

8675

HANEY
OFFICE OF THE CUSTODIAN

FILE No. 1006 -3

DATE 5 May, 1948.

FILED BY J.W.G. Hunter.

FRASER VALLEY

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: MATSUOKA, (Haruno) Mrs. Tanehichi

HOME ADDRESS: R. R. No. 1, Hanev, B. C.

REGISTRATION NUMBER 13827 SEX: Female AGE: 54

OCCUPATION: Housewife

(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: ---

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Tanehichi

ADDRESS OF WIFE OR HUSBAND: R. R. No. 1, Hanev, B. C.

NAMES OF ANY LIVING CHILDREN: Tataka (M)

ADDRESS OF CHILDREN: R. R. No. 1, Hanev, B. C.

AGE OF CHILDREN: 13 years.

EXHIBIT No. _____
DATE _____
FILED BY _____

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

1. LOCATION AND DESCRIPTION: West half of the West half of the
North East quarter of Section 34, Twp 13, in the District of
New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Packing house

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

4. TAXES (Amount and where payable) \$34.22 for 1941, payable at Matsqui

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

6. OCCUPANCY AND LEASES (If vacant so state) Vacant at present. Leased to the
Richmond Growers Ltd. for \$300 for the first year and \$100 for the next years
including current taxes for 1943 and subsequent years.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Strawberries sold to Richmond growers

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: I live in my husband's house at R. 4, No. 1, Henry, B. C.

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: None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX:

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 8th day of May 1948

(Signature) "H. Matsuoka"

"F.T. Williams"

Witness

FOR DEPARTMENTAL USE. I hereby certify that the foregoing words are a copy
of the original whereof they purport to be a copy. Dated June 24, 1948.

E.M. M. Scoby

8675
 INFORMATION FROM R.C.M.P.

Date

Oct. 25/43.

Our File No.

8675

Full Name

MATSUOKA

(Haruno)

Mrs. Tsunehichi

(Surname in Block Letters)

Registration No.

13827

Male - Female
 (check)

Age

Sept. 21, 1887

Former Address

54 - 17th Ave., R.R.#1, Naney, B.C.

Date Evacuated

Sept. 23/42.

Naturalized - Canadian-Born - National
 (check)

Present Address

Rosebery, B.C.

Married - Single
 (check)

Name of Wife

Name of Husband

Tsunehichi #13829

Name of Mother

(^{nie}TANO) Iwa

Name of Father

TSUNADA

Names of Children under 16

(Japan)

Hangaburo Arit,

See husband's sheet.

Requested by

ECF

Registered with Custodian

(Yes or No)

Additional Information

REAL PROPERTY SUMMARY

JAPANESE NAME: Haruno (Mrs. Tsunehichi) MATSUOKA Reg. No. 13827 File No. 8675.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/375-P. First Offer.

PROPERTY ADDRESS: R.R. No. 1, Mount Lehman, B. C.

LEGAL DESCRIPTION: The West half of the West half of the North East quarter of Section 34, Township 13, Municipality of Matsqui, D. N. W.

TITLE: Registered in the name of Haruno MATSUOKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24652, dated August 31st, 1942.

ASSESSED VALUE: Land - \$790.00
Improvements - \$400.00 - \$1190.00. Taxes - \$34.22.

CLASSIFICATION: This piece of property had an area of 39.5 acres of which 2.6 acres were cultivated and planted to strawberries. A small portion of the balance was partially cleared and in stumps.
The only buildings thereon was a small packing shed.

HISTORY OF ADMINISTRATION: Haruno MATSUOKA leased this property to Richmond Growers Co. Ltd., on 22nd April, 1942, for the term of 1 year from 22nd April, 1942, with option to extend lease. Consideration \$300.00 paid, and taxes for 1942. On extension of lease, the rental to be \$100.00 plus current taxes for 1943, and for subsequent years payment of taxes only ~~House~~ included.

The foregoing lease was replaced by Lease No. 300, given by the Custodian to Richmond Growers Co. Ltd., on 12th March, 1943, for a term of 6½ months from 14th March, 1943. Consideration \$100.00, payable August 1st, 1943.
Buildings included, space reserved for storage of chattels.

Lease handed to The Director, The Veterans' Land Act, 28th July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$725.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Haruno MATSUOKA as at May 9th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$707.00 from said transaction.

transaction.

Page 2.

File No. 8675.

In view of a portion of 1943 rentals having been collected by the Custodian, a cheque for \$70.00 covering same was issued to The Director The Veterans' Land Act, 17th November, 1943.

