>	<u>ABANDONED</u>
Singer sewing machine				"	
3 Wash tubs	2 wash tubs	3		"	
Set of silver-ware				"	
Toaster				"	
2 Clocks		sold in sundries			
3 Pictures	1 (Stored)				
5 Beds	3 Beds	2	1		2 beds & mattresses
1 Lamp	1 Lamp	sold in sundries			
2 Cabinets	1 Cabinet	2 (books stored)			
1 Range	1 Range	"			
2 Heaters	2 Heaters	1			1
1 Sofa	1 Sofa	1			
5 Chairs	2 Chairs	5 Chairs			
Congoleum carpet	Congoleum carpet				"
Dining room set	Dining room table	Table & 3 chairs			
1 Packed box	Dishes	"			
5 Sacks rice				"	
1 Trunk food				"	
1 Luggage box	Trunk				"
13 Implements	13 Implements	10			3
3 Axes		3 axes			
2 Hammers	2 Hammers	"			
1 Wheelbarrow		"			
150' cable		"			
1 Crowbar		"			
11 Kitchen utensils	7 K. utensils	"			
	4 Cans miscellaneous	"			
	Tools	"			
	Tubs				"
	Fire wood (Used by tenant)				"
	Ladder				"
	Shingles	"			
	Tricycle & parts	"			
	Sleigh	"			
	Tent			"	
	14 Cartons & baskets (sold in sundries)				

File No. -- 7529

Date Sept 27/44.

SUMMARY

Name: RYUJIN, Matsujiro #04051

Address: 273 Roebuck Rd. Surrey B.C.

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

(2) - We have also moved the personal effects as per attached list to storage at /----- 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:
Nothing Outstanding-----

The tenant gave us the following explanation: _____
Nothing Outstanding -----

R .M. Anderson.

CLAIM

File No. 75-27

pages file 28.

DATE

First List

CREDITOR

~~Mr. Ryujin~~
~~Mr. Ryujin~~ #4
~~New Westminster~~

Komura Bros. Ltd.

DEBTOR

M. Ryujin
A. R. #4,
New Westminster

AMOUNT OWING

\$23.20

AGENT

Nil.

ORIGINAL FILE

G-68

Extract from Lease.

File #7528.

Lessor: Matsujiro RIUJIN.

Lessee: WESTMINSTER CANNERS LTD.

Date: 18th May, 1942.

Term: Up to 30th September, 1942, with option to extend
lease for 1943.

Consideration: \$150.00 cash, paid.

Property:

Land: Lot 2 on N.E. $\frac{1}{4}$ Section 33, Group 5, Map 5150,
District of New Westminster.

House: Included.

Chattels: Farm equipment & crates only.

Farm Appraisal Report

File No. _____

Land Description Lot 2 of T. 1. Sec. 33 E. 1/4 Range 2 Acres _____Containing 9.19 acresOwner's Name Matsujima Rinjin Post Office Address 5, New WestminsterNearest Rail Point South W. station Distance 2 milesMarket Town South W. station Distance 2 milesChurch (give denomination) St. Helena Anglican Distance 1 mileNearest School Queen Elizabeth Distance 1/2 mileState how property was identified: Map, and enquiry of tenants

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

Not on a main road but a good gravel one reaches it from the north.Is this district a good one? Closely populated but only fair area.Employment opportunity Industrial employment available in Westminster at present.Predominating Nationality and religion: very mixed Japanese have a number of places near Value \$ _____Describe Fencing and its condition: none Value \$ _____Water supply: Good well no cribbing. Value \$ _____

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 30	frame	8	shing.	15	blocks	fair	300.00
Lean-to	9 x 30	frame	7	shing.	15	blocks	fair	100.00
Pickers shack	16 x 34	frame	8	shing.	10	blocks	fair	100.00
BARN	X							
BARN	X							
BARN	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 400.00Total Value Buildings add to farm \$ 400.00Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? \$ _____Describe the basement and chimneys: No basement, Brick chimney on bracketNo. rooms downstairs? 3 Upstairs? nil How finished V. JointAre buildings painted? no Condition of paint N.A.A coat or two of paint would help a lot in this case.Distance from nearest bush 25 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.50	undulating 1.50 acres	8 to 12 in. dark loam	granular loam & clay	strawberries	\$75.00	\$ 112.50
Area which can be cultivated without cost other than for breaking.						
nil	nil					
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc:						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2 1/2 ac	level logged off land with stumps to be removed				50.00	\$50.00
5 ac	soil as described above, in cultivated area,				200.00	20.00
5 ac	undulating 8 to 8" clay			removal of heavy timber		200.00
has some good cordwood Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.				NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE
undulating						

Total value of Land \$ ~~337.50~~ 537.50

Total added by buildings to value of farm \$ 400.00

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

Total value of farm \$ 937.50

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

The small piece of cultivated land is not in a good state of cultivation. It is becoming weed infested.

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

small fruits and possibly some poultry

Noxious weeds:

some thistle mainly,

Give approximate detail and Corporation of Surrey. Taxes \$24.88
amount of all annual taxes and
names of Taxing Authorities:

Date: June 30th 1942
Place: New Westminster B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 25th day of June 1942 19

Inspector's Signature

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

Farm Appraisal Report

Remarks: This property is nicely located close to New Westminster on a fair gravel road from the north to the house, which is just a small affair, but fitted with electric light, and the water supply is a well.

There is just an acre and a half of ground in crop, and around another two and a half acres has been logged off, and some of the stumps removed. The remainder of the place is covered with a stand of reasonably good timber, especially as a wood supply.

Back in to the west end there is a low spot and some hard pan down less than six inches, where the fruit is, there does not appear to be this same formation.

To-day the place cannot be described as an attractive buy, but in time no doubt it could be developed into a pretty fair berry farm or a poultry layout. It would also work in with another place in the vicinity where there is no wood supply. Or as a cheap place to live for a man who with a small family who wanted only a home to be developed in his spare time while otherwise employed.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

Total \$

Amount fruit trees add to value of farm \$

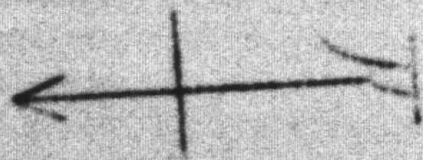
Diagram of Property

E. Majin. 9.19 acres

Rebuck Road

strawberries

logged off and some
stumps taken out



Thick timber land
a good supply of
fine cordwood

low and wet at this
end.

