

Name of Claimant

TSUKISHIMA, Hisataro

Case 552

Custodian File

4930

| <u>REAL PROPERTY</u> | | | | | | | | | | Total |
|--------------------------------------|--|--------------------------------------|-----------------------------------|---|--|--|--|--|--------|--------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | V.L.A. Mission Village | | | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices % of Total | Sale Price | Total Award 125% of all Sale Prices: % of Total | Amount | |
| | | | | | 301.00 | | 700.78 | | | 700.78 |
| <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 | | | |
| 467.50 | 299.50 | 89.85 | 64% | 3250 | 20.80 | | | | 110.65 | |
| TOTAL RECOMMENDATION | | | | | | | | | | 811.43 |

CASE NO. 552.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 10th, 1948.

IN THE MATTER OF THE CLAIM OF
HISATARO TSUKISHIMA.

PROCEEDINGS AT HEARING.

*The within transcript contains an accurate
record of the evidence adduced before me.
F. H. Street
pub. commissioner*

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).

10

Lethbridge, Alberta,
 August 10th, 1948.

IN THE MATTER OF THE CLAIM OF
HISATARO TSUKISHIMA.

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.

30

H. Tsukishima,
In Chief.

THE SECRETARY: Case No. 552, Hisataro Tsukishima.

HISATARO TSUKISHIMA, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Tsukishima, you have a claim respecting farm
property? AP Yes.

Q And that property was described as Lots 5 and 8 of
the North Half of the Northeast Quarter of Section
10 9, Township 2, Map 2163, is that correct?

A Yes.

Q Is that document which the interpreter has in
his hands a copy of the agreement under which you
bought this land?

A Yes, sir.

Q And it shows you paid a purchase price of \$650.00,
is that right? A: Yes.

Q I take it that amount was fully paid by you?

20 A Yes.

MR. HUCKVALE: I put that agreement in.

(AGREEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: And did you reside on that property
continuously from 1923 until the date of
evacuation?

A Yes.

Q Now I want to show you this form (indicating).
Will you take a look at that, please?

A Yes.

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

30 A Yes.

H. Tsukishima,
In Chief.

Q And have you signed it? A: Yes.

Q And are the particulars in it true and correct to
the~~x~~ best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Now perhaps my friend will file on behalf
of the Crown the appraisal report in this case.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

10 MR. HUCKVALE: Q: What kind of crops did you produce
on this land, Mr. Tsukishima?

A Two kinds of strawberries, lettuce, celery,
cauliflower, beans, and a certain amount of rhubarb,
and small amounts of other crops. And there were
also fruit trees.

Q Well were your yields good~~x~~, bad or indifferent?

A They were quite good~~s~~; the yield was quite good.

Q Now I want to show you this picture. Will you
tell me what it is a picture of?

20 A This is part of my strawberry farm.

Q And could you tell me approximately what year that
picture was taken? A: About 1939
or '40.

Q And is that typical of your strawberry crop?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: And here is another picture (indicat-
ing). I want you to take a look at it and will
you tell me what it is a picture of?

H. Tsukishima,
In Chief.

A This is a picture taken through fruit trees looking towards the strawberry farm.

Q Well are those fruit trees shown in the picture the ones that you mention in your claim?

A Yes.

Q And roughly what year was that picture taken in?

A About 1939 or '40.

Q Will you look at that one, too (indicating) and tell me if it is a picture of your farm?

10 A Yes.

The SUB-COMMISSIONER: Are you marking that other one as an exhibit?

MR. HUCKVALE: I will put these two in together, sir.

THE SUB-COMMISSIONER: Very well.

MR. HUCKVALE: What year was that taken in?

A Taken at the same time, but just at a different angle, '39 or '40.

MR. HUCKVALE: I will put those two in as one exhibit.
(2 PHOTOGRAPHS MARKED EXHIBIT NO. 5).

20 MR. HUCKVALE: Q: Were all your fruit trees in the same condition as those shown in the picture?

A Yes, they were all in about the same condition.

Q Now you also had a claim with respect to chattels, did you not? A: Yes.

Q And with respect to those chattels, I want to show you this form (indicating).

A Yes.

Q Have you read that over or had it read over to you? A: Yes.

30 Q And are the particulars in it true and correct to

H. Tsukishima,
In Chief.

the best of your knowledge, information and belief?

A Yes.

Q And is that your signature on it?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 6).

MR. HUCKVALE: And perhaps my friend will file on behalf of the Crown the analysis of personal property claim.

10 (ANALYSIS MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: Mr. Tsukishima, you claim for some crates and boxes, do you remember that?

A Yes.

Q What condition were they in when you left them on this farm?

A: They were jam crates and boxes, some I had purchased the year before evacuation and some about 2 or 3 years prior to evacuation.

Q Were any of them smashed or broken or anything like that?

20 A: No, any that might have been damaged were repaired during the winter months prior to the season.

Q I want to show you this letter and the page attached to it. Will you look at that, please?