OLD CERTIFICATE OF TITLE

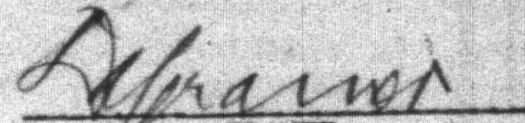
No. 133431-E

Haruno MATSUOKA declared on her JP Form, signed 8th May, 1942, that the Title Documents were "at home". 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. 169847-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 30th, 1946.


D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 8675

Re: MATSUOKA, Haruno (Mrs. Tsunehichi)
Reg.No.13827

This file reveals no Personal Property assets.
All are handled in the account of her husband, File #8674.

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

W. E. Lannon

WEA:EH
May 31st, 1946

File No. 8675
Reg. No. 13827

HARUNO MATSUOKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Credit re Sale of Property Land Registry Office - Certificate of Encumbrance	1.00	\$ 722.00	
1945 April 23 December 4	Legal fees re sale of property Cheque to you	15.00 100.00		
1946 May 27 October 17	Cheques to you - Mar., Apr & May - 3 @ \$100.00 Cheque to you	300.00 306.00		
		\$ 722.00	\$ 722.00	

MTL

Accounting Department
April 7th, 1948

File No. 8675.

CLAIMS DEPARTMENT

February 4th, 1944.

(Mrs. Tsunehichi) Haruno MATSUOKA - Reg. No. 13827

CREDITORS:

NO CLAIMS ON FILE

/DE

FIRE INSURANCE SUMMARY

File No. 8675.

Haruno MATSUOKA - Reg. No. 11827.

The above named Japanese declared on her JP Form, signed 8th May, 1942, that she carried no Fire Insurance and as there was only a small packing shed on the place of little commercial value, no Insurance was placed thereon.

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

May 30th, 1946.


D. K. CRAMER.

DAC:JS

LIABILITY SUMMARY

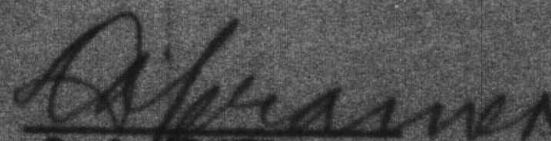
File No. 8675.

Haruko MATSUOKA - Reg. No. 13827.

The above named Japanese declared on her JP Form, signed 8th May, 1942, that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against her.

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

May 30th, 1946.


D. A. CRAMER.

DAC:JS

Farm Appraisal Report

File No. JL-238Land Description W $\frac{1}{2}$ of W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 34, Tp. 13.Containing 29.5 AcresOwner's Name HARUNO MATSUOKAPost Office Address Bradner, B.C.Nearest Rail Point BradnerDistance 1 $\frac{1}{2}$ milesMarket Town AbbotsfordDistance 7 "Church (give denomination) UnitedDistance 1 $\frac{1}{2}$ "Nearest School BradnerDistance 1 $\frac{1}{2}$ "State how property was identified: Map. Surveyed road, and corner of next lot.

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

Is on the Townline Road, gravelled.Is this district a good one? Yes.Employment opportunity Local in berry season; nearby in hops; remote in logging and mills.Predominating Nationality and religion: British. None predominating.Describe Fencing and its condition: None.

Value \$

Water supply: Spring in bush.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
Roof shelter	10 x 14	boards	Roof only on posts				good	15.00
Shed	12 x 14	lumber	8'	Shkns. new	blks.		"	40.00
BARN	X							
BARN	X							
BARN	X							
BARN	X							
BARN	X							
BARN	X							
BARN	X							
BARN	X							

Total present day value \$ 55.00\$ 55.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? Just of use for a shelter during work periods.Describe the basement and chimneys: none.No. rooms downstairs? ONE Upstairs? How finished Are buildings painted? NO. Condition of paint Distance from nearest bush close by.

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

Cultivated Land

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.6	Rolling	very deep silt loam	silty clay	Strawberries. Good. (This acreage contains 22 stumps of varying sizes).	50.00	130.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
36.9	Rolling to undulating	Very deep silt loam	Silty clay	Heavy clearing	average \$150.00	15.00	553.50

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land \$ 683.50

Total added by buildings to value of farm \$ 55.00

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

Total value of farm \$ 738.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Cultivated acreage comparatively new. Owner was there planting new strawberries when I called. Good state of cultivation, but stumps handicap operations somewhat.

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

Noxious weeds:
None in evidence.

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

Man. & School - \$21.98.

Natsqui Municipality, Mt. Lehman, B.C.

Date: 10th June 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 9th day of June 1942.

Inspector's Signature

"B.C. NORMWORTH"

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

Farm Appraisal Report

H. MATSUOKA

Remarks:

This is as yet only a pioneer proposition. Not enough land under cultivation, and no buildings

(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

Crop is Strawberries 2.2 acres.

Of this a portion is now in process of being set out in new plants, will be completed in a couple of days.