Road allowance not open

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

value is \$ 700.00

Date Feb. July 19.42

"L. T. Barnett"
District Superintendent.

**REPORT
ON EVACUATED JAPANESE PROPERTY**

File No. 7528

Date: Sept. 8th. 1942

REGISTRATION NO. 04051

MUNICIPALITY: Surrey

NAME: RIUJIN, Matsujiro

ADDRESS: 243 Roebuck Rd. R.R. 4 New Westminster, B.C.

PROPERTY: Farm

ACREAGE: 9.190-----3 $\frac{1}{2}$ cleared

KIND OF CROPS: Strawberries

Fruit trees

APPROXIMATE ACREAGE OF EACH: 3 acres

HOUSE: 1 Storey

VACANT: yes

OCCUPIED:

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 22 x 32

NO. OF ROOMS: 3

CONDITION: Fair

OTHER BUILDINGS: Wood shed & bath hse. combined to house 12 x 14
Pickers hse. & berrie hse. combined 16 x 50 Barn & Packing shed 18 x 20

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: yes

OFF:

REMARKS: Windows boarded Doors locked

INVENTORY OF CHATTELS LEFT ON PROPERTY:

In House
1 Range, 1 Kitchen chair
3 Beds, 4 Mattresses
1 Heater, 1 Cupboard
1 Home made couch & pad
1 Dining table
1 Childs chair, 1 Dresser
1 Trunk, 1 Electric lamp
1 Picture & frame
Some dishes etc.
4 Cans miss. 1 Shovel
2 Hoes, 1 Potatoe digger
Linoleum on Kitchen floor

Bath house & Woodshed
2 Galv. wsh. tubs, 2 hoes
1 Floor mop. 1 Small hand saw
3 Jap tubs, Quantity of wood
1 Ladder, 2 Benches
18 Jap tubs, 1 Old range
1 Aluminum pot, 1 Lantern
1 Lamp, 1 Box weights etc.

Barn & packing shed
2 Pails, 93 Pickers trays.

Pickers House
2 Wheel Barrows, 1 Cable, 3 Chokers
2 Axes, 1 Bed complete, 1 Shovel
3 Bundles shingles, 1 Crib complete
1 Steel block, 1 Tricycle, 1 Mattress
Some small bicycle parts, 20' wire.
1 Childs sleigh, 2 Mattocks, 1 Pick
1 Buck saw, 2 Sledge hammers. 1 Tent
1 Potatoe digger, 7 Boxes tools (Carpenter etc.)
1 Straw basket sealed, 1 small straw basket.
10 cartons clothes, 2 Large cartone sealed
1 Galv. pail, 1 Jap pail. 1 Bench
1 Home made table, 7 Berrie boxes, 1 heater
1 Small bundle window netting

Signed:

Shelton
24/9/42

May 18th, 1942.

The WESTMINSTER CANNERS LTD. of New Westminster agree to lease from M. Riugin of South Westminster, B. C., for \$150.00 cash to be paid before evacuation takes place, all crops now being grown on Lot 2 on the North East quarter of Section 33, Group 5, Map 5150, in the District of New Westminster which are understood to contain Strawberries, for the 1942 season, such period to terminate September 30th, 1942, with the first option to lease for 1943.

(1942)
Sister in full
19/5/44
See letter
in file 3943

In consideration of the above amount WESTMINSTER CANNERS LTD. are to be granted full use of all dwellings and sheds on the above property and full use of all farm equipment and shipping crates as may now be on this place until September 30th, 1942, with similar rights if option for 1943 is taken up.

WESTMINSTER CANNERS LTD. agree to take reasonable care of the above mentioned land, houses and equipment, but are not to be held responsible in the event of fire, theft, damage or other loss.

As agreed by -

M. Riugin
.....
Lessor

WESTMINSTER CANNERS LTD.,

Per: H. Harrison.....

Witness: C. Trumura.....

Replaced by Lease No 33
C. Trumura Percy Mectlin

Cannery
of
ROYAL CITY
BRAND
FRUITS
VEGETABLES
JAMS AND
SOUPS

Westminster Cannery Limited

New Westminster, B. C.
CANADA

Aug. 11th, 1942.

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 13 1942

Attention Mr. Richardson:

Dear Sirs:

In reply to your letter of Aug. 3rd re the Ryujin farm, by agreement with Mr. Ryujin all his furniture, etc. was to be stored in one room, with the exception of a few odds and ends to be used by our Mr. Pinn, who is at present living in this place.

We asked Mr. Ryujin if he would supply us with a list of his property, but he said it didn't matter. However, we know that everything he left is still there, and in good repair.

For your information, we do not anticipate carrying this place another year, as it is definitely a sub-marginal farm, and not worth the expense of maintaining it.

If there is any further information we can supply you with, please advise us immediately. When our Mr. Pinn vacates these premises, it will be locked, and the windows boarded up, and the keys delivered to your office.

Thanking you, we are,

Yours very truly,

DELNOR FROSTED FOODS LIMITED,

H. B. Pearson

Manager.

HBP:BS

*Entered in memo
for SSB*

21-4-42
7524
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 1 1942

Green
Care of Westminster Cannery Ltd.,
New Westminster, B.C.,
Aug. 31, 1942.

Custodian Of Enemy Property,
675 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Re: Rijnin Property,
273 Roebuck Rd.,
R. R. # 4,
New Westminster, B.C.

For the past two and one half months I have been living at the above premises in the interests of the Westminster Cannery Ltd. who have leased this property.

Within this coming week I plan to move to Vancouver to start to make up a home and there are several items in Rijnin's place that I would like to buy, if possible. I will list these items below, placing my bid at the right hand side, and I would appreciate it if you would let me know whether I can purchase same.

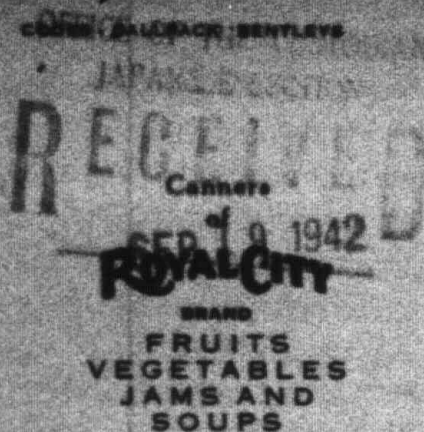
Coal & wood stove in kitchen	\$20.00
Camp stove in bunk house	2.00
Magazine table	.75
Table lamp	.50
Dark stained dresser	4.00
Light stained home made dresser	2.00

It is important that I know about the coal and wood stove immediately as I shall refrain from buying one elsewhere until hearing from you.