MR. RICE: It must be a wonderful letter. It is taking him five minutes to answer the question.

MR. HUCKVALE: It is one of yours so that it must be wonderful.

MR. RICE: He acts as though he had never seen it before and is afraid of it.

30

H. Tsukishima,
In Chief.
Discussion.

MR. HUCKVALE: It has to be translated to him.

A Yes, I recollect receiving the letter and I think
I sent a copy of the inventory and returned it.

MR. HUCKVALE: I tender that, sir; it is a letter from
the office of the Custodian, dated the 7th of
November, 1942, and it refers to these jam crates
and boxes which we are claiming.

(LETTER AND LIST ATTACHED THERETO MARKED
EXHIBIT NO. 8).

MR. HUCKVALE: Now before I turn the witness over to
10 my learned friend, I wish to point out, sir, and
it is covered in the personal chattel form, the
sixth item of the personal chattels claimed for,
there is furniture to the amount of \$75.00 and
we are reducing that claim to \$37.50. Would you
answer Mr. Rice, please, Mr. Tsukishima.

MR. RICE: Yes, I see.

THE SUB-COMMISSIONER: I did not just get that, Mr.
Huckvale.

20 MR. HUCKVALE: If you will refer to the original claim,
the sixth item is described as furniture and we
were claiming \$75.00 for it. We now reduce that
claim to \$37.50. The reason for that being, as
stated in the chattel form, that we got some of
the furniture.

THE SUB-COMMISSIONER: All right.

MR. RICE: I am submitting, your Honour, that the real
estate was sold for its fair market value. I am
submitting that the chattels sold and disposed of
30 by the Custodian were sold at their fair market

value, and I am further submitting that the claim for any articles that were abandoned, we say they were worthless, and the claim for the same, in any event, is exorbitant.

I take it on the personal chattels claim filed as Exhibit 6 with regard to the crates and boxes that there should have been another line there. We have crates, boxes and furniture.

MR. HUCKVALE: That is right.

10 MR. RICE: And the crates and boxes you intended to be \$60.00, is that right?

MR. HUCKVALE: I am just looking at that.

Yes.

MR. RICE: And the furniture, \$75.00.

MR. HUCKVALE: We have reduced that to \$37.50, that is the furniture.

MR. RICE: Yes.

CROSS-EXAMINATION BY MR. RICE:

20 Q Do you say that the crates and boxes were new and used? How many were new and how/were used?

A Out of about 400, 100 were new.

Q 100 were new and 300 used? A: Yes.

MR. RICE: The breakdown of the real estate, that is the land and improvements?

MR. HUCKVALE: He has not broken it down there because we can't do it.

MR. RICE: You have a total of \$3500.00 and you took the value of the buildings \$750.00, so that I
30 take it the land is \$2750.00.

MR. HUCKVALE: I take it that is approximately correct.

We can't get the exact value. There is the land and the plants and the trees.

MR. RICE: Well it is the improvements I want, not the land so much. I wish to submit as an exhibit, your Honour, the real property memorandum showing the assessed value and the Soldiers Settlement Board valuation.

(MEMORANDUM MARKED EXHIBIT NO. 9).

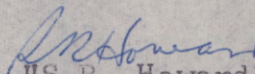
10 MR. RICE: That is all, thanks.

MR. HUCKVALE: That is all, thank you, Mr. Tsukishima.

(witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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


"S.R. Howard"
Official Reporter.

Case No. 552

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

[Signature]

[Signature]

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

(1) NAME TSUKISHIMA Hisataro (RCMP) Reg. No. 12705
(Print) Surname Given Name

(2) Pre-Evacuation Address 1580 Bose Road, R.R. #4, New Westminster, B.C.

(3) Present Address STIRLING? Alberta

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Surrey British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lots (5) & (8) of North half of Northeast quarter section 9,
Township 2, map 2163, in the District of New Westminster.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ -Type of business-
(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 - - - - - \$
(ii) Buildings - - - - - \$
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3500.00
(v) Amount at which Custodian sold property and credited your account - - \$ 801.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2699.00

(5) PERSONAL PROPERTY

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

(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 LEFT IN OPERATING CONDITION

(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") _____
in care of the Custodian

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

| | | |
|-------------------------------------|--------------------|------------------|
| 1. irrigation equipment | Estimated Value \$ | 275.00 |
| 2. dragsaw and saws | Estimated Value \$ | 50.00 |
| 3. horse plow and cultivators | Estimated Value \$ | 25.00 |
| 4. seeder, sprayer and cultivators | Estimated Value \$ | 50.00 |
| 5. crates and boxes | Estimated Value \$ | 60.00 |
| 6. furniture | Estimated Value \$ | 75.00 |
| 7. miscellaneous equipment & stock | Estimated Value \$ | 30.00 |
| 8. credit with Custodian | Estimated Value \$ | 98.00 |
| 9. _____ | Estimated Value \$ | _____ |
| 10. _____ | Estimated Value \$ | 565.00 |
| TOTAL CLAIM FOR PROPERTY LOSS \$ | | 663.00 |

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) - - - - - \$ 3362.00 3264⁰⁰

(6) (a) Place at which claimant prefers to be heard.
 (Vancouver, Kamloops, Nelson, Lethbridge,
 Moose Jaw, Winnipeg, Toronto or Montreal.)
Lethbridge

(b) Do you require the services of an interpreter at the hearing? Yes or no yes

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, Hisataro TSUKISHIMA of the village
 of STIRLING 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 17 day of November)
 A.D. 1947. W. E. Buckle)

H. Tsukishima

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.