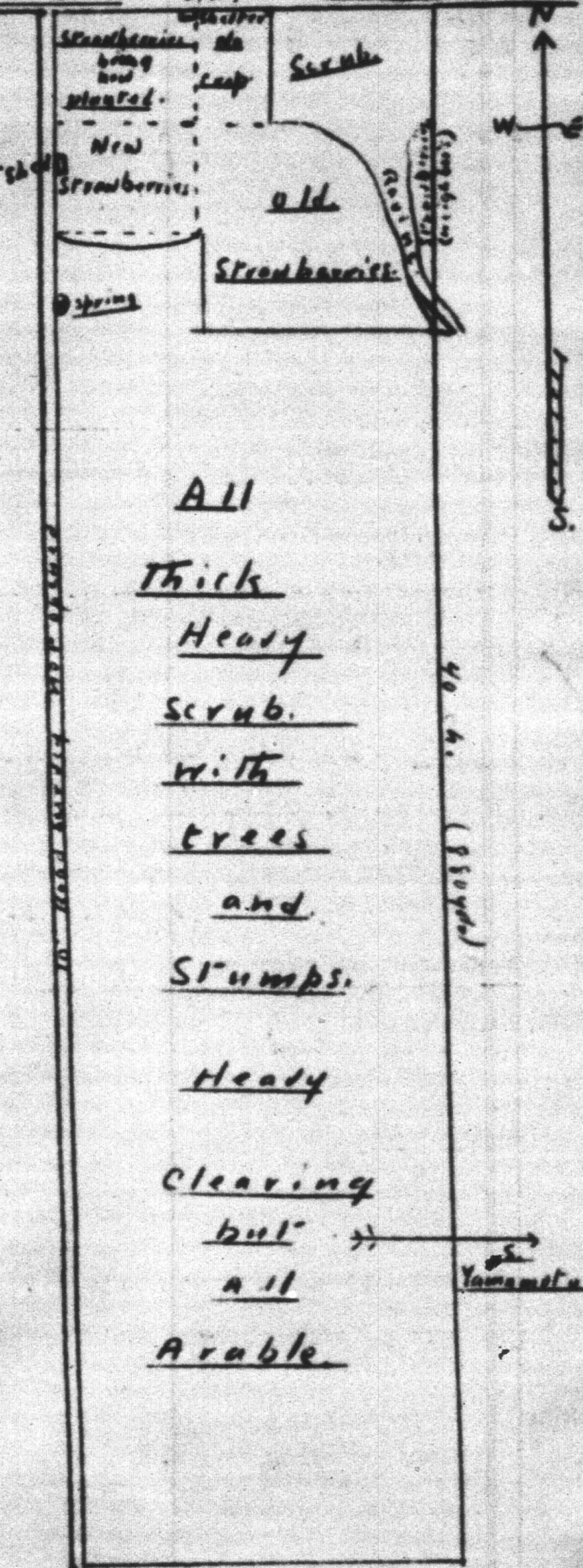
Owner lives on home farm at Haney, but was there working when place was inspected.

Total \$

Amount fruit trees add to value of farm \$

H. Matsuo
W 1/2 of W 1/2 of N.E. 34. Tp. 13.
cont. 39.5 acres more or less

Diagram of Property Gravelled 577 yds. Tonashishine Road



Scale 4 in to 1 inch

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

value is \$ 550.00

Date 11th June 19 42.

"I.T. BARNET"

District Superintendent.

DATE 5 May 48
FILED BY

J.W.O. HUNTER

THIS INDENTURE made in duplicate the 22nd day of April in the year
of our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN

HAKURO MATSUOKA

of the Town of Naney in the province of
British Columbia Wife of T. Matsuoka.

hereinafter called the "Lessor" of the First Part

AND

RICHMOND GROWERS CO LTD

of the city of Vancouver, in the province
aforesaid. Merchants

hereinafter called the "Lessee" of the Second Part

WITNESSETH the said Lessor doth demise unto the said Lessee, his executors,
administrators and assigns ALL AND SINGULAR that certain parcel or tract of land
and premises situate lying and being in the Municipality of Matsqui, in the
Province of British Columbia and more particularly known and described as the
West Half of the West Half of the North East Quarter of Section Thirty-four(34)
Township Thirteen(13) in the District of New Westminster.