In thanking you, I am,

Yours very truly,

John B. Finn
John B. Finn.



Westminster Cannery Limited

Green
CABLE ADDRESS RO-CITY

New Westminster, B. C.

CANADA

sept. 18th, 1942.

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

Attention Mr. H. F. Green:

Dear Sir:

Re Riujin Property - Your File No. 7528.

Your letter of Sept. 8th regarding Riujin's property has been referred to me.

I beg to advise you that I have now vacated this property and have left it as I found it, in good condition. The house and the sheds are boarded up, and therefore I would be unable to ascertain what the inventory of personal chattels was.

I would, however, point out that two men from your office came to this property in June sometime and checked the inventory with myself and my wife at that time.

I would like to mention here, however, that I have taken 4 kitchen chairs and a magazine stand from this property, and these things are now in my possession. I will, however, gladly buy them from Riujin, or surrender them if necessary. As far as the chairs are concerned, they are worth 25¢ each only to me, and the magazine stand I have already made a bid on, as per my letter of Aug. 31st.

*Returned
4/1/43*

Trusting that this is satisfactory to you,
I am,

Yours very truly,

J. B. Finn
J. B. Finn.

JBF:BS

7528

September 23, 1942

Mr. J. B. Finn
c/o Westminster Cannery Limited
New Westminster, B. C.

Dear Sir:

Re: Matsuhiro RIUJIN. #04051

We thank you for your letter of the 18th informing us that you have vacated the property formerly occupied by the above Japanese and that you have left it in good condition. We note, however, that you have taken with you four kitchen chairs and a magazine stand which you are willing to purchase. Although this property is vested in us, we are not at liberty to sell any portion of it without authority of the Japanese. We have written Mr. Riujin in connection with the offers you made in your letter of August 21st, but to date have had no reply. We will now add your offer of 25¢ for each chair, and ask him for an early reply concerning the sale of these chattels. In the meantime we think that all chattels, regardless of value, should have been left on the property until such time as we are authorized to sell.

Yours truly,

H. F. Green
Protection Department


HFG:ND

File No: 7528
Name: Matsujiro RYUJIN
Reg. No: 04051
Address: 243 Robson Rd, R. R. #4, New Westminster, B. C.

December 9th, 1942.

INVENTORY OF CHATELS LEFT ON PROPERTY

VACUATION SECTION

DEC 29 1942

File No.

File No.

Ans.

Referred

In House

~~1 range, 1 kitchen chair S~~
~~3 beds, 4 mattresses QUANT~~
~~1 heater, 1 cupboard~~
~~1 homemade couch and pad S~~
~~1 dining table S~~
~~1 child's chair S~~
~~1 dresser, 1 trunk S~~
~~1 electric lamp S in Sun. as MISC~~
~~1 picture frame, some dishes etc. MISC~~
~~4 cans misc. S~~
~~1 shovel, 2 hoes S~~
~~1 potato digger S as MISC tools~~
~~Linoleum on kitchen floor abandoned~~

~~1 shovel S~~
~~2 bundles shingles S~~
~~1 crib complete S~~
~~1 steel block S~~
~~1 trieyole S~~
~~1 mattress NG QUANT~~
~~Some small bicycle parts S~~
~~20' wire as MISC~~
~~1 child's sleigh S~~
~~2 mattocks S~~
~~1 pick S~~
~~1 buck saw S~~
~~2 sledge hammers S~~
~~1 tent M~~

Bath House & Woodshed

~~2 Calv. wash tubs S~~
~~2 hoes, 1 floor mop S~~
~~1 small hand saw as MISC tools~~
~~3 Jap tubs as SUNDRIES~~
~~Quantity of wood used~~
~~1 ladder abandoned~~
~~1 benches as MISC tools~~
~~1 Jap tubs NG~~
~~1 old range S~~
~~1 aluminum pot S as SUNDRIES~~
~~1 lantern, 1 lamp S~~
~~1 box weights, etc. S as SUNDRIES~~

~~1 potato digger S~~
~~7 boxes tools (carpenter etc.) as MISC tools~~
~~1 straw basket, sealed~~
~~1 small straw basket~~
~~10 cartons clothes~~
~~2 large cartons, sealed~~
~~1 galvanised pail S~~
~~1 Jap pail~~
~~1 bench NG abandoned~~
~~1 homemade table NG~~
~~7 berry boxes NG~~
~~1 heater S~~
~~1 small bundle window netting NG~~

Contents sold
Before stored

Barn & Packing Shed

~~2 Pails NG~~
~~93 pickers trays~~
~~2 wheel barrows S~~
~~1 cable~~
~~3 chokers Black S~~
~~2 axes as MISC tools~~
~~1 bed complete Shipper~~

S. sold by auction 27/7/44
Surrey C
a abandoned
M MISSING

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

Firmed:

Date

Signed

Please sign and return one copy to the Custodian.

7528

December 9th, 1942.

Mr. J. B. Finn,
C/o Westminster Cannery Ltd.,
New Westminster, B. C.

Dear Sir:

Re: Matsujiro RYUJIN

With reference to your letter dated August 31st to this office, listing items belonging to the above which you wish to purchase, we wish to advise that we have recently communicated with the above Japanese submitting your offer for his attention. We are now in receipt of a reply stating that he does not wish to sell any of his equipment left in the protected area.

In your communication dated September 18th you mentioned that you have taken 4 kitchen chairs and a magazine stand. In view of Mr. Ryuji's reply to this office, we must ask that you return these articles to his property and would appreciate your advising this office that you have done so.

) since
done
4/1/45

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

Cannery
of
ROYAL CITY
BRAND
FRUITS
VEGETABLES
JAMS AND
SOUPS

Westminster Cannery Limited

New Westminster, B. C.
CANADA

Jan. 5th, 1943.

CABLE ADDRESS RO-CITY	
EVALUATION SECTION	
Date	JAN 6 1943
File No.	7526
Referred	Coppy

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

Dear Mr. Richardson:

Re File No. 7528, Matsujiro Riujin:

I have your letter of Dec. 9th,
in which you have asked me to return the four chairs
and magazine stand to the above property.

This letter is to advise you
that this has been done, and these articles were
delivered to the present tenant on Jan. 4th, 1942. ✓ 1943

Yours very truly,

John B. Finn

John B. Finn.

JB
JBF:BS

7528

June 12th, 1943

Mr. G. Craig,
Reebuck Road,
R. R. No. 4,
New Westminster, B. C.

