

Name of Claimant TSUJI, Juichi (Teddy)
 Administrator of the Estate of
 Custodian File TSUJI, Kamejiro.

Case 589

5576 5581

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1188.60		578.20			578.20
										20.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS 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			
1133.20	471.40	141.42	41.6%	369.43	153.68	51.50	6.81	301.91		
TOTAL RECOMMENDATION									900.11	

CASE NO: 589.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 18th, 1948.

IN THE MATTER OF THE CLAIM OF
JUICHI (TEDDY) TSUJI.

PROCEEDINGS AT HEARING.

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 L.H. STACK, SUB-COMMISSIONER).

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Lethbridge, Alberta,

August 18th, 1948.

IN THE MATTER OF THE CLAIM OF

JUICHI (TEDDY) TSUJI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

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J.T. Tsuji,
In Chief.

THE SECRETARY: Case No. 589, Juichi (Teddy) Tsuji.

JUICHI (TEDDY) TSUJI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Tsuji, you represent the estate of your father,
do you not?

A Yes.

Q Are you the eldest child?

10 A I am the third.

Q I believe your father died in 1943 at Nobleford,
Alberta, is that correct?

A Yes.

Q And on behalf of his estate you have a claim res-
pecting farmlands and also respecting chattels?

A Yes, under the terms of my father's will I am
the beneficiary.

MR. RICE: What is that? Under the terms of his
father's will, he is what?

20 MR. HUCKVALE: Beneficiary.

MR. RICE: Sole beneficiary?

MR. HUCKVALE: Q: Sole beneficiary?

A Yes.

Q Now with respect to that real property which your
father owned in British Columbia, I want you to look
at that form (indicating), if you will.

A Yes.

Q Have you read that form over?

A Yes.

30 Q And have you signed it?

A: Yes.

Q Are the particulars given in it true and correct to the best of your knowledge, information and belief?
A: Yes.

Q And did you live on this farm yourself?

A Yes.

Q And you know the property intimately, do you?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

10 MR. HUCKVALE: Q: Now you tell us, Mr. Tsuji, that your father paid \$900.00 for that place as long ago as 1916, is that right?

A Yes.

Q I show you a deed from Kate Ann Portsmouth to Kamigiro Tsuji. Is that the deed under which this land was purchased?
A: Yes.

Q And that shows the purchase price to have been \$900.00?
A: Yes.

MR. HUCKVALE: I tender that, sir.

20 (DEED MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now you had two rhubarb houses on this property, on this farm, is that correct?

A Yes.

Q Was there anything special about the construction of one of those?

A The usual way to heat a rhubarb house is just to put sheets of tarpaper to hold in the heat but in this case we filled the walls with sawdust and in addition whereas it is usual to put an ordinary heater to keep the temperature up, in the
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case of one of these rhubarb houses it was heated electrically. The electricity was not used for heating as rhubarb has to be grown and picked in the dark and most rhubarb houses are lit by ordinary lanterns but this rhubarb house, this particular one, was equipped with electric lights so that it could be easily picked.

Q Was any part of one of these rhubarb houses developed for sleeping quarters?

10 A One of the rhubarb houses was a rhubarb house downstairs and the upstairs was equipped with living quarters.

Q Was that living quarter part of it built out of any special kind of lumber?

A Yes, it was all made of good quality lumber, No. 1 quality V-joint and the best quality lumber.

Q And was it lined and fixed up as a proper bedroom?

A Yes, it was suitable for living.

Q Now, I want to show you a letter purporting to be
20 from the Custodian. Was that found amongst your father's effects?

A Yes.

MR. HUCKVALE: This letter, sir, is dated May 5th, 1943, from the insurance department of the Custodian's office, and the first paragraph of it reads:

"Kindly be advised that the above numbered policy has been issued to cover for \$350.00 on dwelling, outhouse and bath, \$100.00 on garage, \$650.00 on dwelling and hothouse,

J.T. Tsuji,
In Chief.

"and \$500.00 on hothouse on your property located on Lot 9, Southwest Quarter of Section 20, Township 17, Municipality of Mission, B.C.

"The premium for three years amounting to \$49.50 is being paid to the insurance company. As you have no funds on credit in this office, will you kindly let us have your cheque for this amount?"

10 I tender that letter, sir.

(LETTER MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Now you also claimed for a list of personal chattels, is that correct?

A Yes.

Q And with respect to those chattels will you look at that form (indicating), please?

A Yes.

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

A: Yes.

20 Q And have you signed it?

A Yes.

Q And are the particulars contained in that form true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now with respect to the list of chattels you claimed, you have also prepared these two sheets written in ink which I now show

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J.T. Tsuji,
In Chief.

you (indicating); is that right?

A Yes.

Q And is the information given in those two sheets, written in ink, true and correct?

A Yes.

Q And they cover the balance of the chattels that are not mentioned in the form I showed you just a minute ago? A: Yes.

MR. HUCKVALE: I tender those two sheets, sir.

10 (SHEETS MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Perhaps my learned friend would file on behalf of the Crown the personal property analysis.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Q: Now, Mr. Tsuji, you claim amongst other things, 250 pounds of raspberry wire. Can you remember that?

A Yes.

Q Was that rolled up or was it in position holding up the raspberries?

20 A No, it was rolled up.

MR. HUCKVALE: I mention that, sir, because of the analysis it has been placed by the Custodian under the heading "sold with real property", and he has treated it evidently as a fixture whereas if the claimant is to be believed, of course that is not the fact at all.

MR. RICE: Just where does it say that it was sold with the real property?

MR. HUCKVALE: In your personal analysis.

30 MR. RICE: It says, "no record but probably in use on

J.T. Tsuji,
In Chief.

farm".

MR. HUCKVALE: What does it show there (indicating)?

MR. RICE: And what does it show there (indicating)?

MR. HUCKVALE: What does it show there (indicating),
"sold with real property"?

MR. RICE: If my learned friend looked in the "remarks"
column, he will see there it says "no record but
probably in use on farm."

MR. HUCKVALE: I have seen that. If you have got no
10 record of it, why do you put it in the column
"sold with real property"? As usual you want to
blow both hot and cold.

MR. RICE: I am not trying to blow hot and cold at all.

THE SUB-COMMISSIONER: Let us get the evidence pertaining
to it and that will settle it.