TOGETHER with all buildings thereupon erected, or hereafter during the term hereby
granted, to be erected; and also with all ways, paths, passages, waters, water
courses, privileges, advantages and appurtenances whatsoever to the said premises
belonging or otherwise appertaining. FROM the 22nd day of April One thousand
nine hundred and forty-two for the term of One Year thence ensuing YIELDING
during the said term therefor the rent of Three Hundred (300) Dollars, of
lawful money of Canada, payable on the following days and times that is to say:
\$300.00 payable April 22nd, 1942, together with the current taxes for 1942. It is
herein provided that if the Lessor is unable to repossess the aforesaid
properties at the end of the term hereby granted, the Lessee may continue in
possession of the property at the full yearly rental of \$100.00 and current
taxes for 1943, and for subsequent years for the payment of the taxes only.
If the Lessor, after the first year, wishes to repossess the property during
the crop period, he shall pay the Lessee reasonable compensation for the crop
planted and not harvested, or he shall permit the Lessee to harvest the crop so
planted.

The first payment to be made on the 22nd day of April 1942.

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

AND to repair; and to keep up fences; and not to cut down timber.

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

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

AND that he will leave premises in good repair;

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

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

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

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

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

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

PROVIDED always and it is hereby agreed by and between the parties hereto that if the
said Lessee shall hold over after the expiration of the term hereby granted and the
Lessor shall accept rent the new tenancy thereby created shall be a tenancy from

month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

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

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

SIGNED SEALED AND DELIVERED IN THE
PRESENCE OF:
Signature of witness: Halbert Hensley
Hensley, B. C.
Notary Public

HARUNO MATSUOKA (Signed)

RICHMOND GROWERS CO., LTD.
Per L. K. LEE (Signed)

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

June 30th 1948

L. M. Hensley

OFFER TO LEASE JAPANESE PROPERTY.

File No. _____

Place Vancouver

Date 11 Nov 1943

Custodian of Enemy Property,
Vancouver, B.C.

Re: K. Mitsuoka Property.

W 1/2 QNW 1/2 NE 1/4 Sec 24. Tp 13

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

Term: From Nov 11 1943 to Sept. Aug 30 1943.

Cash Rental: \$ 100.00 per _____ to be paid as follows: _____

by Aug 1st 1943-

Lease to include all land and buildings, - except: _____

No Exceptions

Other special conditions (if any): _____

The following taxes will be payable by me:

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

(strike out those that do not apply)

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

I recommend that Lease on the above terms be approved.

[Signature]
Field Supervisor,
Soldier Settlement of Canada.

Full Name: Richmond Brown

Address: 236 Cheng St
Vancouver, B.C.

ANALYSIS OF REAL PROPERTY CLAIM

File No. : 8675

CLAIMANT: Haruno MATSUOKA Registration No. 13827

CLAIM :	Total Value, land & Buildings	\$5,000.00
	Amount at which Custodian sold property	725.00

LOSS CLAIMED	\$4,275.00
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LEGAL DESCRIPTION: West half of the West half of the North East quarter of Section 34, Township 13, Municipality of Matsqui, District of New Westminster.

TITLE: Registered in the name HARUNO MATSUOKA

ENCUMBRANCES: Custodian Vesting filed No. 24652

ASSESSED VALUE: Land \$790.00
Improvements 400.00 - Total \$1190.00 - Taxes, \$34.22.

CLASSIFICATION: Property consisted of 39.5 acres of which 2.6 acres were cultivated, the balance being uncleared. The only building on the property was a shed.

RENTAL ARRANGEMENTS: Haruno MATSUOKA leased this property to Richmond Growers Ltd. on April 22, 1942 for the term of one year with option to extend lease, consideration being \$300.00 (paid to Haruno Matsuoka) and taxes for 1942. (Copy of Lease on claim file).

APPRAISED: By Soldier Settlement Board - \$738.50, June 9, 1942.

SOLD: To the Director, The Veterans' Land Act for \$725.00, as at January 1, 1943.

8675
13827

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/375P
File No. (JL-238)

Vancouver, B.C.

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

MATSUOKA *Honoured.*

Dear Sir:-

Re: The West half of the West half of
the NW $\frac{1}{4}$ of Sec. 34, Twp. 13,
MUNICIPALITY OF MATSQUI

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169847-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 27,134.15 in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 725.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State -

725.00 ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

APR 28 1944

Date

Solicitor for
The Secretary of State

Canada

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

JAPANESE EVACUATION SECTION

File No. 8679

Reg. No. 13827

506 Royal Bank Building,
Vancouver, B. C.

Mrs. Haruno MATSUOKA,
Rosebery, B. C.

JUN - 5 1944

Dear Sir:

Re: R. R. #1, Haney, B. C.
Wm. of Matsqui, the W. $\frac{1}{2}$ of the W. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$
of Sec. 34, Twp. 13, Dis. of New Westminster,
C. of E. 50179.

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	725.00
Add:	
Unexpired insurance premium as at January 1st, 1943	725.00
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 722.00

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.

1961	Jan. 1	Credit re Sale of Property	Land Registry Office C/E	\$1.00	
				\$1.00	
				\$722.00	
		Debit			
		Credit			
		Balance			
				\$722.00	CR \$721.00
				\$1.00	

8675

15th October, 1946.

