

4962

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: TSUJI Tsuenichi

HOME ADDRESS: 524 Nelson Rd.,
R.R. #2, Mission, B.C. (Nelson Rd.)

REGISTRATION NUMBER 13348 SEX: Male AGE: 38

OCCUPATION: Farmer

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Etsuko 433

ADDRESS OF WIFE OR HUSBAND: R.R. #2, Mission, B. C. (Nelson Rd.)

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

R 1. LOCATION AND DESCRIPTION: Agreement of Sale. 19.5 acres.
Block A E $\frac{1}{2}$ NW $\frac{1}{4}$ of Sec. 19 Twp. 17 In the Municipality of Mission.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Barn 24'x24' 1 shack 10'x24'

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

4. TAXES (Amount and where payable) \$22.00 per year 1941 paid at Mission.

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

Mrs. A. E. Tirrel, 2758 Charles St., Vancouver, B.C. \$350.00

still owing on property purchased.

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST Mrs. A.E. Tirrel, 2758 Charles St., Vancouver, B. C.
9. IF FARM LAND STATE CROPS SOWN 1 acre raspberry & 2 acre ploughed land.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Nelson Rd., R.R.#1 Mission, B. C.
1 room with brother in 3 roomed wooden frame bungalow.
2. LANDLORD'S NAME AND ADDRESS: Brother--~~Tsui~~chi TSUJI, same address.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent free.
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: Sun Life Ass. Co. Vancouver, \$4000. Policy in owner's possession.
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: Owes to Mrs. A. E. Tirrel, 2758 Charles St., Vancouver, B.C. \$350.00 on property purchased.

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

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

Dated this 17th day of April 1942.

(Signature)

J. Wilkins

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Dec. 11/42.

Our File No. 4962

Full Name TSUJI, Tsuneichi
(Surname in Block Letters)

Registration No. 13348

Male - Female
(check)

Age Aug. 20, 1902

Former Address R. R. No. 2, Mission, B. C.

Date Evacuated ? Naturalized - Canadian-Born - National
(check)

Present Address Lethbridge, Alta. - now Nobleford

Married - Single
(check)

Name of Wife (nee KAWAI) Etsuko #13349

Name of Husband ---

Name of Mother ^{nee} (MINAGURO) Suze #13347 Name of Father Kamejiro #13346

Names of Children under 16 Joan - Oct. 1/42.

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer. Owner of 15 acres, house, truck, horse at above
address.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Mission, B. C.

Date: Oct. 1, 1942

NAME: TSUJI, Tsuenichi

REGISTRATION NO. 13348

ADDRESS: 524 Nelson Rd.

PROPERTY: 2 1/2 acres cleared land

ACREAGE: 2

KIND OF CROPS: Raspberries 1 acre, 1 acre Strawberries

APPROXIMATE ACREAGE OF EACH:

HOUSE: Wooden frame VACANT: Yes

OCCUPIED

DESCRIPTION 3 room Bungalow

ROOF: Shingled

SIZE: 14 x 30'

NO. OF ROOMS

CONDITION: Fair

OTHER BUILDINGS: Barn 24 x 24, Woodshed 6 x 15

NAME OF LESSEE OR RENTOR: None

TERMS: None

WATER: Well

ON:

OFF:

LIGHT: No

ON: No

OFF:

REMARKS: Inside of house ruff boarded and unfinished. Outside neatly shaked. Barn small but good. Strawberries in good condition.

INVENTORY OF CHATELS LEFT ON PROPERTY

See Brothers file.

none declared on file 4962
(2 items only belonging to brother in 5281)
Chattels NIL 10/15/43

Signed:

J. F. T. M. White

REAL PROPERTY SUMMARY

JAPANESE NAMES: Tsuneichi TSUJI - Reg. No. 13348 File No. 4962.
Shigeichi TSUJI - Reg. No. 13345 File No. 5581.

CATALOGUE NO: Special Advertisement, 22nd, 23rd and 24th November 1944.

PROPERTY ADDRESS: 524 Nelson Road, Mission, B.C.

LEGAL DESCRIPTION: Block "A" of the North West quarter of Section 19, Township 17, Map 1966, Mun. of Mission, N.W.D.

TITLE: In name of Ada Eileen Christie "In Trust" (filing 21062).