MR. HUCKVALE: All I say with regard to it is that
it was rolled up and I asked him whether it was,
and if it was rolled up it was not a fixture and
he tells me that it was rolled up and left on
20 the farm as a chattel.

Q Now, Mr. Tsuji, you claim for a gramophone?

A Yes.

Q Was that ever shipped to you?

A There were two: one with a handcrank and an
electric one. I wrote asking for the one that
was cranked by hand but the electric one was
sent.

Q The gramophone for which you are claiming, did you
ever receive it?

30 A No.

J.T. Tsuji,
In Chief.

Q Now you claim for six chairs, is that correct?

MR. RICE: May I ask my learned friend where the other gramophone is listed?

MR. HUCKVALE: Listed in the claim.

MR. RICE: Whereabouts?

MR. HUCKVALE: In the claim that he filed and it is also listed in the details of claim in your personal property analysis, one gramophone.

MR. RICE: One gramophone, yes, which was shipped.

10 MR. HUCKVALE: He admits receiving an electric gramophone. That is what I have just brought out.

MR. RICE: I am trying to bring out that the claim filed is only for one gramophone.

MR. HUCKVALE: My friend might cross-examine this witness, if he wishes, when I am finished with him.

MR. RICE: You might state the facts correctly if you have them in your possession.

MR. HUCKVALE: Q: You also claim six chairs?

A Yes.

20 Q Did you ever receive any of those chairs from the Custodian? A: No.

Q Did you ever ask for any of them to be sent to you? A: No.

Q And you never received any of them?

A No.

Q All right, thanks. Now, will you answer Mr. Rice, please.

30 MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

J.T. Tsuji,
Cross-Exam.

I am submitting that the chattels were sold at their fair value. I am submitting that the gramophone, there is only one listed, and that gramophone was shipped to the claimant and the Custodian is not responsible for it. I also submit that the other articles claimed by the claimant were turned over by the claimant to a person other than the Custodian, and the Custodian is not responsible for the same.

10 I wish to submit, your Honour, a farm appraisal report respecting the land.

(APPRAISAL REPORT MARKED EXHIBIT NO. 7).

MR. RICE: I also wish to submit as an exhibit an analysis of real property claimed and a memorandum respecting the estate of the deceased Kamejiro Tsuji.

(DOCUMENTS MARKED EXHIBIT NO. 8).

CROSS-EXAMINATION BY MR. RICE:

20 Q Your father leased this property to Dorothy Kendall before leaving Vancouver, did he not?

A Yes.

Q And the chattels were left in Dorothy Kendall's possession?

A: The household things were left in the house and some logging equipment was left with a Mr. Solway.

Q That was never declared, was it?

A No, those were not declared. We thought we would be back in the vicinity before very long and would be able to use the equipment again so that we did

not declare it.

MR. HUCKVALE: As my friend's clients sold them, I don't know what he is getting at here.

MR. RICE: Yes, after we found them.

Q You were supposed to declare everything, were you not?

A: We afterwards received a letter from Mr. Solway saying that these details, or these tools, had been taken over by the Custodian.

10 Q But the key to your house, what did you do with that?

A: As Dorothy Kendall was there at the time, we left the key with her and asked her -- as the crop was sold to Dorothy Kendall under a one year's lease, the key was left with her and she was asked to hand it to whoever would be responsible for it subsequently.

Q And you also requested Dorothy Kendall to ship certain articles to you in Alberta, did you not, or at least your father did?

20 A Yes.

Q And you have admitted that the gramophone was shipped to you along with other articles, was it not?

A: Yes.

Q And this roll of wire, where was that left?

A It was left in the barn.

Q Left in the barn? A: Yes.

Q And it was wire for raspberry plants, was it?

A Yes.

30 Q And you had rented the raspberry plants to Dorothy Kendall? A: Yes, but the

J.T. Tsuji,
Cross-Exam.

raspberry canes that were bearing had wire of their own.

Q Did I understand you to say that you had a will or there was a will in existence?

A Yes.

Q Have you it on you?

A Yes.

Q May I see it?

(Will to Mr. Rice). Did you know that your
10 father's estate was being handled in New
Westminster by the Public Administrator there?
the Official Administrator, Mr. J.M. Streight?

A Yes, I received one letter advising me to that effect.

Q Did you answer the letter and tell Mr. Streight that you had a will in your possession?

A No, I did not.

Q Did you ever advise Mr. Streight that you were the sole beneficiary under the terms of a will?

20 A No, I didn't write to him at all.

Q Is your mother living?

A Yes.

MR. RICE: The position may be a sort of awkward one here, your Honour, with the will in existence. The widow, if she wishes, is entitled to a third of the estate regardless of the terms of the will. At a short glance at the will, it would appear that this witness is the sole beneficiary and the will should have been declared and should have been published and Mr. Streight should know
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about it.

THE SUB-COMMISSIONER: Has he administered the estate, do you know?

MR. RICE: My information is that he administered the estate and sold the property and the estate netted \$175.48 and that it is his intention to divide it among three heirs.

THE SUB-COMMISSIONER: That is the widow and two children, is it?

10 MR. RICE: Q: How many children are there living?

A Five, including myself.

Q Five, including yourself? A: Yes, I am just representing the rest of the family, although I am named as the sole beneficiary it is up to me to take care of my mother and to make a suitable settlement with the rest of the family.

Q It was an understanding between you and your father, was it, that you were to be his sole beneficiary and you were to look after your mother?

20 MR. HUCKVALE: This is all very interesting, but I don't think it has got anything to do with the Custodian. I do not know why this man's private affairs should be aired here.

THE SUB-COMMISSIONER: It seems to me that if it was in evidence ~~that~~ the Administrator must have been advised as to the situation.

MR. RICE: I couldn't possibly see how he could be, your Honour, with much respect, and go ahead and administer the estate.

30 MR. HUCKVALE: We are claiming against the Custodian

J.T. Tsuji,
Cross-Exam.

here who sold our land and sold our chattels,
and that is all that this Court is concerned with.

THE SUB-COMMISSIONER: Yes.

MR. RICE: Well I think it goes a little further than
that. It is up to the Custodian to deal with
the representative of the deceased. There is no
doubt about it that it was the deceased's
property, and the Official Administrator in New
Westminster acts in the matter.