Mrs. Haruno MATSUOKA,
Registration No. 13827,
117 Edward Street,
Toronto, Ontario.

Dear Madam:

As requested in your letter of the 6th October, we enclose herewith Custodian cheque in the amount of \$306.00, which sum represents your full remaining credit balance at this office, as you were advised in our letter of the 25th June, 1946.

At that time we asked that you forward the Title document of your property to this office as it had been cancelled at the Land Registry Office, but we have not as yet received this document. Please send it to this office as soon as possible and acknowledge receipt of the enclosed cheque.

Yours truly,

W.E. Anderson,
Office of the Custodian.

/H
Encl. (cheque)

2675

REGISTERED

25th June, 1946.

Mrs. Haruno MATSUOKA,
Registration No. 13827,
Box 231,
Rosebery, B.C.

Dear Madam:

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

You registered with this office on the 8th May, 1942, and real property at Matsqui, which you declared you owned, at that time became vested in the Custodian. On the 22nd April, 1942 you had leased the property to the Richmond Growers Company for the sum of \$300.00, plus taxes, which consideration was apparently collected by you at the time. No rentals accrued to your benefit at this office as in accordance with the Canadian Government's policy of liquidation, the property was sold to the Director of Veterans' Land Act as of the 1st January, 1943. Full details of the property sale were sent to you on the 5th June, 1944, from which you will have noted that the proceeds were credited to your personal account here. Legal fees in the amount of \$15.00 in connection with the conveyance of your property, were later charged to your account.

When you registered with this office, you stated that you had the Title document for the property. We do not appear to have received it as yet, and therefore, request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

You declared that you had no other assets in the Protected Area and your file reveals none were brought under control by the Custodian.

Your credit balance at this office amounts to \$306.00, and as it is noted that you are residing in a Department of Labour Housing Centre, these funds are only available to you upon the recommendation of that Department. If you relocate elsewhere however, not in a housing centre, these funds are available to you upon request.

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, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

14th July, 1943.

The Richmond Growers Co. Ltd.,
286 Georgia Street East,
Vancouver, B.C.

Dear Sirs:

We acknowledge receipt of your cheque in the amount of \$350.00, being payment on account of lease rentals for the current season, for which we thank you.

We have apportioned this remittance as follows:-

<u>File No.</u>	<u>Lease No.</u>	<u>Property</u>	<u>Payment</u>	<u>Balance</u>
7352 1302 13952	155	(HOYANO, Toyozo (OKASAKI, Iwomatsu (YAMASAKI, Kichizo	\$50.00	\$ 50.00
8674 867H	151	MATSUOKA, Tsunehichi	50.00	25.00
8675✓	300	MATSUOKA, Haruno	35.00	65.00
5277	154	HOSAKI, Ichitaro	50.00	150.00
5403	152	HOSAKI, Shizuo	60.00	-
7353	662	HOYANO, Yone	80.00	120.00
5278	150	OKANO, Mosaburo	25.00	-
			<u>\$350.00</u>	<u>\$410.00</u>

This leaves a balance of \$410.00 still due.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

(Receipt in File No. 7352)

MEMORANDUM

File Nos.: 8674
 8675

April 9th, 1943

To: FILES

From: Mr. Green

Re: Mr. & Mrs. Tsunehichi MATSUOKA

Mr. Tsunehichi Matsuoka declared a number of items of furniture and equipment, Mrs. Tsunehichi Matsuoka no personal property. The two separate parcels of land belonging to husband and wife have both been leased to the Richmond Growers.

On Mr. Tsunehichi Matsuoka's file 8674, there appears a list of effects leased to the Richmond Growers and dated May 1st. It would appear, however, that this is cancelled by a list filed on the wife's file 8675, dated September 12th and signed by the husband. This reduces the items to a horse and harness, one or two other pieces of equipment, furniture, buildings, and out-buildings.

Both leases specify space to be reserved for the storage of the lessor's chattels and while these have not at this date been inventoried, they may be taken to be additional to those given in the list dated September 12th.

HFG:IF

C O P Y

Vancouver, B.C.
September 12 1942

TO WHOM IT MAY CONCERN:

This document signed and sealed by me Tsunehichi Matsuoka cancels the list of goods tools and equipment left on my property described as Lot "A" of the S. 1/4 of Sec. 15, Twp. 12, R. W. D. leased to the Richmond Growers Co. Ltd.