Dear Sir:-

Re: Hatsuhiro BUNJIN

Mr. Anderson tells the writer that this Japanese has requested you to ship to him a stove and bed complete. We should have no objection to your attending to this matter and in fact should be very grateful if you would do so. We enclose an extra copy of this letter for presentation to the tenant of the property.

Mr. Anderson advises us that if you incur any charges you will have no difficulty in collecting these direct from the Japanese and we request that you do so as this office is not willing to incur any expense in connection with shipment to evacuated Japanese.

Yours truly,

H. F. Green
Protection Department

Enc.
HFO:IF

7528

8th July, 1943.

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:-

Re: Matsuiro RIJUN

The above named is owner of property described as Lot 2 of the North-east quarter of Section 33, Block 5 North, Range 2 West and known as No. 273 Roebuck Road, in the Municipality of Surrey.

The assessed value of the buildings on this property is shown as only \$400.00 and it is rented for a very modest rental of \$8.00 per month. I am not sure that the buildings warrant fire insurance protection but would ask you kindly to check them over at your first opportunity and let me know the result.

By the way, if we are placing insurance on the dwelling, there are some few chattels contained therein belonging to the Japanese worth probably in the region of \$100.00.

The property is under lease to Percy Mockler who gives his post office address as South Westminster.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

7528

July 26, 1943.

Coulthard, Sutherland & Co., Ltd.,
609 Columbia St.,
New Westminster, B. C.

Dear Sirs:

Re: Matsujiro RIUJIN
North West Policy No. 210414

Kindly find our cheque enclosed for \$12.00 covering in full premium on the above numbered policy.

Please receipt and return your statement enclosed herewith.

Yours truly,

S. M. Gibson
Insurance Department

SMG:JS
Encl. 2

7528
7564

November 4, 1943.

Mr. Matsujiro MIUJIN,
Registration No. 34031,
Monte Creek, D. C.

Dear Sir:

Re: Sun Life Policy No. 2256604

We enclose herewith cheque of Sun Life Assurance Company in the amount of \$84.29 payable to the order of yourself and your wife, Iwano MIUJIN. This amount covers the maximum cash loan on your above-numbered policy.

Yours truly,

S. M. Gibson,
Insurance Department

SMO:JS
Encl.

7528

May 15, 1944.

Mr. Matsujiro RYUJIN,
Registration No. 04051,
Monte Creek, B. C.

Dear Sir:

We are in receipt of your letter of May 8, 1944.

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

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

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

INVENTORY OF CHATTELS BELONGING

to

RIUJIN, Matsujirp #04051
243 Roebuck Rd., Surrey B.C.

" I have today inspected the undermentioned articles and
consider them valueless and should be abandoned. "

- ✓ 2 Galv. Wash Tubs.
- ✓ Several Jap tubs.
- ✓ Linoleum on Kitchen floor.
- ✓ 1 H.M. Table.
- ✓ 3 Saw Tools.
- ✓ 1 Heater.
- ✓ 1 Bed and Spring.
- ✓ 1 Ladder.
- ✓ 2 Mattresses
- ✓ 1 Bed
- ✓ 1 Trunk

Signed.

Tom Anderson

Sept 12/44.

Canada

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

JAPANESE EVACUATION SECTION

File No. 7522

Reg. No. 04051

506 Royal Bank Building,
Vancouver, B. C.

Mr. Matsujiro RIUJIN,
Monte Creek, B. C.

MAY - 2 1944

Dear Sir:

Re: R. R. No. 4, 1273 Roebuck Road, New Westminster, B. C.
Lot 2 of the North East 1/4 of Section 33, Block 5 North,
Range 2 West, Map 5150, Municipality of Surrey, in the
District of New Westminster, C. of B. 49775.

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

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

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

Sale price of above described property	\$724.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	721.00

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

Yours truly,

F. G. SHEARS,
Director.

EVACUATION SECTION	
Rec'd	SEP 14 1944
File No.	1578
Ans.	Mr. A. J. R. R. #4
Referred	Person

New Westminster

BC

St. R. R. #4

Rm 6 attention Sept 12 1944

Custodian of Enemy alien

Property Matsuzono

Dear Sirs Kingin

I wish to leave this property
on Sept 15th and do not want
to be responsible for chattels
on the property could you have
your department check or dispose
of said chattels by noon
Friday Sept 15.

Sincerely

Percy Mockler
273 Rockwood Rd Surrey

March 8th, 1945.

Mr. G. Craig,
Roebuck Road,
R.R. #4,
NEW WESTMINSTER, B.C.

RE: Matsuhiro KYUJIN

Dear Sir:

It appears from our records that you may have shipped some of the effects belonging to the subject Japanese and so that we can complete our files, would you kindly let us know whether you did, and if so, what the shipment consisted of.

We find that some packages containing personal goods were not on the premises when our representative called to remove them. Since you leased the property originally from Mr. KYUJIN you would probably know more about the chattels left there than anyone else. We would appreciate your co-operation in this respect.

Yours truly,

W. J. Iverson
Protection Department.

WJI:LEH

253 Roebuck Rd. R.R. 4
New Westminster, B.C.
March 10th, 1945

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

EVACUATION SECTION	
Rec'd	MAR 12 1945
File No.	7528
Ans.	13/3
Referred	<i>Wickham</i>

RE: Matsujiro Ryujin

Dear Sir:

In answer to your letter of March 12th,
the following effects were shipped by me.

I Kitchen stove and I Complete bed.

Trusting this the information you wanted, I am
willing to give you my fullest co-operation.
at any future date.

Yours Truly

A Craig

7528

Re: [unclear]

March 13th, 1945.

Mr. A. Craig,
253 Rosbuck Rd.,
R.R. No. 4,
NEW WESTMINSTER, B.C.

RE: Matsujiro KYUJIN

Dear Sir:

We thank you for yours of the 10th instant giving us information about the effects shipped to Mr. Matsujiro KYUJIN. May we express our appreciation of your desire to co-operate with us in checking on the effects of the above-named Japanese.

Yours truly,

W. J. Iverson
Protection Department.

WJI:LEH

EVACUATION SECTION	
Rec'd	MAY 11 1944
File No.	7528
Ans.	<i>WA</i>
Referred	Anderson

Monte Creek B.C.,
May 8, 1944.

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

Dear Sir:

Re: File No. 7528.

R.R. No. 4, 1273 Raebuck Road, New Westmin-
ster, B.C. Lot 2 of the North East $\frac{1}{4}$ of Section
33, Block 5 North, Range 2 West, Map 5150,
Municipality of Surrey, in the District of New
Westminster, C. of L. 49775.