10 THE SUB-COMMISSIONER: Well, is it your contention
that this party has not any right to make the
claim?

MR. RICE: Well I say that they both do not have the
right to make the claim. It is either Mr.
Streight, the Official Administrator, and he was
duly appointed administrator of the deceased's
estate, that is one fact; and the other is that
this witness is standing here in this witness
box with the will in his pocket purporting to be
20 the last will and testament of the deceased which
has never been probated and which has never been
published.

RE-DIRECT EXAMINATION BY MR. HUCKVALE:

Q There are just a couple of questions that I
overlooked earlier, sir. How many families lived
on this farm? A: Two.

Q That is, your family, that is your mother and
father and their children, and who else?

30 A There was just myself and my wife and my father

and the rest of the family.

Q I see. Now I observe, sir, that in the farm appraisal report on page 3, the appraiser makes this remark, "Neither crops nor canes and plants have been valued." Why not? I haven't got the slightest idea.

What condition were your crops in when you left that place?

A They were in quite good condition. I was hoeing it and tending the land up until two days before evacuation.

Q Now did your strawberry plants, raspberry canes, asparagus and rhubarb, and these other things, have any life ahead of them? Would they have been good for some years to come?

A Yes, many of the plants were good for various periods, some years. This is a list of the various crops (indicating) that were under cultivation and this one acre of raspberries here was just coming into bearing for the first year in 1942, therefore it would have a life of four or five years.

Q That is the first acre mentioned on this sheet?

A Yes, the first acre mentioned here, the raspberries. This three-quarters of an acre of asparagus was just nine years old when the plants become big and healthy and these last about twenty years altogether, so that there was about ten years or more crop that would come off them.

J.T. Tsuji,
Re-Cross Exam.

MR. HUCKVALE: I will tender this list of plants, sir,
as an exhibit.

(LIST MARKED EXHIBIT NO. 9).

MR. HUCKVALE: That is all.

RE-CROSS EXAMINATION BY MR. RICE:

Q You don't know what the place was like when your
tenant Dorothy Kendall gave up possession?

A I have no means of knowing but I did receive a
10 letter from Mrs. Kendall saying that she was taking
good care of it and that it was in good shape.

MR. HUCKVALE: Q: You also know that even the official
appraiser says it was in good shape, too, don't
you? A: Yes.

THE SUB-COMMISSIONER: Have you cleared up the question
of that gramophone sufficiently?

MR. HUCKVALE: I think so.

THE SUB-COMMISSIONER: Very well.

MR. RICE: There is one gramophone.

20 MR. HUCKVALE: Claimed.

MR. RICE: He got it.

THE WITNESS: One was a Victor and one was a Columbia
machine, the two gramophones.

MR. RICE: Q: There is only one declared, isn't that
right, in your list?

A The things I received I didn't claim for at all.

Q The things you received you didn't claim for at
all? A: No. The one
I am claiming for is the one I did not receive.

30 MR. HUCKVALE: That is all, thank you, Mr. Tsuji.

J.T. Tsuji.

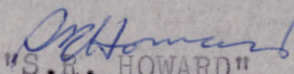
THE SUB-COMMISSIONER: Is that all?

MR. HUCKVALE: Yes, sir.

(Witness aside)

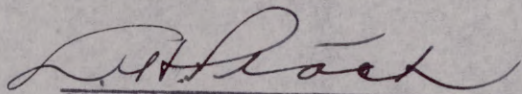
(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.


"S.R. HOWARD"
Official Reporter.

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


SUB-COMMISSIONER:

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NOV 27 1947

Case no. 589

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

5576 | *[Signature]*

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

JUICHI (Teddy) TSUKI, sole beneficiary of the estate of

(1) NAME Kamejiro TSUJI, deceased (RCMP) Reg. No. 13346
(Print) Surname Given Name

(2) Pre-Evacuation Address MISSION CITY, B.C.

(3) Present Address SHAUGHNESSY, Alberta

(4) REAL ESTATE

(a) Street Address (if any) Silverdale & Hurd Rds, Mission City, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 9 of the S/W 1/4 of Sec. 20, Township 17, Map 905 in the District of New Westminster
C of T 52375 and 52376
(5.25 acres)

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
- (ii) ~~Residence~~ Type of business berry and fruit farm
- (iii) ~~Business~~
- (iv) ~~Any other type of property (describe)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land	- - - - -	\$ 2500.00	
(ii) Buildings	- - - - -	\$ 3000.00	
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	5500.00	
	- - - - -	1110.00 less encumbrances	
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$ 5500.00	<u>5500.00</u>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$ 1189.00	<u>1189.00</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$ 4311.00	<u>4311.00</u>

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

stored part in this house/part in barn of Mr. Colin Solloway, Mission City, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house / barn

(c) How stored or packed at time of evacuation
small articles in packages remainder in bulk

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Custodian

(e) Itemized description of personal property which is the subject of the claim:

1.	Stored at home (as per list "A")	Estimated Value \$	920.75
2.	Stored in barn of Mr. Colin Solloway	Estimated Value \$	
3.	(as per list "B")	Estimated Value \$	969.00
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	1889.75
7.	less received from Custodian	Estimated Value \$	497.19
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 1392.56

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 5703.56

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
 (b) Do you require the services of an interpreter at the hearing? Yes or no. yes

Lethbridge

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
 Province of Alberta)
 TO WIT:)

I, Juichi (Teddy) Tsuji (sole beneficiary of Kamejiro Tsuji, deceased) of the Village of Shaughnessy in the Province of Alberta

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
 of Lethbridge)
 in the Province of Alberta)
 this 21st day of November)
 A.D. 1947.)

Juichi Teddy Tsuji

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

LIST "A"

(Stored at home)

NOV 27 1947

1		Round table	\$
1		Kitchen table	
5		Beds	
1		Kitchen stove	
1		Gramophone	
1		China cabinet	
150		Records	
2	rolls	New linoleum (12' x 12')	
1		Violin	
6		Chairs	

HOUSEHOLD FURNITURE ETC AS PER ABOVE / ESTIMATED VALUE \$500.00

Cooking Utensils and chinaware 200.00

3		Hot house heaters	15.00
1		Brooder stove	20.00
3		Heaters	25.00
250	lbs	Raspberry wire	20.00
2	M. Ft.	(B/M) 2 x 4 lumber	24.00
1		Logging chain	5.00
15	pieces	Drain tiles 10"	4.50
3		Screen doors	10.00
4		Oak barrels - 45 gals	16.00
1		Gas engine - 2 H.P.	35.00
200	ft.	Rubber hose - $\frac{1}{2}$ "	15.00
1		Pick	1.75
3		Shovels	4.50
3		Iron bars	5.00

TOTAL

 \$920.75

W. Wallace

NOV 27 1947

LIST "B"

(Left in barn of Colin Solloway, Esq.)