The said Richmond Growers Co. Ltd. after this date only be responsible for the following list:

- 1 horse and harness
- 1 Plow 10"
- 1 Cultivator
- 1 Balter
- 1 Sewing machine Singer
- 2 beds
- 5 chairs
- 4 Chicken houses
- Barn
- Garage
- House
- 1 Stove

T. Matsuoka

"T. Matsuoka"

Interpreted by:

"Y. Matsuoka"

Witnessed by:

"Noreen Kent"

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

10

Toronto, Ontario,
May 5, 1948.

IN THE MATTER OF THE CLAIM OF
HARUNA MATSUOKA
PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.A. BEST, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

MRS. D.J. HANDFORD,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.

Official Reporter.

30

H. Matsuoka
In-Chief.

HARUNA MATSUOKA, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. BEST: My lord, apparently the claimant has not signed this form.

Q. Would you just come over here and sign your name at this point?

A. Yes. (Witness signs form of real estate farm land.)

Q. Was that form prepared upon your instructions?

A. Yes.

10 (PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO. 1)

Q. You are the wife of the previous witness?

A. Yes.

Q. And this farm which you are claiming is apparently near Bradner, British Columbia.

I wonder if you would just tell us how far it is from the farm in respect of which your husband is claiming?

A. It is some distance away.

Q. I would like to know just approximately how far in miles?

A. I do not know.

20

Q. Do I understand that you and your husband and family lived on the other farm and you worked this farm, yourselves? Was that the situation?

A. Yes.

Q. It was close enough that you could do that every day and go back and forth?

THE COMMISSIONER: Yes. The distances would not be more than four or five miles.

MR. BEST: I see, my lord.

30 Q. I understand that on this property which was

registered in your name a new crop of strawberries was being planted in the spring of 1942. Is that correct?

A. I ask that my son may answer the questions because he knows more about it than I do.

THE COMMISSIONER: You have practically finished with the witness?

MR. BEST: Yes, just about, my lord.

10 I think perhaps with your lordship's consent we might clear up one or two points with the son.

THE COMMISSIONER: Yes.

MR. BEST: While this witness is in the box might we proceed to the chattel claim?

THE COMMISSIONER: Yes.

MR. BEST: Q. Is that your signature and was that form prepared on your instructions?

A. Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED
EXHIBIT NO. 2)

20 Q. On this claim for personal chattels you are claiming one kitchen stove and some farm tools. Is that a different stove than your husband claimed?

A. Yes. It was mine.

Q. You are also claiming for some farm tools and your husband claimed for farm tools. Are they different tools?

A. My son is looking after that sort of thing so I do not know.

MR. BEST: All right. I think that is all I wish to ask this witness, my lord.

30 THE COMMISSIONER: Very well.

H. Matsuoka
Cross-Exam.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It is submitted that the chattels were undeclared and accordingly were never found and, accordingly, are not within the terms of reference.

CROSS-EXAMINATION BY MR. HUNTER:

Q. Is that your signature on this J.P. form?

10 A. Yes.

Q. And that form was prepared in accordance with your instructions?

A. Yes.

MR. HUNTER: My lord, you observe that under the statement "Personal Property" the word "none" is inserted.

THE COMMISSIONER: I see.

MR. HUNTER: That form was signed on May 8, 1942. I tender that document as Exhibit No. 3.

(J.P. FORM, STATEMENT OF ASSETS, MARKED
EXHIBIT NO. 3)

20 THE COMMISSIONER: Are you also putting in the Soldiers Settlement Appraisal?

MR. HUNTER: Yes, my lord.

I tender the Soldiers Settlement Board Appraisal as Exhibit No. 4.

THE COMMISSIONER: Very well.

(SOLDIERS SETTLEMENT BOARD APPRAISAL, MARKED
EXHIBIT NO. 4)

MR. HUNTER: There is an analysis but it really does not reveal any information except that nothing was found or done.

THE COMMISSIONER: There is not much purpose in putting it in, then, under those circumstances.

MR. HUNTER: I do not think so, my lord.

I have here a typewritten copy of the lease from the claimant to Richmond Growers Company Limited.

I do not know whether my friend is prepared to admit this lease. It is a copy.

MR. BEST: I suppose, for what it is worth; I am not
10 objecting to it at all, my lord.

THE COMMISSIONER: Very well.

MR. HUNTER: You observe the original lease is \$300 payable April 22, 1942, together with the current taxes for 1942 and subsequently for 1943, if the lease is to continue, it is \$100 and the current taxes, and for subsequent years the current taxes only.

THE COMMISSIONER: That is to Richmond Growers?

MR. HUNTER: Yes, my lord.

20

(LEASE, CLAIMANT TO RICHMOND GROWERS, MARKED EXHIBIT NO. 5)

THE COMMISSIONER: What is the date of that lease, Mr. Watson?

SECRETARY WATSON: April 22, 1942, my lord.

THE COMMISSIONER: Yes. Thank you.