I am returning sales sheet for property,
description as above. I am thoroughly dis-
gusted with the absurd transaction so
cancel this sale immediately.

Yours truly

M. Ryagin

7528

August 16th, 1945.

Mr. Matsujiro RYUJIN,
Registration No. 04051,
MONTE CREEK, B.C.

Dear Sir:

In checking over the list of chattels declared by you, we notice amongst them, a Singer sewing machine, a set of silverware, 5 sacks of rice and 1 trunk of food.

We have been unable to locate these and think that you probably took them with you at the time of your evacuation. Will you be so kind as to confirm this.

Yours truly,

W. J. Iverson
Protection Department

WJI:LHM

7528

1st June, 1946.

Mr. Matsujiro RIUJIN,
Registration No. 04051,
Monte Creek, B.C.

Dear Sir:

A claim has been filed against you by Komura Brothers
for \$23.20. Please advise if this is correct, as if so, payment of
same will be made on your behalf from this office.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

R. R. # 1
Kamloops, B. C.,
June 10, 1946.

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

EVACUATION SECTION	
Rec'd.	JUN 11 1946
File No.	7528
Ans.	
Referred	Anderson

Dear Sir:

At what price have you sold my property,
including land - 10 acres Sec 33 Block 2 Block 5
N. Rong West, Survey in District of New Westminster,
house and other articles left on the land.

I being farming in North Kamloops and have
needing money to buy a truck. I like to have all
the money at once.

CW 809⁵⁶

Yours truly,
Maurice Ryzin
04051

R. R. H. 1
Kootenai, B.C.
June 17, 1946

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

EVACUATION SECTION	
Rec'd	JUN 18 1946
File No.	7528
Ans.	
Referred	Anderson

Dear Sir:

Please send me the list on how much you
have sold me my land, house, tools etc.

We borrowed \$320 from Kootenai Brothers
and I will advise to take the sum from the property.

Also I would advise you to send all the
money on land house, tools etc as soon as possible
because I wanted to buy a truck.

Yours truly,

Matsujiro Ryuzin
04051

21st June, 1946.

Mr. Matsujiro RYUJIN,
Registration No. 04051,
R.R. No. 1,
Kamloops, B.C.

Dear Sir:

We wish to acknowledge your letters of the 10th and 17th June, and in accordance with your request for funds are attaching hereto, Custodian cheque in the amount of \$700.00 from funds held to your credit here. We have also paid Komura Brothers, the sum of \$23.20 in full settlement of their claim, as requested in your letter of the 17th June.

It is desired that a brief summary of the administration of your affairs be forwarded to you. Upon completion of this the full amount of your funds will be remitted. In the meantime we trust the enclosed cheque will meet your present needs.

We are attaching hereto our letter dated 2nd May, 1944, showing details of your property sale which you returned to this office.

Your chattels have also been sold in accordance with the Canadian Government's policy of liquidation, and when we have identified your belongings from our inventory of effects, we will send a detailed statement to you, together with the funds.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls. 2.

23rd June, 1947.

REGISTERED

Mr. Matsujiro RYUJIN,
Registration No. 04051,
R.R. No. 1,
Kamloops, B.C.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$89.07, which sum represents your full remaining credit balance at this office. For your information we are enclosing a statement of your account showing entries made since the one sent to you 2nd May, 1944, with details of your property sale.

We note that you still have the Title document of this property in your possession, and we would request that you forward it to this office as soon as possible as it has been cancelled at the Land Registry Office.

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

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encl

R. R. #1
Kamloops, B. C.
July 28, 1947

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Building
Hastings & Granville
Vancouver, B.C.

File 7528

Dear Sir:

I have received your letter and cheque at beginning of this month of July.

I do not wish to receive the remaining balance because this property has been sold far too cheap and the decision on enemy property has not been completed in Ottawa. Therefore I am returning this cheque of \$89.07 and holding Title document of this property.

Yours truly,

M. Ryujin
Matsujiro Ryujin

*Copy on Mr. Sherr
Complaint File
Dept of Labour notified*

Matsujiro RIUJIN

File No. 7528
Reg. No. 04051

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 17	Rents collected - Oct to Dec.	\$	\$ 24.00	
1943 January 1	Credit re sale of property Land Registry Office - Certificate of Encumbrance	1.00	721.00	
1944 November 18	Proceeds Auction Sale		80.06	
1945 April 23	Legal fees re Sale of Property	15.00		
1946 January 26	Cheque to you Komura Bros. - claim paid	700.00		
August 10	Proceeds Auction Sale	23.20	3.21	
1947 June 27	Cheque to you	89.07	89.07	
July 30	Cheque returned and re-credited to account			
		\$ 828.27	\$ 917.34	

CR \$ 89.07

Accounting Department
March 2nd, 1948

File No. 7526
Reg. No. 04051

Mateuilo RUIJIN

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 17	Rents collected - Oct to Dec.	\$	\$ 24.00	
1943 January 1	Credit re sale of property Land Registry Office - Certificate of Encumbrance	1.00	721.00	
1944 November 18	Proceeds Auction Sale		80.06	
1945 April 23	Legal fees re Sale of Property	15.00		
1946 January 26	Cheque to you Komura Bros. - claims paid	700.00 23.20		
August 10	Proceeds Auction Sale		3.21	
1947 June 27	Cheque to you	89.07	89.07	
July 30	Cheque returned and re-credited to account			
		<u>\$ 828.27</u>	<u>\$ 917.34</u>	

CR \$ 89.07

Accounting Department
March 2nd, 1948

R. R. # 1,
Kamloops, B. C.,
June 24, 1948.

EVACUATION SECTION	
Rec'd	JUN 25 1948
File No.	7528
Ans.	
Referred	

Department of the Secretary of State Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

Dear Sirs:

Will you please send me the remaining sum of money
from the sale of my property and our personal belongings.

Yours truly,

Matsujiro Ryujin
Matsujiro Ryujin

Sr

04051

89 ² Refused cheque
July 30/47

7528

June 25, 1948.

Mr. Matsujiro KIJIN,
Reg. No. 04071,
R. H. #1,
Kamloops, B. C.

Dear Sir:

As requested in your letter of the 24th instant, Custodian cheque in the amount of \$69.07 is attached hereto. This amount represents the proceeds of our cheque sent to you on June 23rd, 1947, and returned to us for re-deposit.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

7528

April 1st, 1949.