1		"Wee McGregor" drag saw - 4 H.P.	\$250.00
3		Saw blades for above machine	
		4 ft. - 5 ft. - 6 ft.	37.50
1		Automobile engine and circular saw	75.00
200	ft.	Cable with hooks - $\frac{1}{2}$ "	35.00
65	ft.	Cable - $\frac{5}{8}$ "	20.00
4		Blocks	30.00
4		Chockers	20.00
2		Logging chains	5.00
1		Stump hook	5.00
2		Dog chains for logs	7.00
2		Falling wedge	15.00
5		Saws - 4 cross-cut & 1 falling	50.00
2		Pee-Vee	6.00
2		Mattock	3.50
4		Axes, double	14.00
1	set	Team logging harness	80.00
1	set	Single harness	50.00
2		Horse collars	15.00
2	set	Double trees	12.50
2	sect.	Spike harrows	10.00
1		Spring tooth harrow	20.00
1		Spring tooth cultivator	17.50
2		Spray pump	24.00
1		Single plow	25.00
1	set	Carpenter's tools and tool box	120.00
1	set	Horse shoeing equipment	5.00
4		Forks	5.00
2		Sledge hammer	5.00
2		Pickerron	3.00
1	set	Saw filing set	4.00

TOTAL

\$969.00

W. S. Wallace

TSUJI - Juichi
 (Rep. Estate of K. Tsuji)
 (Claimant's Name)

REAL ESTATE
 (Farm Land)

13346

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop	5.25	2 Dec. 1916	Mrs. Portsmouth	\$900.			
List Crops					All bush	Old shack	
Raspberries	1 acre						
Rhubarb	1 "						
Asparagus	$\frac{3}{4}$ "						
Logans	$\frac{1}{4}$ "						
Gooseberries	$\frac{3}{4}$ "						
Fruit trees	$\frac{1}{2}$ "						
Total							

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
None Cleared $5\frac{1}{4}$ acres	1916-1920	\$250.00 per acre

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	16 x 22)	14 x 22)	Frame	1921	Unknown	Unknown	Unknown		\$1300.00
Rhubarb house	20 x 50		"	1932	\$850.00	"	"		850.00
Rhubarb house	20 x 30		"	1935	750.00	"	"		750.00
Garage	12 x 18		"	1929	100.00	"	"		100.00

EXHIBIT No. 589-1
 DATE Aug. 18/48
 FILLED BY W.E. Huchvale

Comments re Appraiser's report not covered by above information:

Claimant represents his father's estate. Father died in October 1943 at Nobleford, Alberta. While he cannot swear to exact costs of labour and materials in the buildings, described above, he disputes the values placed on buildings in the appraisal. He says his father was an expert carpenter. House was finished with first class edge grain flooring V joint on walls, had running water and electricity. It had been kept in good repair. The rhubarb house built in 1935 had an 8" concrete foundation (not mentioned by appraiser). For these reasons and with my personal knowledge of the place I feel that my values of the buildings are fair.

So far as land is concerned, appraiser values it at \$300., which is exactly the rental for 1942. The place adjoining ours was purchased in about 1936 for \$4000. cash - it too contained five acres. Appraiser admits soil and crops are both good.

Juichi Tsuji
 Signature

This Indenture

Made in duplicate the Second day of December in the year of our Lord one thousand nine hundred and sixteen

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

KAM KATE ANNE PORTSMOUTH (wife of Charles Portsmouth) of Mission City in the Province of British Columbia,

State Full Name
Address and
Occupation of
Grantor

(hereinafter called the Grantor,)

AND

KAMIGIRO TSUGI of Mission Municipality in the Province of British Columbia, Farmer.

State Full Name
Address and
Occupation of
Grantee

(hereinafter called the Grantee)

EXHIBIT No. 589-2-
DATE Aug. 18/48
FILED BY W. J. Hutchings

WITNESSETH that in consideration of and for the sum of Nine hundred 00/100
(\$900.00)

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 District of New Westminster Province of British Columbia, and being more particularly known and described as LOT numbered NINE (9) according to the sub-division of a portion of the South West Quarter of Section Twenty (20) Township Seventeen (17) according to the registered map or plan of the said subdivision deposited in the Land Registry Office at the City of New Westminster Province of British Columbia and numbered Nine hundred and five (905)

SAVE and EXCEPT herefrom the North Easterly 40x60 feet thereof, heretofore conveyed, said exception being more particularly described as follows:—

fully described as follows
Commencing at the North East corner post of the said LOT NINE (9) thence
West Forty (40) feet along the North boundary of the said Lot Nine (9)
to a point, thence South Sixty (60) feet to a point, thence East Forty
(40) feet to the East boundary of the said Lot Nine (9) thence North
along said East boundary Sixty (60) feet to point of commencement.
boundary 60ft to point of commencement.

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.