ENCUMBRANCES: 77226C. Agreement of Sale and purchase, dated 24th October 1934, to Tsunichi TSUJI and Shigeichi TSUJI.
Vesting No. 24825 - 21st October 1942 (both interests).

ASSESSED VALUE: 1942 - Land \$624.00
Improvements \$300.00 - Total \$924.00. Taxes - \$20.90.

CLASSIFICATION: Farm land of 19.5 acres of which 2½ acres cleared, with 1 acre in strawberries and 1 acre raspberries. Frame 3 room bungalow 14x30' in fair condition at date of inspection 1st October 1942. Inside of house rough boarded and unfinished, outside neatly shaked. Strawberries in good condition. Barn 24x24' in good condition. Woodshed 6 x 15'.

HISTORY OF ADMINISTRATION: There is no record of a lease of this parcel on file, but Paul Adank, lessee of Block "B", owned by Shigeichi TSUJI, claimed to have leased both properties from Shigeichi TSUJI for the season of 1942 at a rental of \$250.00 paid to S. TSUJI. Adank made a claim for misrepresentation of area in crop, which claim pertained to Block "B" only and is dealt with on summary File 5581.

John Sterritt leased the two blocks from March 31st to September 1st, 1943, at a rental of \$68.00, of which rental \$20.00 was apportioned to Block "B" and \$48.00 to the joint owners of this parcel.

A copy of the Agreement of Sale from Charles Arnison Christie and Ada Catherine Christie to Tsuneichi TSUJI and Shigeichi TSUJI, certified by D.C. Durrant, solicitor for Ada Eileen Christie, who held title in trust for the estate of Ada Catherine Christie. Mr. Durrant advised the Custodian 26th October 1942 that principal and interest owing under the Agreement of Sale amounted to \$383.87, being \$358.76 on principal plus \$25.11 interest at 7%.

We were advised 12th April 1945 by F. Birch of the firm of Yarwood & Durrant of the death of Mr. Durrant, sole survivor of the firm, in the preceding January, and that the affairs of the estate of Ada Eileen Christie, now Mrs. Ada Eileen Tirrell, whose solicitor was Frederick C. Aubrey, are to be handled by Mr. Aubrey.

This parcel, Block "A", was one of those which the Veterans' Land Act proposed to purchase, the price offered being \$452.00. As the charges against it amounted to \$484.98, the Custodian was instructed by Mr. Crux on 6th December 1943 to delete the parcel from the sale to The Director, The Veterans' Land Act.

The property was advertised for sale in November 1944 by special advertisement.

Both vendors in the Agreement of Sale, Charles Arnison Christie and Ada Catherine Christie are deceased. The former by will appointed his wife, Ada Catherine Christie, his executrix, and the latter died intestate. Mrs. Ada Eileen Tirrell (nee Christie) was appointed Administratrix and from her Mr. Aubrey obtained conveyance to the purchaser, upon payment of balance of \$452.00 owing on the Agreement. This conveyance was registered on 29th October 1945 and Japanese title transmitted.

APPRAISAL:

By W.H. Ansell, 26th September 1944, \$1000.00.

OFFERS:

From John Emotra, 12th February 1945, \$1,000.00. This offer was withdrawn on 30th April 1945. From Steve Teropocki, 27th July 1945, \$1,000.00, on behalf of Steve Bodnar.

SOLD:

To Steve Bodnar for \$1,000.00 as at 8th August 1945.
Approved by Advisory Committee - 27th July 1945.

TITLE:

Certificate of Title No. 193970-E issued 5th February 1946, and was sent by registered mail to Steve Bodnar, Mission, B.C., on 21st February 1946.

FUNDS:

Released to the Joint Credit of Tsuneichi TSUJI and Shigeichi TSUJI - sale price \$1,000.00, plus proportion of lease rental as in Mr. Richardson's memo of 19th January 1944, \$48.00, closing adjustments \$16.32, total \$1064.32; less Certificate of Encumbrance \$1.00, appraisal \$15.00, advertising \$19.85, taxes \$156.07, drafting deed \$5.00, interest on Agreement of Sale \$93.24, balance of Agreement of Sale \$358.76, total \$661.92. Net amount released \$402.40, to be credited to Tsuneichi TSUJI \$201.20 and to Shigeichi TSUJI \$201.20.

OLD TITLE:

Certificate of Title No. 126703-E deposited in the Land Registry Office and cancelled.