I assume that the \$300 rental fixed for the first year will have been paid for the growing crop and that is probably the explanation for the difference between the first year's rental and the subsequent years'.

30 MR. HUNTER: Yes, my lord.

Q. The first year when you rented to Richmond Growers, Mr. Lee, for \$300, that included the crop?

A. I do not know.

MR. HUNTER: I do not think there is very much more we can get out of this witness.

THE COMMISSIONER: I do not think so.
Is there anything further?

MR. HUNTER: The value of the land is assessed at \$790 and improvements of \$400, making a total of \$1,190.

10

THE COMMISSIONER: At what price was this property sold?

MR. HUNTER: For \$725.

THE COMMISSIONER: I notice this is one of the cases where there is a marked difference between Mr. Barnett's valuation of \$550 and the valuation made by Inspector Wormworth, which was \$738.50. Apparently the sale was based on the higher valuation.

MR. HUNTER: Yes. In every case the appraiser's rather than the supervisor's valuation is taken. Sometimes it is the other way. That was the consistent policy.

20

THE COMMISSIONER: Any re-examination?

MR. BEST: No, my lord.

I would like to call the son at this point.

THE COMMISSIONER: For what years were the assessment figures you gave me - 1942?

MR. HUNTER: For 1942, my lord.

7
M. Matsuoka
En-Chief.

MINORU MATSUOKA, being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Mr. Matsuoka, you are the son of the previous witness?

A. Yes.

Q. Did you personally do any work on this farm which was registered in your mother's name?

A. Yes, I did.

10 Q. According to the Soldiers Settlement Board appraisal there were some 2.2 acres of new strawberries being planted, I would take it in June, 1942, when it was made. Is that correct?

A. How many?

Q. About 2 1/5 acres of strawberries being planted in the early summer of 1942, in June, 1942?

A. Yes.

Q. Were you planting those years?

A. We were planting those years.

20 Q. I see. According to the sketch attached to the Soldiers Settlement Board appraisal there is a larger area - I am guessing, my lord, but I would say possibly 7 or 8 acres - which is marked "old strawberries". What was the condition of that patch of land? Were those strawberries bearing any fruit at all, or were they abandoned?

A. They were bearing fruit.

Q. They were bearing fruit?

A. Yes.

Q. Did you pick any strawberries from them in the summer of 1941?

30 A. Yes, we did. There was one patch we did not pick on in 1942. In 1942 we got the crop out of

6
M. Matsueka
In-Chief.

there. In 1941 we got one crop out of there, too.

THE COMMISSIONER: Counsel is referring to this: it shows old strawberries. I take it counsel's question is directed to the crop which may have been taken off that area?

MR. BEST: Exactly.

THE COMMISSIONER: Did you get any crop off that area in 1942?

A. Yes.

MR. BEST: Q. And did you in 1941?

10 A. Yes. We got it off this one here but not this one here (indicating).

Q. You mean there is a division in that?

A. There is a division.

THE COMMISSIONER: For the purpose of the record, on page 4 of Exhibit 4 a sketch is found and in the upper right hand corner of that sketch is an area marked "old strawberries." As I take it, the area marked "old strawberries" is the area you refer to there from which you got a crop in 1942. Is that correct?

20

THE WITNESS: Yes. That is correct.

Q. Where were you planting the new strawberries, to the left?

A. Yes.

Q. Which is marked on the same place as "new strawberries"?

A. Yes.

THE COMMISSIONER: All right.

MR. BEST: Q. Did you personally have anything to do with taking the crop off that area marked "old strawberries" for the years previous to that, which would be, say, 1941, 1940 and 1939?

30

9
M. Matsuoka
In-Chief.

Do you know as a fact, yourself, whether any crop was taken off during those years?

A. It was taken off altogether. This was a new one. 1941 was the first they took off, and 1941 or 1942. The strawberries planted in 1939 were taken out in 1940 and plants put in.

Q. In that area marked "old strawberries"?

A. Yes.

20 Q. Now, with respect to these small buildings on this property, I take it they were not used as dwellings. One is marked a house, a small building 10 by 14. Did anyone live there?

A. Yes. We did, just for going back and forwards, from my dad's place to that place. It is about 40 miles away from my dad's to my mother's property.

Q. 40 miles?

A. Yes.

Q. Did you personally live on this property when you were working it?

20 A. Yes. We used to go there and work on mother's a week and work on dad's another week.

Q. And did you live at this small house on the land when you were working it?

A. Yes.

THE COMMISSIONER: I am afraid I misdirected you. I thought there was only a difference of a few miles.

MR. BEST: My ignorance, I am afraid, is rather abysmal on that point, my lord. I did not understand what the system was, personally, my lord.