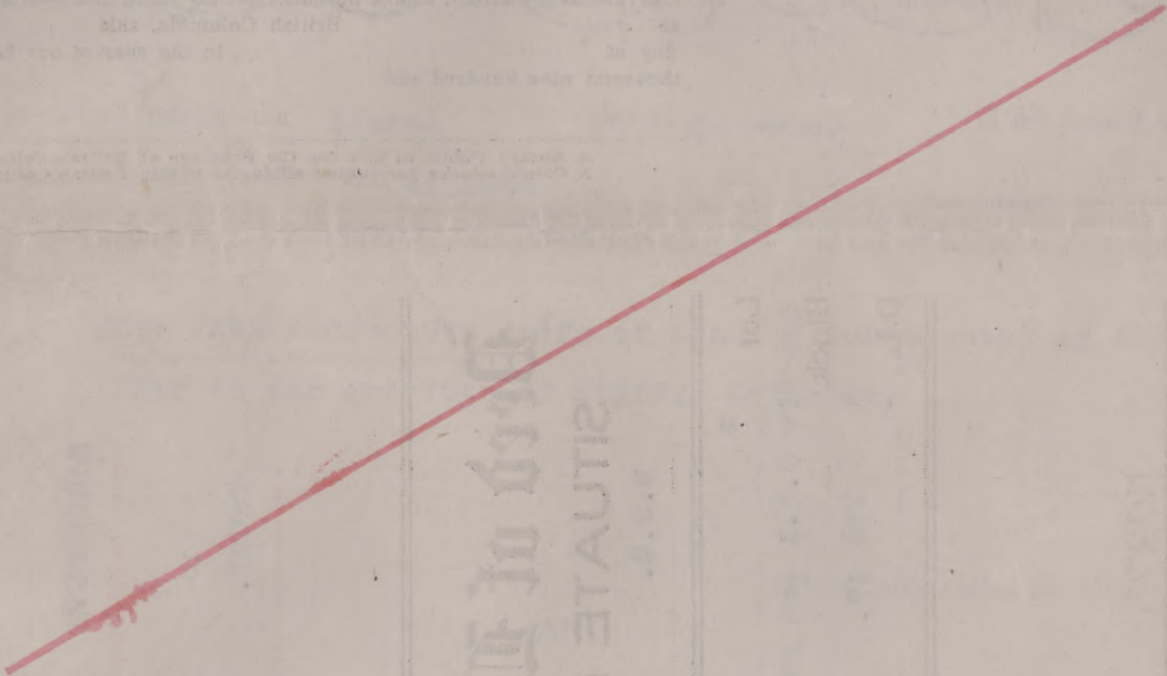
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT, NEVERTHELESS, to the reservations, limitations, provisions, and conditions expressed in the original grant thereof from the Crown.

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

Anthony M. Perence
Rotary Bureau *Kati Ann Portsmouth*
Margon Camp

State Full Name
Address and
Occupation of
Witness



FOR ATTORNEY

I Hereby Certify that, on the _____ day of _____ 19____, at _____ in the _____ of _____

(whose identity _____, who is) has been proved by the evidence on oath of _____ 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 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 hereto set my Hand and Seal of Office, at _____, 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 WITNESS

I **Therby** Certify that, on the _____ day of _____, 19____, at _____ (whose identity _____, who is _____) is the person whose name is subscribed in the annexed instrument as witness, and that _____ is of the full age of sixteen years, and, having been duly sworn by me, did prove to me that _____ did execute the same in presence voluntarily, and is 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.

52375

Lot _____
Sub Div S.W. 1 Sec 20
Block _____
D.L. _____
Tph 17.

Deed of Land
SITUATE IN
N.W.D.

PORTSMOUTH
-TO-
TSUGI.

Dated **2nd December** 191**6**

WESTERN SPECIALTY LIMITED. LEGAL STATIONERS AND PRINTERS

FOR MAKER

I **Therby** Certify that, on the _____ day of _____, 19____, at _____ (whose identity _____, who is _____) the person mentioned in the annexed instrument as the maker thereof, and whose name _____ subscribed thereto as part that _____ knows the contents thereof, and that executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ 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 MARRIED WOMEN

I **Therby** Certify that, on the **Second** day of **December** 19**16** at **Mission City** **Kate Ann** **Perthsmouth**

_____ (proved to me by _____) personally

known to me to be the wife of **Charles Perthsmouth** appeared before me, and being first made acquainted with the contents of the annexed instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of hearing of her said husband, that she is the person mentioned in such instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily, without fear or compulsion, or undue influence of her said husband; and that she is of the full age of twenty-one years and competent understanding, and does not wish to retract the execution of the said instrument.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at **Mission City** **Second** day of **December** one thousand nine hundred and **sixteen** in the Province of _____

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.

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5576

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

May 5th, 1943

Mr. Kamejiro TSUJI,
Registration No. 13346,
c/o Mr. Fred Cook,
Picture Butte, Alta.

Dear Sir:

Re: Providence Washington
Policy No. 69982

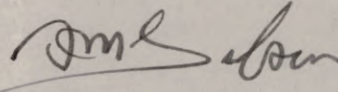
Kindly be advised that the above numbered policy has been issued to cover for \$350.00 on dwelling, outhouse & bath, \$100.00 on garage, \$650.00 on dwelling & hothouse, and \$500.00 on hothouse on your property located on Lot 9, SW $\frac{1}{4}$ Section 20, Twp. 17, Municipality of Mission, B.C.

The premium for three years, amounting to \$49.50, is being paid to the Insurance Company. As you have no funds on credit in this office will you kindly let us have your cheque for this amount.

We trust that this arrangement is satisfactory to you. It is in accordance with the terms of the mortgage given by you to Joseph A. Clay of Mission.

The original policy has been mailed to the Mortgagee and we have a copy on file in this office.

Yours very truly,



S.M. Gibson
Insurance Department

SMG:KT

EXHIBIT No. 589-3
DATE Aug. 18/48
FILED BY W. E. Huchvale

350
100
650
500

1500

TSUJI, JUICHI
(Claimant's Name)

PERSONAL CHATTELS

111 13346
Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
1 Round Table	1937	new	\$ 45.00	good	\$ 25.00
1 dinning table	1938	new	65.00	good	35.00
5 Beds	1938	new	60.00	good	40.00
1 kitchen stove	1937	new	105.00	good	70.00
1 gramophone	1938	new	75.00	good	65.00
1 china cabinet	1937	new	37.00	good	25.00
150 records	1938	new	160.00.	good	115.00
2 rolls linoleum	1942	new	30.00	good	30.00
1 violin	1940	new	75.00	good	70.00
6 chairs	1938	new	35.00	good	25.00

Description of Storage of Goods:

above goods were left in the house.

EXHIBIT No. 589-4
DATE Aug. 18/48
FILED BY *W. H. Schoole*

General Statement as to Chattels not Described above:

Cooking utensils and chinaware estimated value - \$ 200.00

Additional Comments, if any:

I will submit an additional list showing each item listed in the supplement to my original claim.