This Agreement,

made in duplicate this **First**

day of **May** in the year of Our Lord one thousand nine hundred and twenty- **three.**

BETWEEN

ICHIJIRO TSUJI of 248 Jackson Avenue, City of
Vancouver, Province of British Columbia, Labourer

Name,
Address, and
Occupation
of Parties.

hereinafter called the "Vendor" of the one part

AND

HISATARO TSUKISHIMA of 433 Alexander Street, in
the City of Vancouver, Province of British Columbia,
Labourer.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster, Province of British Columbia, more particularly known as Lots five (5) and Eight (8) of the North half (N.½) of the North East quarter (N.E.¼) of Section nine (9), Township two (2), according to the registered map or plan deposited in the Land Registry Office at the City of New Westminster, Province of British Columbia and numbered 2163

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of SIX HUNDRED AND FIFTY (\$650.00) - - - - - Dollars (\$650.00) of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of THREE HUNDRED AND FIFTY (\$350.00) - - - - - Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

The sum of Three Hundred Dollars (\$300.00) together with interest thereon at the rate of seven percent (7%) per annum on the 1st day May A.D.1924.

EXHIBIT No. 552-1
DATE Aug 10 /48
FILLED BY W.S. Hutchinsale

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE, to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate of _____ per cent. per annum both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date including local improvement assessments and sewer rates, whether already or hereafter assessed.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTE COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except local improvement assessments or taxes and sewer rates, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor.

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

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE PURCHASER shall and will during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings and other erections on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance Company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Hisataro Tsukishima,
433 Alexander St.
Vancouver B.C.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require.

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

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

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

SIGNED, SEALED AND DELIVERED

in the Presence of:

Signature of Witness.....

Street Address.....

City

Occupation

FOR MAKER (INCLUDING MARRIED WOMAN)

I Hereby Certify that, on the _____ day of _____ 192____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part _____, that know 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 _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and twenty-

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

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

For the Secretary (or other Officer) of a Corporation

I Herby Certify that, on the day of 192 at in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the of , and that he is the person who subscribed his name to the annexed Instrument as of the said and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to carry on business in the Province of British Columbia.

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

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

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

Date MAY 1st 1923

TCHIJIRO TSUJI

HISATARO TSUKISHIMA

—AND—

Agreement

FOR SALE OF LAND

The Clarke & Stuart Co., Ltd., Law Printers and Stationers Vancouver, B. C. Form No. 27

MAGGILL & GOADY, Barristers, etc. VANCOUVER B.C.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA } To WIT:

I, YEIZO YETO, of the City of Vancouver, in the Province of British Columbia,

make oath and say:

- 1. I was personally present and did see the within instrument duly signed and executed by Tchijiro Tsuji the part thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver B.C.
3. I know the said part y, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver in the Province of British Columbia, this 3rd day of May, 1923

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

FOR ATTORNEY

I Herby Certify that, on the day of 192 at in the Province of British Columbia

has been proved by the evidence on oath of (whose identity personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of , who is,) 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 hereunto set my Hand and Seal of Office, at , this day of , in the year of our Lord one thousand nine hundred and twenty-

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

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

(Claimant's Name)

| LAND | Acres | Date of Purchase | From Whom | Cost Price | Cleared or Uncleared or cultivated at date of Purchase | Improvements at date of Purchase | Reg. No. | Estimated value at Date of Sale |
|----------------------------|-------------|------------------|--------------|----------------|--|----------------------------------|----------|---------------------------------|
| Uncleared | 1.5 | | | | | | | |
| Cultivated not planted | 2.75 | | | | | | | |
| Cultivated and not in crop | | | | | | | | |
| List Crops | | 9.1 approx. | 1st May 1923 | Ichisiro Tsuji | \$650.00 | | | |
| Rhubarb (new) | 1/4 acre | | | | Not cleared | None | | \$3500.00 |
| (Fruit trees) | 1/4 " | | | | | | | |
| (Black currants) | | | | | | | | |
| Strawberries; | | | | | | | | |
| British sovereign | 1 1/2 " | | | | | | | |
| Everbearing | 1/2 # | | | | | | | |
| Asparagus | Total .18 " | | | | | | | |
| Garden & buildings etc. | .50 " | | | | | | | |