30 Q. You say, Mr. Matsuoka, that actually the area of this farm planted in crop would be how many acres? According to the Soldiers Settlement Board

appraisal the only land under cultivation is this new strawberry area, apparently. What do you say about that?

A. Well, there was an old one there but I do not know what happened after we left there. Richmond Growers took it over. We planted the berries for them in 1942. As soon as we planted it we did not go back there.

10 Q. My question is on this farm how many acres were bearing strawberries to your knowledge in June, 1942?

A. About 5 acres.

Q. About 5 acres? A. Yes. That is the new altogether.

Q. About these chattels for which your mother has claimed, she has claimed a kitchen stove and some farm tools. Do you know whether that is a different kitchen stove than the two which your father claimed for?

20 A. No. It is different altogether. We bought it separate for this place.

Q. This kitchen stove was on this place at Bradner?

A. Yes.

Q. And how about these farm tools?

A. They were in the same place.

Q. And were they left on the property?

A. Yes. As soon as we leased the land to Richmond Growers we left there, so we do not know what happened after that. We have not been back since we leased the land to Richmond Growers. I could not tell you what happened.

Q. Can you tell me why your mother, when she made out her J.P. form, she did not have any chattels?

A. When was this?

Q. At the time of the evacuation. My friend Mr. Hunter put in a J.P. form as an exhibit, which was signed by your mother, apparently. She said at that time she did not have any chattels. Now she is saying she had a kitchen stove and these farm tools.

10 A. As far as I know there was. I was there when it was leased to the Richmond Growers.

Q. You were there and the chattels were left there?

A. Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q. I notice the farm appraiser has stated you have 2.2 acres in new strawberries which I presume is the crop?

A. Yes.

20 Q. And that crop was included in the \$300 for the first year. That is what Richmond Growers were buying. They had a lease of your place. Did that include the crop?

A. Yes; everything.

Q. Did it include the farm tools?

A. Yes; everything included.

Q. And the stove?

A. Yes.

Q. You do not know why your mother said that she did not have any chattels?

A. Oh, I do not know why.

30 MR. HUNTER: That is all, thank you.

THE COMMISSIONER: That is all, thank you, Mr. Matsuoka.

MR. BEST: May I ask one further question, my lord?

THE COMMISSIONER: Yes.

RE-EXAMINATION BY MR. BEST:

Q. This question is simply about this lease which Mr. Hunter put in.

You say you were there at the time the property was leased to the Richmond Growers.

10 Apparently the terms of the lease were \$300 for the first year and \$100, plus tax, afterwards?

A. Yes.

Q. I take it, as his lordship has pointed out, the reason for that was that the lease for 1942 was to include the crop?

A. Yes.

Q. And thereafter \$100, plus taxes, was to be the arrangement?

A. Yes. We have not collected that at all; just the \$300 we collected off them for 1942.

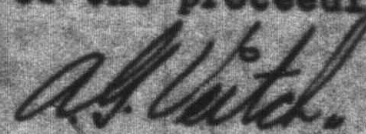
20 Q. The property was sold in the meantime. All right, thank you.

A. Thank you.

MR. BEST: That is all for this case, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

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


"A. G. VEITCH"
Official Reporter

TORONTO
5th May 1948.
V.L.A.
Sheet A 18-3

DEFENCE BRIEF

Haruna MATSUOKA

File No. 8675

Case No. 1006

REAL PROPERTY CLAIMS
(All Claims shown are Gross)

1. Claim
\$5000

Appraised at
\$738.50

Sale Price
\$725.00

Witness:- Appraiser B.C. Wormworth

The only building on the property is a shed just for use as a shelter during work periods.

Appraiser (Wormworth) reports - Pioneer proposition only. Roof only on posts.

Appraiser (~~Barnes~~) reports - This is as yet only a pioneer proposition. Not enough land under cultivation. Strawberry crops 2.2 acres.

2.

PERSONAL PROPERTY CLAIMS

Amended Claim
\$100.00

No goods were declared and none came under the control of Custodian. Claimant stated that property was leased together with tools, stove etc. to Richmond Growers and were left on the property.

It is submitted that the chattels were undeclared and accordingly were never found and are not within the terms of reference.

Summary of Defence
Witness

B.C. Wormworth

Where required

1

Appraiser

BMP/ma

Name of Claimant

MATSUOKA, Haruo

Case

1006

Custodian File

8675

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					725.87.50	490.51			490.51 87.50
PERSONAL PROPERTY									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									578.01

8675

October 6th, 1950

Mrs. Haruno MATSUOKA,
38 Peterborough Ave.,
Toronto, Ontario.

Dear Madam:

Re: Japanese Property Claims Commission
Case No. 1006

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$578.01.

Cheque for \$519.83 is enclosed herein, and the sum of \$58.18 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. C. Shears
Director

FCS:EK
Encl.