Juichi Tsuji
Signature

Description of Major Items (and particular of goods lost stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition When Concurred	Estimated Value at date of Concurrence
1 Wee McGregor Drag Saw 4 HP.	1939	new	\$325.00	Good	\$250.00
3 Saw blades for above machine 4 ft. 5 ft. 6 ft.	1939	"	\$42.50	"	\$37.50
1 Automobile engine & Circular Saw	1940	used	\$100.00	"	\$75.00
200 ft. Cable and hook $\frac{1}{2}$ "	1939	new	\$41.00	Good	\$35.00
65 ft. " " " $\frac{5}{8}$ "	1939	new	\$24.50	"	\$20.00
4 Blocks	1939	"	\$35.00	"	\$30.00
4 Chockers	1939	"	\$25.00	"	\$20.00
2 Logging chains	1938	"	\$6.50	"	\$5.00
1 Stump hook	1938	"	\$6.00	"	\$5.00
2 Dog chains for logs	1939	"	\$8.00	"	\$7.00
2 Falling Wedge	1938	"	\$16.25	"	\$15.00
5 Saws 4 cross cut and 1 falling	1938	"	\$60.00	"	\$50.00
2 Bee & Bee	1938	"	\$7.00	"	\$6.00
2 Matocks	1941	"	\$3.50	"	\$3.50
4 Axes double	1939	"	\$16.50	"	\$14.00
1 set Team logging harness	"	"	\$85.00	"	\$80.00
1 " Single "	1938	"	\$55.00	"	\$50.00
2 Horse collars	"	"	\$17.00	"	\$15.00
2 set Double trees	"	"	\$14.00	"	\$12.50
2 section Harrows (spike)	1937	"	\$12.00	"	\$10.00
1 " Spring tooth harrow	1939	"	\$23.00	"	\$20.00
1 " " Cultivator	1940	"	\$20.25	"	\$17.50
2 Spray pump	1941 1938	"	\$27.50	"	\$24.00
1 Single Plough	1938	"	\$30.00	"	\$25.00
1 set Carpenter tools and tool box	1938	"	\$150.00	"	\$120.00
1 " Horse shoe equipment	1939	"	\$6.50	"	\$5.00
4 Forks	"	"	\$6.00	"	\$5.00
2 Sledge Hammers	"	"	\$5.75	"	\$5.00
2 Pickers	"	"	\$3.50	"	\$3.00
1 Saw filing set.	1938	"	\$5.00	"	\$4.00

EXHIBIT No. 589-5
DATE Dec. 18/48
FILED BY W. S. Hackrath

3	Hot house heaters	1938	"	\$22.50	Good	\$15.00
1	Blooder stove	1937	"	\$32.50	"	\$20.00
3	Heaters	1939	"	\$37.50	"	\$25.00
250	Lbs. Raspberry wire	1939	"	\$30.00	"	\$20.00
2	M. feet. (B/M) 2x4 lumber	1941	"	\$24.00	"	\$24.00
1	Logging chain	1938	"	\$7.00	"	\$5.00
15	Drain tiles 10"	1940	"	\$4.50	"	\$4.50
3	Screen doors	1940	"	\$13.50	"	\$10.00
4	Oak barrels 45 gal.	1940	used	\$20.00	"	\$16.00
1	Gas engine 2 H.P.	1938	"	\$55.00	"	\$35.00
200	ft. Rubber hose $\frac{1}{2}$ "	1940	new	\$17.50	"	\$15.00
1	Link	1941	new	\$1.75	"	\$1.75
3	Shovels	1939	"	\$6.00	"	\$4.50
3	Iron bars	"	"	\$5.00	"	\$5.00

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5576

EXHIBIT No. _____

NAME TSUJI, Juichi (Teddy) Sold Beneficiary of the estate of Kamejiro TSUJI, Deceased

REG. No. 13346

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr.17/42</u>	TAKEN BY _____					
EVACUATION <u>Apr./42</u>	DATE _____					
<u>In House:</u>		<u>List "A" Stored at Home:</u>				
1 round table		1 Round table				
1 flower stand		1 Kitchen table				
2 double bed		5 Beds				
1 1/2 bed		1 kitchen stove				I
2 single beds		1 Gramophone				
1 cabinet electric		1 China cabinet				
Orthophonic Victrola		150 Records				
150 records		2 Rolls New linoleum				X
1 violin		(12' x 12')				
6 chairs		Violin (1)				
1 kitchen table		6 Chairs				
1 McClary Garry #9		Household furniture as above-500.00	F			
Kitchen stove		Cooking utensils & chinaware 200.00	C			
3 china cabinet		3 hot house heaters 15.00	T			
12 picture in frames		1 Brooder stove 20.00		3.00		
1 White sewing machine		3 Heaters 25.00		(2) 11.50		
		250 lbs. Raspberry wire 20.00				20.00
		2 M ft. (B/M) 2x4 lumber 24.00		4.50		
		1 Logging chain 5.00	T			
		15 pieces Drain tiles 10" 4.50		1.75		
		3 Screen doors 10.00		(2) 3.25		
		4 Oak barrels - 45 gals. 16.00		(5) 7.25		
		1 Gas Engine - 2 H.P. 35.00		10.00		
		200 ft. Rubber hose 1/2" 15.00		10.05		
		1 Pick 1.75	T			
		3 Shovels 4.50	T			
		3 Iron bars 5.00	T			
		Total: 900.75				
<u>In Root House:</u>		<u>List "B" (Left in barn of Colin Solloway, Esq.)</u>				
2 Hot house heater		1 "Wee McGregor" draw saw- 4 H.P. 250.00		138.00		
1 Brooder stove		3 Saw blades for above machine 4ft.-5 ft.-6 ft. 37.50				
3 Heaters		1 Automobile engine & circular saw 75.00		65.00		
250 lbs. raspberry wires		200 ft. Cable with hooks 1/2" 35.00	T			
2 M. feet 2"x4"		65 ft. Cable - 5/8" 20.00	T			
20' heaving logging chains		4 Blocks 30.00	T			
15 pieces, 10" drain tiles		4 Chockers 20.00	T			
3 screen doors		2 Logging chains 5.00	T			
4 - 45 gal. barrels		1 Stump hook 5.00	T			
1 2 H.P. Gas Engine		2 Dog chains for logs 7.00		2.50		
200' 1/2" rubber hose		2 Falling wedge 15.00	T			
1 1/2 cords cedar shakes		5 Saws - 4 cross-cut & 1 falling 50.00	T			
1 pick		2 Pee-Vee 6.00	T			
3 shovels		2 Mattock 3.50	T			
3 iron bars		4 Axes, double 14.00	T			
		1 set Team logging harness 80.00	H			
		1 set Single harness 50.00	H			
		2 Horse collars 15.00	H			
		2 set Double trees 12.50	H			
		2 sect. Spike harrows 10.00	M			
		1 Spring tooth harrow 20.00	M			
		1 Spring tooth cultivator 17.50	M			
		2 Spray pump 24.00	M			
		1 Single plow 25.00	M			
		1 set Carpenter's tools & tool box 120.00		39.35		
		1 set Horse shoeing equipment 5.00	T			
		4 Forks 5.00	T			
		2 Sledge hammer 5.00	T			
		2 Pickerron 3.00	T			
		1 Set Saw Filing Set 4.00	T			
		Total 969.00				
		TOTAL CLAIM: 1869.75				
		Less Custodian Sale Price 650.25				
						TOTAL CLAIM FOR PROPERTY LOSS: \$1219.