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

| Description | When Made | Cost |
|---|-----------|--------------------------------|
| Clearing land | 1924-41 | 8 acres @ \$250.00 - \$2000.00 |
| 2 Wells (1 surface 10', 1 Artesian (65')) | 1923-1939 | 200.00 |

BUILDINGS

| Type | Size | Finish | Date Built | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|-------------------------|---------------------------------|---------|------------|---------------|-----------------|---------------------|----------------------------|-----------------|
| Barn | 20 x 30 | Rough | 1931 | \$200.00 | | 80.00 | 100.00 | 180.00 |
| Stable | 8 x 20 | " | " | 35.00 | | 20.00 | 20.00 | 35.00 |
| Lean to | 22 x 14 | Shiplap | 1934 | 30.00 | | 15.00 | 10.00 | 35.00 |
| House | 20 x 28 | Shingle | 1924 | 135.00 | | 130.00 | 120.00 | 145.00 |
| Chicken House | 20 x 46 | Siding | 1936 | 200.00 | | 150.00 | 80.00 | 270.00 |
| converted to bunk house | | | 1938 | 30.00 | | 20.00 | 5.00 | 45.00 |
| Packing House | 14 x 14 | Siding | 1937 | 45.00 | | 20.00 | 10.00 | 55.00 |
| Addition | 14 x 10 no sides, roof shingled | | 1938 | 10.00 | | 5.00 | 5.00 | 60.00 |
| Pump House | 8 x 10 | Shiplap | 1939 | 15.00 | | 10.00 | 5.00 | 20.00 |
| Tool Shed | 12 x 12 | Rough | 1926 | 20.00 | | 15.00 | 20.00 | 15.00 |
| | | | | | | | | 750.00 |

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

| | |
|--|----------------|
| Gross revenue 1941 through Surrey Co-op. | \$3390.71 |
| Plus Lettuce | 500.00 |
| " Celery | 550.00 |
| | <u>4440.71</u> |

Expenses about \$2200.

Appraiser's sketch shows a considerable part of land as "weeds".

This was certainly not true at the time I left. There was a small creek running through one corner of the place. I pumped water from this creek and irrigated about 1/3 of the cleared area, on this part I got 1 crop of lettuce and 1 crop celery each year. Appraiser has entirely overlooked this valuable feature. The artesian well flowed at all times. House, Pickers House and Barn and Packing house were all wired for electricity. This was installed in 1938 at a cost of approximately \$120.00. (over)

EXHIBIT No. 552-2
DATE Aug. 10/48
FILLED BY W R Huckvale

Hisataro Tsukishima
Signature

I brought up a wife and 8 children on this farm with no outside source of income, except a little from trucking during berry season. Only 3 of my children ever helped on the farm and they for a very short time. When I was evacuated I had no debts at all.

There were 44 fruit trees in one orchard but approximately 10 others were scattered about the place. All were bearing trees which had been carefully tended, pruned and sprayed. Some of the crop I sold and the balance supplied my family and I gave a lot away to friends and neighbours. I think \$5. per tree would be a conservative value.

| Estimated Value | Allowance for Depreciation | Value in Own Hands | Paid for Labour | Cost Material | Date Built | Type | Size |
|-----------------|----------------------------|--------------------|-----------------|---------------|------------|-----------------------|--------------------------------------|
| 180.00 | 100.00 | 80.00 | | 800.00 | 1931 | Barn | 10 x 30 |
| 35.00 | 20.00 | 15.00 | | 25.00 | " | Shed | 8 x 20 |
| 35.00 | 10.00 | 25.00 | | 25.00 | 1934 | Lean to | 22 x 22 |
| 165.00 | 130.00 | 35.00 | | 100.00 | 1934 | House | 20 x 28 |
| 200.00 | 80.00 | 120.00 | | 200.00 | 1936 | Chicken House | 20 x 48 |
| 45.00 | 5.00 | 40.00 | | 30.00 | 1938 | Carport to barn house | |
| 25.00 | 10.00 | 15.00 | | 15.00 | 1937 | Feeding House | 14 x 12 |
| 60.00 | 5.00 | 55.00 | | 15.00 | 1938 | Addition | 14 x 18 no. sides, roof changed 1938 |
| 20.00 | 5.00 | 15.00 | | 15.00 | 1938 | Pump House | 8 x 10 |
| 12.00 | 5.00 | 7.00 | | 20.00 | 1936 | Tool shed | 12 x 12 |
| 750.00 | | | | | | | |

EXHIBIT NO. _____
 DATE _____
 FILED BY _____

Agreement re Agreement report not covered by above information.
 Gross revenue 1941 through survey Co-op.
 Pine Lake
 Salary
 440.71 Expenses about \$2300.