Mr. Matsujiro RYUJIN,
Reg. No. 04051,
R. R. #1,
Kamloops, B. C.

Dear Sir:

Personal goods now in Custodian storage include 1
parcel of photos listed in the name of M. Ryugin.

If these items belong to you and you wish to receive
them, please inform the Custodian on or before the 15th day of
May, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custo-
dian will assume that you have no interest in these goods and will
dispose of them at his discretion.

In addition to the goods listed as belonging to yourself
and others, there are various unidentified shrines, photographs
and other articles, which will be abandoned as of no value unless
evidence of ownership is submitted to the Custodian on or before the
30th day of June 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/ER
Enc. 1

R. R. # 1
Kamloops, B. C.
April 4, 1949

EVACUATION SECTION	
Rec'd	APR 5 1949
File No.	7528
Ans.	note on list
Referred	<i>[Signature]</i>

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Building
Hastings and Granville
Vancouver, B. C.

Dear Sir:

In answer to your April 1st letter, please
send us all the personal goods which are listed
in our name--M. Ryujin.

Yours truly,

M. Ryujin
Matsujiro Ryujin

May 31st, 1949.

Mr. Matsujiro RYUJIN,
Regn. No. 04051,
R. R. No. 1,
Kamloops, B. C.

Dear Sir:

We are in receipt of your letter of April 4th, 1949, and in reply wish to advise that on May 31st, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing goods which was in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in New Westminster. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

WJJ/js

W. J. Johnston,
Office of the Custodian.

7528

10th June, 1949.

Mr. Seichiro RIUJIN,
c/o Mr. Matsujiro RIUJIN,
Regn. No. 04051,
R.R. No. 1, Kamloops, B.C.

Dear Sir:

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

Yours truly,

Office of the Custodian.

HA

23-71

2-21

7528

25th June, 1949.

Mr. Matsujiro RYUJIN,
Regn. No. 04051,
R.R. No. 1,
Kamloops, B.C.

Dear Sir:

There are two accounts in the Japan & Canada Trust Savings Co. in the names of Soichiro RYUJIN and Master A. Ryujin, which would appear to belong to your two sons. We wrote to Mr. Soichiro Ryujin, care of your address on the 10th June, but have not received a reply.

If these two accounts do belong to your sons, would you please forward their pass books to this office or give us some information regarding these accounts in order that we may identify them and remit the balances.

Yours truly,

Office of the Custodian.

HA

EVACUATION SECTION	
Rec'd	JUN 29 1949
File No.	7528
Ans.	
Delayed	

R. R. #1

Kamloops, B.C.

June 28, 1949.

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

Dear Sir:

In answering to your letter of June 10th, about the sum of money in the Japan & Canada Trust Saving Co., I am enclosing my pass book in order to collect the sum of \$23.71. My number in the Saving Department is No. R21.

My brother Akin Ryugin who is residing here, has also a sum of \$4.00 in the Canada & Japan Trust Co., so I am therefore enclosing his pass book in order to collect his sum. His Saving No. is No. R27.

Yours Truly,
S. Ryugin

Enclosure 2.

7528

29th June, 1949.

Mr. Akira RYUJIN,
c/o Mr. Matsujiro RYUJIN,
R.R. No. 1,
Kamloops, B.C.

Dear Sir:

We acknowledge receipt of your Pass book
No. R27, and enclose herewith Custodian cheque in the
amount of \$4.00, being balance of your account in the
Japan & Canada Trust Savings Co.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl.

29th June, 1949.

Mr. Seichiro KYUJIN,
c/o Mr. Matsujiro KYUJIN,
R.R. No. 1,
Kamloops, B.C.

Dear Sir:

We acknowledge receipt of your Pass Book
No. R-21, and enclose herewith Custodian cheque in the
amount of \$23.71, being balance of your account in the
Japan & Canada Trust Savings Co.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl.

Articles of Agreement

made in the Thirteenth day of April in the year
of our Lord one thousand nine hundred and Twenty-three
BETWEEN

State Full Name
Address and
Occupation

PRUDENTIAL TRUST COMPANY Limited a body corporate
having its Head Office at the City of Montreal,
in the Province of Quebec,

hereinafter called the "Vendor" of the one part

AND

State Full Name
Address and
Occupation

MATSUJIRO RIUJIN, Farmer, Post Office Address,
Box No. 14, Steveston in the Province of
British Columbia

hereinafter called the "Purchaser" of the other part

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of and from the Vendor the land, hereinafter mentioned, that is to say: ALL AND SINGULAR that certain parcel or tract of land and premises situate in the Municipality of Surrey

in the Province of British Columbia, and more particularly known and described as
the South half (S $\frac{1}{2}$) of the North East Quarter (NE $\frac{1}{4}$) of Section
Thirty-three (33) Block Five (5) North Range Two (2) West in the
District of New Westminster
of Block numbered

in sub-division of District Lot No.

Group

district, according to the registered map of

the said sub-division deposited in the Land Registry Office, at the City of
in the said Province and numbered

TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum of

-----FIVE HUNDRED -----00/100 Dollars
(\$ 500.00) of lawful money of Canada, payable in manner and on the days and times hereinafter
mentioned, that is to say: the sum of Three Hundred and Fifty -----
Dollars (\$350.00) on the execution of this Agreement (the receipt whereof is hereby acknowledged
by the Vendor), and the balance as follows:

The sum of One Hundred and Fifty Dollars (\$150.00) on the
Thirty-first day of July, 1923.

TOGETHER with interest on the monies from time to time owing under this Agreement, at the rate of Seven
(7 %) per annum, payable on date of final payment

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

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

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

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

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

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

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

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the time and in the manner above mentioned, and as often as any default shall happen in making such payment, the Vendor may at his option and in addition to his other remedies hereunder, give to the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any such default shall continue, these Presents shall at the expiration of such notice (if the Vendor shall so elect) be null and void and of no effect, and the Vendor shall be at liberty to re-possess, re-sell and convey the said lands to any purchaser thereof, and all the monies paid hereunder shall be absolutely forfeited to the Vendor as liquidated and ascertained damages.

The said notice shall be well and sufficiently given if delivered to the Purchaser or mailed under registered cover addressed to the Purchaser at

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

THE PURCHASER shall examine the title at his own expense.