This summary is certified to be in accordance with information on file and on record by the accounting department.

DATED: March 17th, 1947.

IM:JS

Ian Macpherson
Ian Macpherson.

File No. 4962
5581

SUMMARY RELATIVE TO CLAIM OF
Tsuneichi TSUJI - Regn. No. 13348
Shigeichi TSUJI - Regn. No. 13345

11th May, 1948.

REAL PROPERTY:- Block "A" of NW $\frac{1}{4}$ of Sec. 19, Tp. 17, Map 1966, Mun. of Mission, D.N.W.

	<u>Assessed Value</u>	<u>W.H. Ansell Appraisal Sept. 26/44</u>	<u>Purchase Price</u>	<u>Claimants Valuation</u>	
Land	\$624.00	\$975.00		\$1500.00	19.5
Improvements	<u>300.00</u>	<u>25.00</u>		<u>50.00</u>	acres
	\$924.00	\$1000.00	\$1000.00	\$1550.00	

19.5 acres of which only 2 $\frac{1}{2}$ cleared and cultivated. Claimant values land at \$76.92, which was appraised in 1944 at \$50.00 per acre and assessed at \$32.00.

Property advertised for sale in November 1944, by special advertisement. Two tenders only were received each for \$1000.00, one of which was withdrawn on April 30, 1945. Sold to the remaining tenderer on the 27th July, 1945 for \$1000.00.

EXHIBIT NO.

636-6

DATE

August 31/48

FILED BY

W. A. Rice

Dept. Sec of State E
Dear Sir

R.R. 1 Whonoch BB

Sept-26th/44

Rec'd	SEP 28 1944
File No.	
Atts.	
Referred	

Please find below Appraisal value of
the following property
Blk A of the NW 1/4 Sec 19 T. 17 N. R. 14 E. 1966
Municipality of Mission

EXHIBIT NO. 636-5
DATE August 31/48
FILED BY

This Property consists of ~~19.5 ac~~ ^{19.5 ac} of
very fair land free from stone and
level. Situated on the Nelson Road
There is approximately $\frac{3}{4}$ ac of crops
of which $\frac{1}{2}$ ac are fast cleaning but
balance are in fair shape. The balance
of property is bush land but with
very little merchantable timber
There are 2 old buildings on property
but of very poor construction and worth very
little

Value of land	19.5 ^{ac} at \$50.00	975.00
" Buildings	\$25.00	25.00
Total		\$1000.00

Wm H Ansell
Appraiser

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
Office of the CUSTODIAN *P-24-11-44*
REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender, such interests as are vested in him in the following properties:

- A** Part (14 acres more or less) of Section 29, Block 5 North, Range 2 West, shown lettered "A" on sketch deposited 1138, Municipality of SURREY, in the District of New Westminster, situate on Sandell Road about one-half mile North of Townline Road, being a FARM PROPERTY, five acres under cultivation and containing a five-room dwelling, chicken houses and outbuildings.
- B** Part (6 acres more or less) of Section 29, Block 5 North, Range 2 West, more particularly described as follows: Commencing at the South East Corner of Section 29, thence Northerly following the East boundary of said Section 7.50 chains thence Westerly parallel to the South Boundary of said Section 8.125 chains thence Southerly 7.50 chains to the South boundary of said Section, thence Easterly along South boundary 8.275 chains to the point of commencement, Municipality of SURREY, in the District of New Westminster, being UNIMPROVED LAND.
- C** Lot 1 of part of the South East ¼ of Section 4, Township 11, Map 5982, Municipality of LANGLEY, District of New Westminster, being 10 Acres, more or less, of UNIMPROVED LAND on Brown Road, R.R. No. 1, Langley Prairie.
- D** Lot 5, of the North West ¼ of Section 18, Township 15, Map 1888, Municipality of MAPLE RIDGE, District of New Westminster, being 10 acres, more or less, of UNIMPROVED LAND, between 30th and 33rd Avenues, on the South Side of Dewdney Trunk Road.
- E** Block "A" of the North West ¼ of Section 19, Township 17, Map 1966, Municipality of MISSION, District of New Westminster, situate at 524 Nelson Road, R.R. No. 2, Mission, being a FARM PROPERTY of 19.5 acres, more or less, partially cultivated, containing a small dwelling and barn.
- F** Blocks A, B and C of South East ¼ Section 19, Township 17, Plan 3472, Municipality of MISSION, District of New Westminster, situate at 573 Wren Road, being a FARM PROPERTY of 30 acres, more or less, with approximately 13 acres under cultivation, containing an eight-room dwelling and outbuildings.
- G** Lots 11 to 16 inclusive, Block 3 of Lots 1, 2, and 3, District Lot 791, Group 1, District of New Westminster, Plan 3843, situate on PIPE LINE ROAD, Municipality of NORTH VANCOUVER, containing a four-room dwelling and chicken house.
- H** Subdivisions 31 and 32, Lot 13, Town of Hastings, Suburban Lands, Plan 431, City of VANCOUVER, situate in the 3300 block of DUNDAS STREET, being vacant land.
- I** Lots 1, 6 "A," 7, 8, 9, and 10, Block 15, of Section 10, Block 3 North, Range 7 West, Map 265, Municipality of RICHMOND, in the District of New Westminster, situate on Seventh Avenue, STEVESTON, containing a single storey frame net house and wharf.
- J** Lots 1, 2, 3, 4, 5, 6, 7, 8, and 14, of the West ¼ of the North West ¼ of Section 26, Township 7, Map 2694, Municipality of LANGLEY, in the District of New Westminster, being a FARM PROPERTY of 44.75 acres, more or less, mostly uncleared, situate on Bradshaw and Hunter Roads, containing a partly demolished dwelling.
- K** Lot 27, Block 42, District Lot 196, Group 1, New Westminster District, being a VACANT LOT in the 500 Block, POWELL STREET, Vancouver, B.C.