CODE:
 F - Furniture
 C - Cooking Utensils & Chinaware
 T - Tools
 M - Machinery
 H - Harness etc
 Misc - Miscellaneous

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD Stored in Temple at Haney, B.C.	Shipped	REMARKS
									760 lbs. goods shipped C.P. R. June 5/44.
								X	See Bill of Lading June 5/44
							X		Shipments never registered ^{requested} - still in storage
								1 Shipped	
		20.00							No record but probably in use on farm.
									Goods for which 1849.75 is claimed - sold for \$650.25
									Goods for which 20.00 is claimed - sold with the Real Property

SUMMARY OF SALES:

<u>Specified Items:</u>		
Claim		639.00
Auction Proceeds -	296.15	
<u>Furniture:</u>		
Claim		500.00
Auction Proceeds	56.50	
Appraised & Sold	43.50	
<u>Cooking Utensils & Chinaware:</u>		
Claim:		200.00
Auction Proceeds	19.50	
<u>Tools:</u>		
Claim		256.75
Auction Proceeds	36.70	
Appraised & Sold	8.00	
<u>Machinery:</u>		
Claim		96.50
Auction Proceeds	98.00	
<u>Harness:</u>		
Claim		157.50
Auction Proceeds	40.25	
<u>Miscellaneous:</u>		
Claim		0
Auction Proceeds	51.65	
Total Proceeds from Sales -	650.25	1849.75 - Total Claim for Goods

EXHIBIT No. 589-6
DATE Aug. 18/48
FILED BY G.R. Rice

BC-674-P
BC-2401-B

Farm Appraisal Report

File No. JL-25

Land Description S.W. 1/4 Sec. 20, Tp. 17 - Block 9.

Containing 5.25 Acres

Owner's Name TSUJI, K. Post Office Address R.R., Mission, B.C.

Nearest Rail Point Mission, B.C. Distance 1 mile

Market Town Mission Distance " "

Church (give denomination) All denominations Distance " "

Nearest School Mission Distance " "

State how property was identified: By map and roads.

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

On main road, hard surfaced, good.

Is this district a good one? Fair.

Employment opportunity Seasonal.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Partly fenced three sides, poor. Value \$ -

Water supply: Water piped into house from city system. Value \$ -

BUILDINGS ON FARM

5576

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 22 14 x 22	Frame	9' 8'	Shgl.	Old	Sills on Poor ground	Poor	400.00
BARN	x x							
Rhubarb Hse.	20 x 50 10 x 16	Frame	8' 8'	Shgl.	15 yrs.	"	Fair	300.00
House and Store-room	x 20 x 30 14 x 30	Frame	16' 12'	Shgl.	20 "	Sills on Fair blocks	Fair	500.00
Garage	12 x 18	"	8'	"	" "	"	"	25.00

Total present day value \$ 1125.00

Total Value Buildings add to farm \$ 500.00

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

Now habitable.

Describe the basement and chimneys: No basement; one concrete chimney from ground, others stove-pipe.

No. rooms downstairs? 4 Upstairs? - How finished Boarded.

Are buildings painted? No. Condition of paint -

Distance from nearest bush No bush near.

EXHIBIT No. 589-7
DATE Aug. 18 1948
FILED BY Era Rice

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
5 (5.25)	Level	Light loam 8-10"	Clay	Logans, rhubarb, asparagus, rasps, gooseberries, few fruit trees-small fruits & asparagus, good.	60.00	300.00
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
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 \$ 300.00

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 800.00

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

Farm in good state of cultivation, fertility fair. Crops are coming along nicely. Buildings vacant. Rented to Dorothy Kendall, who stated that she had paid the owner \$300.00 cash rent for 1942.

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

Small fruits, vegetables.

Noxious weeds:

Fairly free of weeds.

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

1942 taxes - \$31.20.

Mission Municipality.

Date: May 8th, 1942.

Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 6th day of May 19 42.