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

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

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

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

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

Signed, Sealed and Delivered
BY THE VENDOR IN THE PRESENCE OF

Notary Public in and for the Province of British Columbia

W. J. H. [Signature]
456 Seymour St.
Vancouver B.C.

PRUDENTIAL TRUST CO., Limited

[Signature]

Signed, Sealed and Delivered
BY THE PURCHASER IN THE PRESENCE OF

W. J. H. [Signature]
as above.

W. Ringin

FOR MAKER

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____ of _____
(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
to me that the person mentioned in the annexed instrument as the maker thereof, and whose
name subscribed thereto as part and that he know the contents thereof, and that he executed
the same voluntarily, and of the full age of twenty-one years.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

FOR ATTORNEY

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____ of _____
(whose identity has been proved by the evidence on oath
who is) personally known to me, appeared before me
and acknowledged to me that he is the person who subscribed the name of _____
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said instrument and subscribed the name of the said
thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

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

This Indenture,

Made in the **Thirteenth** day of **April** in the year of our Lord one thousand nine hundred and **Twenty-three**

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

See Full Name
Address and
Occupation

PRUDENTIAL TRUST COMPANY Limited, a body Corporate, having its Head Office in the City of Montreal, in the Province of Quebec,

(hereinafter called the Grantor,)

AND

See Full Name
Address and
Occupation

MATSUJIRO RIUJIN, Farmer, Post Office address Drawer #14, Steveston, in the Province of British Columbia,

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of **Five Hundred -- (\$500.00)**

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in **The Municipality of Surrey in the Province of British Columbia,** and more particularly known and described as the **South Half (S $\frac{1}{2}$) of the North East Quarter (N.E. $\frac{1}{4}$) of Section Thirty Three (33) Block Five (5) North Range Two (2) West, in the DISTRICT OF NEW WESTMINSTER**

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisos, and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

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

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Philippe Martin

9 St. John Street

State Full Name
Address and
Occupation

Montreal

PRUDENTIAL TRUST CO'Y. Limited

W. H. Brown
President & Gen. Manager

Mark Taylor
Secretary

FOR MAKER

I hereby certify that on the _____ day of _____ 19____
at _____ in the _____ of _____

(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
to me that the person mentioned in the annexed instrument as the maker thereof, and whose
name subscribed thereto as part and that he know the contents thereof, and that he executed
the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and twenty _____

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

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

File 7528

February 25, 1948.

REAL PROPERTY MEMORANDUM

JAPANESE NAME:

Matsujiro RIUJIN

Reg. No. 04051

VETERANS' LAND ACT TRANSACTION

One Real Property, being:

Lot 2 of the North East quarter of Section 33, Block 5
North, Range 2 West, Map 5150, Municipality of Surrey, D.N.W.

SOLD FOR:

\$724.00

ASSESSMENT:

Land.....\$550.00
Improvements.. 400.00

Total.....\$950.00

ATTACHED HERETO:

1. Appraisal Report
2. Certificate of Encumbrance
3. Statement of Sale to V.L.A.
4. Statement of Custodian Account
5. Real Property Summary
6. Assessment Notice
7. Extracts from Lease - May 18, 1942.
8. Copy of Lease - December 10, 1942.
9. JP Declaration Form - May 4, 1942.
10. Deed of Land - April 13, 1933.
11. Agreement for Sale - April 13, 1933.
12. Lease agreement - May 18, 1942.
13. Original Report - July 2, 1942.
14. Westminster Cannery letter August 11, 1942.
15. Report - September 8, 1942.
16. Our letter (copy) to Coulthard, Sutherland-July 8/42.
17. Coulthard, Sutherland letter, July 13/42, attaching
cover note.

W. J. Johnston

Name of Claimant **HYUWIE, Matsujiro**Case **101**Custodian File **7528**

<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		
					724	579.01				579.01
<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 CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
150.00	124.25	37.27						37.27		
TOTAL RECOMMENDATION										616.28

October 14th, 1950.

Mr. Matsujiro RYUJIN,
R. R. 1,
Kamloops, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 101

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 ... \$616.28.

Cheque in your favour is enclosed for \$580.64
and we have paid the Co-Operative Committee .. \$ 35.64
for legal fees as authorized by you.

Yours truly,

FGS/js
1 encl.

F.G. Shears
Director

DEFENCE BRIEF

Matsuiro RYUJIN

File No. 7528

Case No. 101

KAMLOOPS
10 May 1948
V.L.A.
Sheet A. 28-6

REAL PROPERTY CLAIM

(All claims shown are Gross)

Amended Claim

\$3000.00

(Trans. Page 2)

Appraised at

\$737.50

Sold for

\$724.00

Witness - Appraiser, G. McKay.

Claim for crop loss abandoned. (Trans. P.2)

Coulthard Sutherland appraised this property in 1943 at \$550.

Claimant stated that the buildings only were insured for \$1000.

Appraiser (McKay) reports (1942) -

House 15 years old, no basement. The small piece of cultivated land of $1\frac{1}{2}$ acres is not in good state of cultivation.

Appraiser ~~(Sutherland)~~ reports -

Property nicely located, $1\frac{1}{2}$ acres in crop. Today the place cannot be described as an attractive buy but in time no doubt it could be developed into a pretty fair berry farm or a poultry layout.

PERSONAL PROPERTY CLAIM

Claim abandoned. (Trans. Page 2)

BMP/mw

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE J. R. ARCHIBALD, SUB-COMMISSIONER.)

Kamloops, B.C.

May 16th, 1948.

10

IN THE MATTER OF THE CLAIM OF
MATSUMOTO HIDEKI.

PROCEEDINGS AT HEARING.

20 **APPEARANCES:**

T. G. BOWEN-COLTHURST, Esq.,

appearing for the
Dominion Government.

A. E. CORUS, Esq.,

appearing for the
Claimant.

J. R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G. H. R. UPTON, Esq.,

Official Interpreter.

MRS. M. TONKS,

Official Reporter.

30

M. Ryujin,
In Chief.

MR. COBUS: The next case, your Honour, is No. 101,
No. 113 on the original list.

HATSUJIRO KYUJIN, the Claimant herein, being
first duly sworn, testi-
fied through the Official
Interpreter, as follows:

MR. COBUS: Your Honour, I would ask leave to amend the
real property claim to show a total value of realty
as \$3000.00 and give \$724.00 credit to the Custodian,
leaving a net realty claim of \$2276.00.

10 The crop loss claim noted on the claim form, is
abandoned, that is, we delete the \$1850.00.

The personal property claim also is being abandoned
your Honour, but the claimant feels constrained to
protest the extremely high cost of administration
in the sale of his chattels. To sell \$124.25 worth
of goods and chattels at Custodian's prices, it cost
this man \$40.98 in costs. The claim, however, is
being abandoned insofar as the chattels are concerned.