Apparatus's kitchen shows a considerable part of land as "woods". This was certainly not true at the time I left. There was a small creek running through one corner of the place. I pumped water from this creek and irrigated about 1/3 of the cleared area, on this part I got a crop of berries and I crop early each year. Apparatus has entirely overlooked this valuable feature. The structure well liked by all these houses, chicken house and barn and feeding house were all wired for electricity. This was installed in 1938 at a cost of approximately \$180.00. (over)

Signature

C-574-P

Farm Appraisal Report

File No. JL-480

Land Description Lots 5 & 8 of N $\frac{1}{2}$ of N.E. $\frac{1}{4}$, Sec. 9, Tp. 2, Map 2163.

Containing 4.55) 9.10 Acres
4.55)

Owner's Name TSUKISHIMA, Hisataro Post Office Address R.R.#4, New Westminster, B.C.

Nearest Rail Point Sullivan Distance 1 mile

Market Town New Westminster Distance 10 $\frac{1}{2}$ "

Church (give denomination) All denominations reasonable distance Distance

Nearest School Primary school - $\frac{1}{4}$ mile; All grade, Sullivan Distance 1 "

State how property was identified: Roads, map.

Roads: State whether property has access to main road, the kind of road and its condition.
On fair gravelled cross road and fair main road, both gravelled.

Is this district a good one? Agriculturally no, but with outside work, Fair.

Employment opportunity Industrial at New Westminster. Berry picking locally.

Dominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: 3 poor line fences. Value \$

Water supply: Well. Value \$

BUILDINGS ON FARM

| BUILDINGS | DIMENSIONS | MATERIAL | HEIGHT Eave | ROOF | AGE | Foundation | REPAIR | VALUATION |
|---------------|---|----------|----------------|-------|-----|------------|--------|-----------|
| HOUSE | 12 x 26x10 | Frame | 8' | Shke. | Old | Wood | Poor) | 75.00 |
| Leanto | 6 x 26x7 | " | 6' | " | " | " | ") | |
| Pickers Hse. | 20 x 52x7 | " | 6' | Shgl. | 8 | " | Good | 200.00 |
| BARN | (Convertible to poultry with little cost) | | | | | | | |
| Shed & Garage | 14 x 22x11 | Frame | 9' | Shgl. | New | " | ") | 175.00 |
| BARN Shed | 18 x 30x17 | " | 14' | " | 8 | " | Fair) | |
| God shed | 16 x 18x7 | " | 6' | " | Old | " | Poor | nil |
| GRANARY Sheds | 8 x 42x11 | " | 5' | Mixed | " | " | Bad | nil |
| Pack Sheds | 12 x 28x8 | " | 7' | Shgl. | 5 | " | Fair | 40.00 |
| | x | | | | | | | |
| | x | | | | | | | |
| | x | | | | | | | |

Total present day value \$ 490.00

Total Value Buildings add to farm \$ 335.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? A white man would tear it down or use it for a pickers house; it is such a poor type and so old. \$

Describe the basement and chimneys: Metal. Small hole in ground under house.

No. rooms downstairs? 4 Upstairs? nil How finished Shiplap

Are buildings painted? No. Condition of paint

Distance from nearest bush None near.

EXHIBIT No. 552-3
DATE Aug 10 1948
FILLED BY [Signature]

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 |
|--|--|---|---|---------------------------------------|------------------------------|-------------------|
| 8.53 | Flattish, N. tilt. 10-18" l. cl. lm. | to sandy on lt. cl. lm. to sandy & gravelly. | | Beans; berries; rhubarb-look fair. | 50.00 | 426.50 |
| 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 |
| .57 | Flattish | Lt. sdy. loam | Gravelly | Brush-stumps | 50.00 | 35.00 |
| 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 \$ 446.45

Total added by buildings to value of farm \$ 335.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 35.00

Total value of farm \$ 816.45

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

Continuously occupied and fairly well tilled with commercial fertilizer.
Soil is quite light on Lot 5 and place would need careful farming.

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

Poultry and small fruit.

Noxious weeds:

Canadian thistle.

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

Surrey - \$26.51.

Date: July 9, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 8 day of July 1942.

Inspector's Signature

"R. L. RAMSAY"

NL-480- H. TSUKISHIMA

Farm Appraisal Report

Remarks:

This property, generally speaking, starts at Rose Road with fairly decent clay loam on some hard clay and working to very sandy with gravelly subsoil at the rear which out-crops in spots; berries however look very fair on it this year, but a dry year would catch them. It is reasonably well located on a decent road corner, but the section appears rather poor agriculturally to me. One would have to depend on outside work using place as something more than a subsistence home.

Buildings are poor. House is done. Pickers house is an old henhouse with a partition in middle. Pack shed and garage at road is fair and could be used as a small barn. Other buildings are practically worthless.

There is 1.83 acres straws; .5 acres rhubarb; .44 acres black currants; and .18 acres asparagus.

Tenant appears to be going in pretty strong for beans.