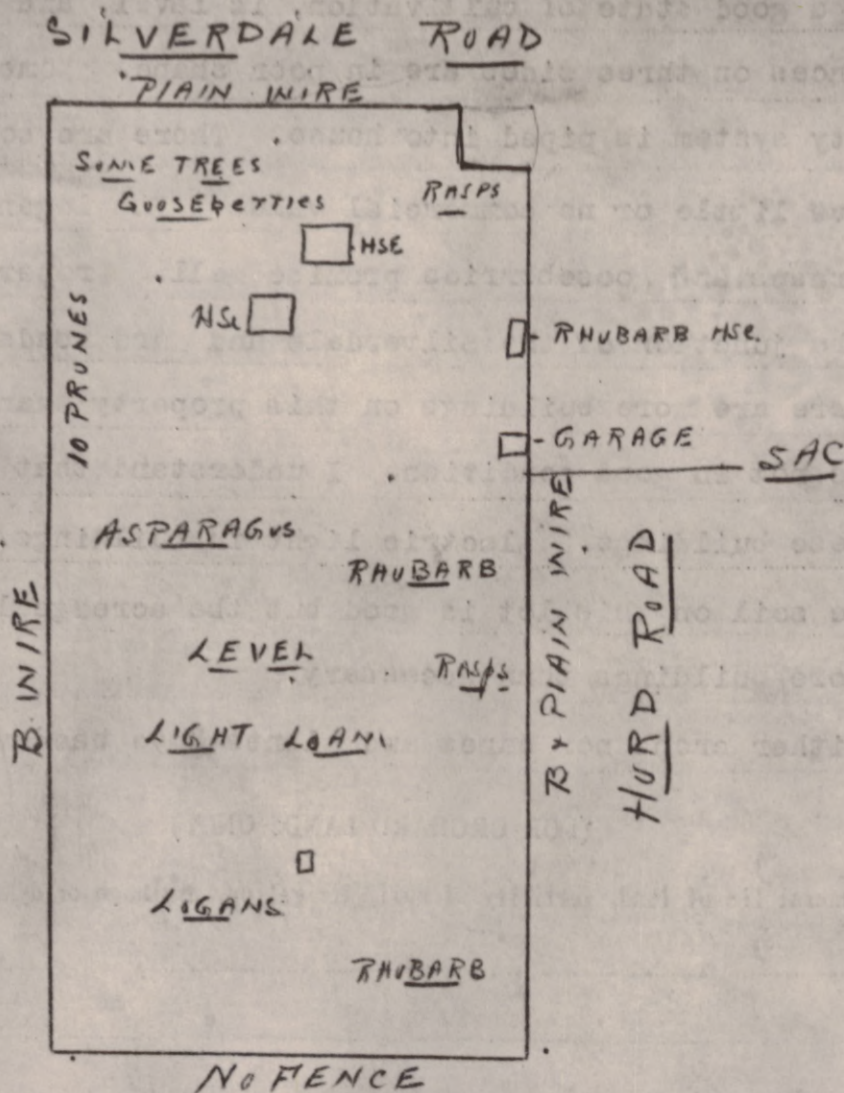
Inspector's Signature

"R. W. BROWN"

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

N

Diagram of Property SCALE = 2CM



LOT 9 of SW 1/4 Sec 20 2p 17 MAP 905 - SAC

K. TSUJI

R. W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1000.00

Date 15th May 19 48.

"I. T. BARNET"
District Superintendent.

ANALYSIS OF REAL PROPERTY CLAIM

FILE NO: 5576

CLAIMANT: Juichi (Teddy) TSUJI, sole beneficiary of the
ESTATE OF KAMEJIRO TSUJI, DECEASED

CLAIM:	Land	\$2500.00
	Buildings	<u>3000.00</u>
		5500.00
	Less Custodian sale	<u>1189.00</u>
	Total Claim	4311.00

EXHIBIT NO. 589-8
DATE Aug. 18/48
FILLED BY G. A. Rice

LEGAL DESCRIPTION: 1. Lot 9 of the SW $\frac{1}{4}$ of Section 20, Township 17, Map 905, Save and Except the NE 40 feet by 60 feet thereof, being 40 feet on the Northern Boundary by 60 feet on the Eastern Boundary, Municipality of Mission, District of New Westminster.

2. Part (the North-Eastern 40 feet by 60 feet) of Lot 9 of the SW $\frac{1}{4}$ of Section 20, Township 17, Map 905, said part being 40 feet on the North boundary by 60 feet on the East boundary, Municipality of Mission, District of New Westminster.

TITLE: To both parcels in the name of KAMIGIRO TSUGI

ENCUMBRANCES: 1. (as described above)
29/10/56631G - 25th October 1926, Mortgage in Fee to Joseph A. Clay for the sum of \$650.00 with interest at the rate of 10% per annum.
Certificate of Vesting in the Custodian Filed No. 25370

2. (as described above)
28/223/45694C - 26th November 1920, Mortgage in Fee to Harry Faulkner for the sum of \$200.00 with interest at the rate of 8% per annum.
77189C - Assignment of Mortgage to Mary M. Faulkner, 28th August 1937.
Certificate of Vesting in the Custodian Filed No. 25371.

ASSESSED VALUES: Both parcels (1942)

Land	\$360.00	
Improvements	<u>1400.00</u>	
	1760.00	Taxes \$31.20

RENTAL ARRANGEMENTS: Kamejiro Tsuji leased the whole of Lot 9, containing 5 acres more or less, to Dorothy Kendall for a term of 10 months from April 1, 1942, with option to extend lease for 1943 under arrangement with the P.C.U., consideration \$300.00 paid.

Lease extended by Collateral Agreement to 31st September 1943, consideration \$75.00 payable August 31, 1943.

APPRAISED: May 15, 1942, Soldier Settlement Board - \$1000.00
(parcel 2 also appraised by W. H. Ansell, April 26, 1944. \$200.00)

SOLD: To The Director, Veterans' Land Act, as at January 1, 1943, with the approval of the Advisory Committee, for \$1188.60
Statement of sale sent to Kamejiro Tsuji, January 6, 1945

MEMORANDUM

File 5576

Re: Estate of Kamejiro TSUJI, Deceased.

It is noted that Juichi Tsuji is claiming as "sole beneficiary of the Estate of Kamejiro Tsuji, deceased. According to our records, Kamejiro Tsuji died intestate on October 18, 1944 at Nobleford, Alberta. He was survived by his widow, Suye; a son, Tsuneichi, then 42 years of age; and the claimant, Shigeichi (Juichi), then 38 years of age.

Letters of Administration were granted to J. M. Streight, Official Administrator, New Westminster, B. C., on August 28, 1945, and, according to a report from the Administrator, dated April 19, 1947, the net Estate amounting to \$175.48, will be divided equally among the three heirs.

Kamejima Tsuji Register No. 13346
Mission Bl.

5 acres title no. $\frac{38}{77}$
 $\frac{52373E}{}$

Block 9 SW. $\frac{1}{4}$ Section 20 Township 17

Plantation
1 acre Raspberries
1 " Rhubarb.
 $\frac{3}{4}$ " Asparagus 9 years old
1 " Loganberries
 $\frac{3}{4}$ " Gooseberries
 $\frac{1}{2}$ " Ploughed land.
14 Pome trees
6 Pear "
18 Apple "
8 Bing & Lambert Cherries
6 Greengages
5 Chestnut trees
12000 Asparagus plants 2 years old.

EXHIBIT NO. 589-9
DATE Aug. 18/48
FILED BY W. R. Kuchvale