Tenders for the purchase of such interests in the above described properties as are vested in the CUSTODIAN will be received subject to the following terms and conditions:

- 1 Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
- 2 A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
- 3 A certified cheque payable to the order of The Secretary of State as Custodian for ten per cent. (10%) of the amount offered must accompany each tender. The deposits will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
- 4 Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
- 5 The balance of the purchase price shall be paid in cash.
- 6 All adjustments shall be made as of the date of conveyance.
- 7 The property is sold subject to existing leases and encumbrances, if any.
- 8 The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of encroachments.
- 9 The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
- 10 Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.
Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time, on the 15th day of December, 1944. Further particulars may be obtained during office hours any day up to noon on the 15th day of December, 1944, and arrangements made with the undersigned to inspect the said premises.
DATED at VANCOUVER, BRITISH COLUMBIA, this 22nd day of November, 1944.

THE CUSTODIAN,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

EXHIBIT No. 636-4
DATE Aug. 31/46
P. A. Rice

File No.

4962 X
48077 9381

NATURE OF ENCUMBRANCE Agreement for Sale or
(registered) (unregistered)

Name of Owner of Property TSUJI, Tsuenichi Reg. No.

Address R. R. 2, Mission, B. C. (Nelson Rd.)

Occupation ... Farmer Age 38

Registered Owner of Property Ada Eileen Christie C.T.No. 126703 E

Property: of Mission B. C. (Spinster) in Trust filing No. 21062

Property Address the East half of the Mission, B. C.

Legal Description Block "A" of N.W. 1/4 of Sec. 19, Twp. 17, Map 1966

..... 19.5 acres L.R.O. 77226-C

Nature of interest (Administrix of Ada Catherine Christie (Deceased)

Particulars of Encumbrance:

Date ... 24th October 1934.

Parties to document:

Name Charles Arnison Christie and Ada Catherine Christie

Address Mission City, B. C. Vendors

Name Tsuenichi TSUJI and Shigeichi TSUJI Purchasers

Address Mission City, B. C.

Principal Amount \$1,000.00

Terms of Payment \$250.00 Cash \$250.00 24th Oct. 1935 \$250.00 24th Oct. 1936, and \$250.00 24th Oct. 1937. Rate of Interest .7%.

Arrears, if any: Principal \$358.76 Interest \$25.11

Balance owing as at this date \$383.87 as at Oct. 26th, 1942,

Standing of Taxes: Arrears \$45.10 Current \$20.90 1942

Insurance: TOTAL \$66.00

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Vancouver, B.C. this twenty-fourth day of November ... A.D. 1942.

CERTIFIED CORRECT

YARWOOD & COBURN

per: *Chadman*

(Signature)

File Nos. 4962 and 5581.
Special Ad.