(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

| | | |
|--|----|-------|
| There is a mixed orchard of 44 mixed fruit trees, largely late apple, but with cherries, pears, also. About 12 years old | \$ | |
| | \$ | 35.00 |

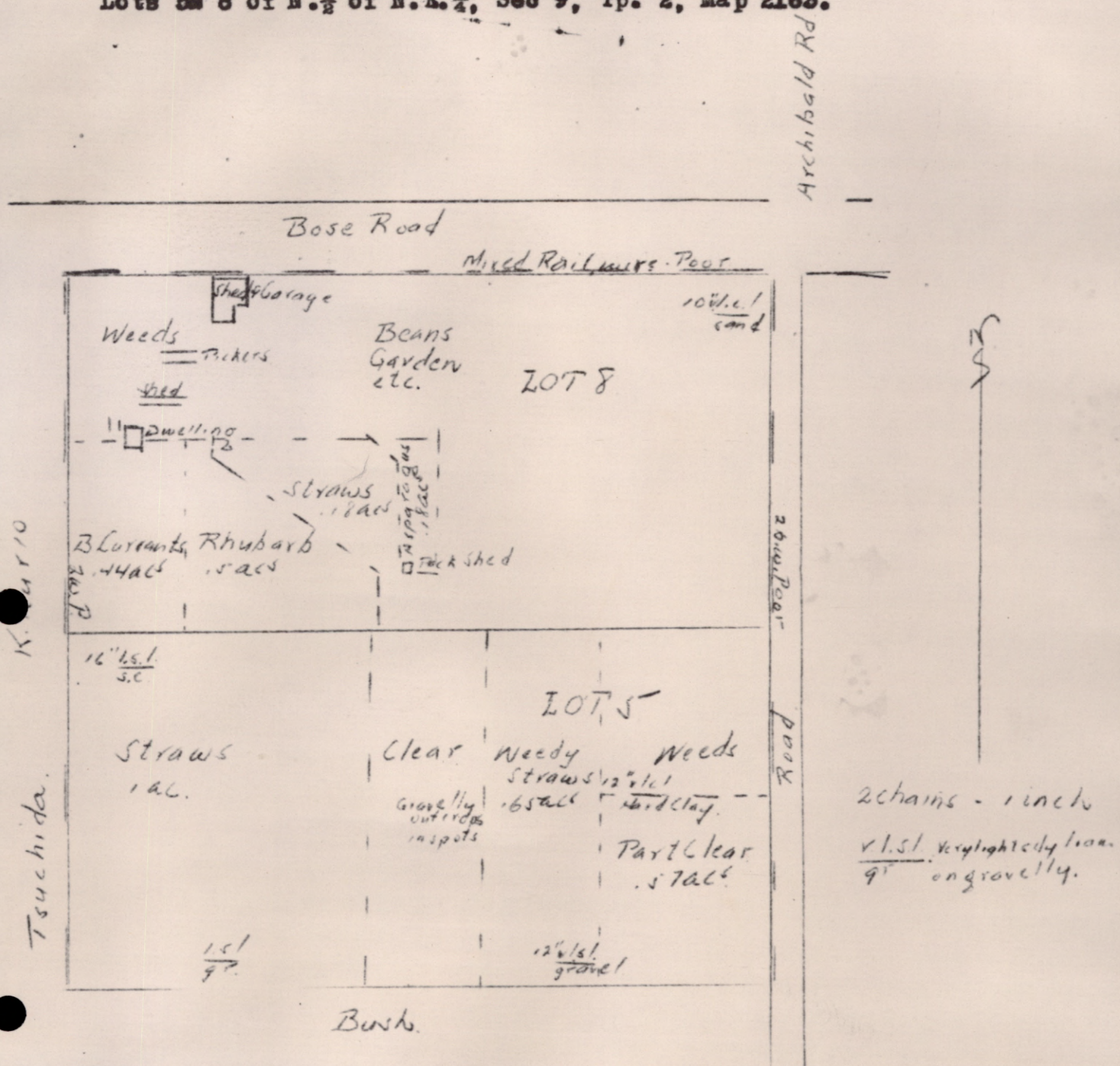
Total \$ 35.00

Amount fruit trees add to value of farm \$ 35.00

Diagram of Property

#92

Lots 5 & 8 of N. 1/2 of N.E. 1/4, Sec 9, Tp. 2, Map 2163.



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

value is \$ 800.00

Date 14th July 19 42.

"I.T. BARNET"

District Superintendent.

34



July 4.