*Balance amount
37.27*

DIRECT EXAMINATION BY MR. COBUS:

Q Now witness, I produce to you a statement respecting
20 the real estate for which you are claiming. Did you
instruct me to prepare this statement for you and
is that your signature?

A Yes.

Q And are the statements contained therein true to
the best of your knowledge and recollection?

A Yes.

MR. COBUS: I would ask to file the statement as an
exhibit.

(STATEMENT MARKED EXHIBIT NO: 1)

30 If I might refer to the statement of the Claimant,

M. Ryabin,
In Chief.

your Honour, the property which is the subject matter of this claim, is a plot 9½ acres in extent, of which 5 acres were uncleared, one acre partly cleared and 3½ acres in strawberry crop. The Claimant purchased the plot in 1923 at a cost price of \$500.00. It was uncleared at that time and there were no improvements on the land. He estimates the value at the date of sale to be \$3000.00. As to improvements made, other than buildings on the land, since the date of purchase, he lists clearing and cultivating 3½ acres and logging off another acre by his own and hired labour, between the years 1923 and 1930, at a cost which he approximates to be \$1200.00. He built 500 feet of drain ditches which were green fir covered, during the same years and he approximates the cost of these to be \$100.00. He built the following buildings on the property: One three-room cottage, a pickers' house and a barn. All of the three were frame buildings, the cottage and pickers' house were shingle roofed, the barn roofed with shakes. The estimated value of the buildings he places at \$1350.00. The Claimant then goes on to say that despite the S.S.B. appraisal report, he maintains he cleared 3½ acres, not, as indicated in the appraisal, 1½ acres. These 3½ acres were in crop and he maintains too that he had logged off an additional acre. He points out that the report fails to mention the barn on the property but the inventory he received from the Custodian dated 18th September 1942, specifically

10

20

30

M. Hrujin,
In Chief.

mentions this building as being the location of some of his chattels. He goes on to say the property was sold at an extremely low price considering the fact that a neighbouring property which belonged to Mrs. Baldwin, sold in 1942 for \$3200.00 and that this property wasn't equal to his in quality of soil, age and quality of buildings and hadn't been cleared to the extent of his. He agrees, however, with the Appraiser that the land was well situated and thinks \$3000.00 a fair market value of the property.

I would ask my learned friend to produce the Farm Appraisal Report.

MR. COLTHURST: (Producing)

MR. CORUS: I would ask that the Farm Appraisal Report be filed on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO: 2)

Q Witness, I produce to you a document which purports to be an insurance policy, what property is insured by that policy?

A This was placed on the property on which I am now making a claim.

MR. CORUS: Will my learned friend agree that this document is an insurance policy covering the dwelling house on the property for which claim is being made, - I don't think there is any necessity for filing it - and to admit the policy is for \$1000.00?

MR. COLTHURST: I just want to make sure that it is only on the dwelling house. Doesn't cover the contents too, does it?

M. HYUJIN,
In Chief.
Cross-Exam.

MR. COBUS: I think not.

MR. COLTHURST: If you will just read out what it covers.

MR. COBUS: My learned friend does admit that it is an insurance policy issued to the Claimant?

MR. COLTHURST: Yes.

MR. COBUS: ...covering one storey frame building roofed with shingles kept for dwelling purposes only, situated and being Lot 2, N.E. $\frac{1}{4}$ Section 33, Block 5, Map 5150, District of New Westminster, Municipality of Surrey, British Columbia, in the amount of \$1000.00, less payable to the assured, dated May 18th, 1942.

CROSS-EXAMINATION BY MR. COLTHURST:

In this case your Honour, the contention will again be that the premises in question were sold for the fair market value. It is another case of valuation. There is also a difference between the contention of the Claimant with regard to what amount of land was actually cleared and the amount that we contend was cleared and in cultivation but essentially the defence is one of the sale price being a fair value for the property concerned.

I would ask my learned friend to admit that the assessment in 1943 shows improvements to be \$400.00 and the land to be \$550.00.

MR. COBUS: That appears to be correct, your Honour.

MR. COLTHURST: Q Witness, you show the acreage to be $9\frac{1}{2}$, actually it was just slightly over 9, - 9.19, to be exact?

A It was actually ten acres.

Q Well now, both the Farm Appraisal Report and the Assessment Notice show it as 9.19 acres and I suggest that when you say 10 acres or 9½ acres, as you have in your claim, you are just taking a rough figure and you are not in a position to dispute the fact that the actual acreage is 9.19 acres.

10 A According to my understanding I cleared 4 acres, 3½ were put in strawberries and there was 1 acre where the brush hadn't been cleared and I think there are another 5 acres. When I bought it I understood it was 10 acres.

Q I see. With regard to these 3½ acres you show as cultivated and you claim you cleared, some of that had stumps still in, isn't that true?

A No, there were no stumps.

Q Now, I want to get this clear. Your contention then is that the 3½ acres you refer to as having been cleared and in crop, was cleared of stumps entirely, is that correct?

20 A That was properly cleared and there were no stumps, otherwise I couldn't produce a crop.

Q Upon what do you base your measurement of 3½ acres?

A By the number of strawberry plants there. There are 6000 plants to one acre.

Q What was the 3½ acres, all in strawberries?

A Yes.

Q Did you have strawberries in any other part of your property or just in that 3½ acres?

30 Q Only in the 3½ acres.

H. Ryujin,
Cross-Exam.

Q About what was the acreage of Mrs. Baldwin's property that you refer to as having been sold in 1942?

A I think about 10 acres also

Q Was there a dwelling house on the property?

MR. McMASTER: Would you make it clear whether on his property or on the Baldwin property?

MR. GOLTHERST: On the Baldwin property.

10 A There was a small old house and two medium sized chicken houses.

Q The small old house was a dwelling house was it not?

A It was Mrs. Baldwin's living house.

Q I don't suppose you ever had an opportunity to inspect that house with any degree of care did you?

A I went occasionally.

Q How many strawberry plants did you have on your property altogether?

A 21000 about.

20 Q One last question Mr. Ryujin, where did you obtain the information with regard to the sale price of the Baldwin house?

A I heard it from Mr. Tsunura.

Q He is a Japanese is he? A Yes.

MR. GOLTHERST: That is all thanks.

(Witness aside.)

(PROCEEDINGS ADJOURNED SINCE DEEM)

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

30

"H. Tenks"
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

"J. R. Archibald"
Sub-Commissioner.