2 Photographs

July 5



(Claimant's Name)

Reg. No.

| Description of Major Items (and particularly of goods lost, stolen or destroyed) | Approximate Date Purchase | New or Used When Purchased | Price Paid | Condition when Evacuated | Estimated value at Date of Evacuation |
|--|------------------------------|-------------------------------|-------------------|-----------------------------|--|
| Irrigation equipment: | | | | | |
| Gas Engine belt | 1938 | Used | \$90.00 & repairs | Good |) \$190.00 |
| Water Pump (cap.2000 gal/hr) | 1938 | " | 100.00 | " | |
| 20, 19' lengths 2" pipe | 1938 | " | 57.00 | " | 55.00 |
| 6, 2" Canvass hose | 1939 | " | 50.00 | Fair | 20.00 |
| 4 Lawn sprinklers | 1939 | New | 8.00 | Good | 5.00 |
| 100' garden hose | 1939 | " | 7.00 | Good (| 5.00 |
| Dragsaw Engine and 2 saws | 1921 | " | 150.00 | Good (overhauled 1941) | 50.00 |
| Horse Plow | 1936 | " | 18.00 | Good (Hardby used) | 15.00 |
| Horse Cultivator | 1936 | " | 12.00 | Good " " | 10.00 |
| Hand seeder | 1939 | " | 15.00 | Like new | 15.00 |
| Hand sprayer | 1939 | " | 25.00 | Like new | 25.00 |
| Hand cultivator | 1925 | " | 7.50 | Good | 5.00 |
| Hand cultivator | 1938 | " | 8.00 | " | 7.00 |
| Crated and boxes furniture (refer to Furniture chattels) | | New and used | | " | 60.00 |
| Misc. equipment and stock | | | | | 75.00 - 37.50 |
| | | | | | 30.00 - |

Description of Storage of Goods:

Furniture in House, Remainder in barn except engine and pump, which were in Pump House, and 2" Pipes, which were under Bunk House.

EXHIBIT No. 532-6
 DATE Aug 10/48
 FILLED BY W. K. ...

General Statement as to Chattels not Described above:

The following chattels were sent to me at my request:- Chest of drawers, electric fan, record player, Duster, 2 burner hot plate. Furniture etc. is described in J.P.Form. As some of furniture was shipped to me the item of \$75.00 should be reduced by 50%

Additional Comments, if any:

Gas engine repaired in 1942 to the extent of \$59.00, by D.A.Cameron, and charged to me.
 Water Pump was in first class shape. These pumps were difficult to obtain and a sale of this article for \$25. I consider absurd.
 The crates and boxes which are shown on P.C. analysis as "abandoned" had a life of 5 or 6 years. They were Jam boxes and vegetable crates. There were 60 crates and 450 boxes. Crates cost 10¢. each

Hisatoro Tsukishima
 Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4930

EXHIBIT NO.

NAME (Mr.) Hisataro TSUKISHIMA

REG. No. 12705

| DATE | INVENTORY | DETAILS OF CLAIM | | | | SALES | | SOLD WITH REAL PROP. | |
|---|--|--|---|---|--|---|---|---|--|
| DECLARATION <u>April 18/42</u> | XXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXX | | | | | | | |
| EVACUATION <u>May 25/42</u> | XXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXX | | | | | | | |
| | Description | Date of purchase | New or used | Cost price | Condi- tion | Value at date of Evac. | AUCTION | TENDER &c | |
| Chairs, Desk, Beds, Record Player, Dining Table, Cooking Utensils, Heater, Bookcase, Dresser, Kitchen Range, 3 Cultivators, Grinder, Straw Cutter, Farm Implements, Gas Lanterns, Pruning Shears, Saws, Sharpening Set, Trays, Packing Table, Irrigation System (complete), Cook Stove, Beds, Table, 6 sprinklers - All to be left in house at 1680 Bose Rd., Sullivan. | Irrigation Equipment: 5 HP gas engine & belt Water pump (2000 g/hr) 20-19' length 2" pipe 6-2" canvas hose 4 lawn sprinklers 100' garden hose Dragsaw engine & 2 saws Horse plow horse cultivator hand seeder hand sprayer hand cultivator cultivator crates & boxes furniture Misc. equipment & stock | 1938 " " " 1939 " " 1921 1936 1936 1939 1939 " 1925 | Used " " New " " New " " " " " " " new & used | 90.00 100.00 57.00 50.00 8.00 7.00 150.00 18.00 12.00 15.00 25.00 7.50 8.00 | good " " fair good " " " " " " " " " " | 90.00 100.00 55.00 20.00 5.00 5.00 50.00 15.00 10.00 15.00 25.00 5.00 7.00 60.00 75.00 30.00 | M M M M M M M M M M M M M M M F M | 68.00 25.00 17.00 5.00 2.50 5.00 65.00 3.50 3.00 10.00 6.00 2.75 7.00 32.25 54.50 | |
| | | | | <u>\$567.00</u> | | | | <u>\$299.50</u> | |

RECAP:

Goods valued by Claimant at \$
 Goods valued by Claimant at \$
TOTAL CLAIM \$

| SALES | TENDER & C | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANY TIME | ABANDONED | NOT ACCOUNTED FOR THEFT & C | UNSOLD | REMARKS |
|-------------|------------|----------------------|-----------------|-----------------------|-----------|-----------------------------|--------|--|
| .00 | | | | | | | | |
| .00 | | | | | | | | |
| .00 | | | | | | | | |
| .00 | | | | | | | | |
| .50 | | | | | | | | |
| .00 | | | | | | | | |
| .00 | | | | | | | | |
| .00 | | | | | | | | |
| .50 | | | | | | | | |
| .00 | | | | | | | | |
| .00 | | | | | | | | |
| .00 | | | | | | | | |
| .75 | | | | | | | | |
| | | | | | | | | Sold as drags with horse cultivator. Old and used. |
| .25 | | | | | | | | |
| .50 | | | | | | | | |
| <u>9.50</u> | | | | | | | | |

x

Sold as drags with horse cultivator. Old and used.

RECAP:

Goods valued by Claimant at \$507.00 sold at Auction for \$299.50.
 Goods valued by Claimant at 60.00 were abandoned.
TOTAL CLAIM \$567.00

EXHIBIT No. 552-7
 DATE Aug 10 / 48
 FILLED BY W. J. Johnston

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 4930

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

7th November, 1942.

Mr. Hisataro Tsukishima, #12705,
c/o Mrs. S. Karren,
Box 68,
Magrath, Alta.

Dear Sir:

re: Chattels.

Enclosed herewith please find corrected list of chattels left on your property. You will note that the quantity of crates and boxes are included, but the strawberry flats are stored upstairs over your barn and have not been disturbed and are, therefore, on the inventory as a quantity of berry flats.

We would appreciate your signing a copy of the list and returning it to this office.

Yours truly,

R. D. Richardson
R. D. Richardson,
Farm Department.

WEA:GF
WBC

Encl:

EXHIBIT NO. 552-8
DATE Aug. 10/48
FILLED BY *W. R. Hudson*

File #4930.

9th November, 1942.

Name: TSUKISHIMA, Hisataro

Reg. No.: 12705

LIST OF CHATTELS LEFT AT 1680 BOSE RD., SULLIVAN, B.C.
R.R. #4, NEW WESTMINSTER, B.C.

- | | |
|---|-------------------------------------|
| 1 desk | Gasoline engine and pump |
| — 1 chest of drawers | 20-19' lengths of 2" pipe |
| 6 Chairs | 5 odd lengths of 1" pipe, |
| 1 range | 6 pcs. 2" canvas hose (poor) |
| 1 large kitchen table | 2 nozzles. |
| 2 beds complete | |
| 1 book case | 2 crowbars |
| 5 small tables (homemade) | Cultivators (horsedrawn) |
| Few kitchen utensils & dishes | Plow |
| 1 heater | 2-45 gal. drums (cont sml.am't |
| 2 hand cultivators | lime sulphur) |
| 7 cross cut saws | — Duster (American Beauty) |
| Bdle of garden tools | 6 lge. frames (10 panes glass each) |
| 1 bicycle (in pieces) | 6 " " (covered with glass |
| 1 hand sprayer | wire mesh) |
| 1 peavey | |
| 1 hand seeder | 50 apple boxes |
| 4 lawn sprinklers | 253 Jam Crates. |
| — Electric Fan | 98 Lettuce Crates |
| — Record play attachment | 10 Egg Cases. |
| Gas dragsaw engine, 2 saws (not to be used) | 14 Celery Crates |
| | 12 Canning flat crates. |
| | Quantity of Berry Flats |
| | 4-50# Bags of "Go West" |
| | Cook stove (poor) |
| | 100' Garden hose (good) |
| | 50' " " (poor) |
| | — Hot Plate (2 burners) |
| | 1 set of earphones |
| | Brooder stove. |

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

Confirmed:

DATE: SIGNED:

Please sign and return one copy to the Custodian.

EXHIBIT No. _____
Aug. 10/48
DATE _____
FILED BY G. E. A. Rice

File No. 4930

May 29, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Hisataro TSUKISHIMA
Registration No. 12705

Veterans' Land Act transaction.

One Real Property only included, being:

Lots 5 and 8 of North half of North East quarter of
Section 9 Township 2, Map 2163, Municipality of Surrey
in the District of New Westminster.

Assessment: (1943).

Taxes: \$26.51.

| | |
|-----------------|------------------|
| Lot 5 Land..... | \$250.00 |
| Improvements.. | Nil |
| Lot 8 Land..... | 250.00 |
| Improvements.. | 600.00 |
| TOTAL | <u>\$1100.00</u> |

Soldier Settlement Board Valuation:

| | |
|-------------------------|-----------------|
| Lots 7 and 8: Land..... | \$446.45 |
| Buildings..... | 335.00 |
| | <u>\$781.45</u> |
| Fruit Trees... | 35.00 |
| | <u>\$816.45</u> |

Sold to the Director, Veterans' Land Act for \$801.00.

Claimant's Valuation.....\$3500.00.

Relative documents attached to Claim file.

WJJ/HMS

....."W J Johnston.".....

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

September 15, 1948.

Robertson