February 18th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tsunichi TSUJI
Shigeichi TSUJI
Mun. of Mission
Blk. "A" of N.W. $\frac{1}{4}$ of Sec. 19,
Twp. 17, Map 1966, D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, October 30th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 193968-E, dated October 29th, 1945, registering Deed in the names of Tsunichi TSUJI and Shigeichi TSUJI.
2. Copy of application number 193969-E, dated October 29th, 1945, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 193970-E, dated October 29th, 1945, registering the property in the name of Steve Bodnar (Deed).
4. Duplicate of Transmission dated September 29th, 1945.
5. Duplicate of Deed dated September 29th, 1945 - Secretary of State to Steve Bodnar.
6. Certificate of Indefeasible Title number 193970-E, dated February 5th, 1946, covering the above property in the name of Steve Bodnar.

D. A. Cramer

DAC:JS
Attch.

Special Ad, November 22, 1944, Parcel "E"
File Nos. 4962
5581
524 Nelson Road, Mission
"A"/NW $\frac{1}{4}$ 19/17/1966

November 23, 1945

STEVE BODNAR
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 8, 1945)

	DEBIT	CREDIT
Purchase Price	\$1,000.00	
Cheques received		\$1,000.00
Registration fees on deed - \$1,000.00	7.00	
Purchaser's proportion of 1945 taxes paid - 146/365 x \$23.31	9.32	
Balance owing by purchaser		16.32
	<u>\$1,016.32</u>	<u>\$1,016.32</u>

BALANCE OWING BY PURCHASER \$16.32

Spec. Ad. Nov. 22/44 Parcel "E"
Files Nos. 4962 & 5581
524 Nelson Road, Mission, B. C.
W/NW 19/17/1966

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

Dated at Vancouver B. C., this 13 day of December 1945.

Signed Steve Bodman

Return to the Custodian

This Agreement, made in duplicate this **Twenty-fourth**day of **October** in the year of Our Lord one thousand nine hundred and **Thirty-four**
BETWEEN**CHARLES ARNISON CHRISTIE and ADA CATHERINE CHRISTIE of**
Mission City in the Province of British
Columbia, Garage Owners,hereinafter called the "said Vendor," of the one part,
AND**TSUNCICHI TSUJI and SHIGEICHI TSUJI of Mission City in**
the above named Province, Farmers,

hereinafter called the "said Purchaser," of the other part.

WHEREAS, the said Vendor has agreed to sell to the said Purchaser and the said Purchaser has agreed to purchase of and from the said 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 and Province of British Columbia and more particularly known and described as Block "A" of the East half of the North West Quarter of Section Nineteen (19) Township Seventeen (17) Map 1966, containing 19.5 acres.

EXHIBIT NO. 636-2
DATE August 31/48
FILED BY G. R. A. Rice

CERTIFIED A TRUE COPY OF ORIGINAL Agreement for Sale

THIS 26th DAY OF October, A.D. 1942.
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
- - - - - ON THOUSAND (\$1000.00) - - - - - Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of Two Hundred and Fifty (\$250.00) Dollars
on the execution of this agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

Two Hundred and Fifty Dollars (\$250.00) on the 24th. October 1935

Two Hundred and Fifty Dollars (\$250.00) on the 24th. October 1936 and

Two Hundred and Fifty Dollars (\$250.00) on the 24th. October 1937.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE
said Purchaser DOTH COVENANT, PROMISE AND AGREE, to and with the said Vendor that
he or they shall or will well and truly pay, or cause to be paid, to the said Vendor the said sum of
money above mentioned, together with the interest thereon at the rate of **seven (7)** per cent.
per annum, 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 said Vendor DOTH COVENANT, PROMISE AND AGREE to and with the said
Purchaser to convey and assure, or cause to be conveyed and assured, to the said 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 said Purchaser and shall contain the usual statutory
covenants, but the said 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 the possession of the said Vendor.

AND ALSO shall and will suffer and permit the said Purchaser to occupy and enjoy the same until
default be made in the payment of the 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, and 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 said Vendor may give the said
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 said 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 said Vendor as liquidated 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 said Vendor
shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE SAID PURCHASER shall and will during the continuance of this Agreement, and so long as
any money remains unpaid thereunder, insure and keep insured against loss or damage by fire all
buildings or other erections erected on the said lands, or which may be hereafter erected hereon, in
the sum of not less than

with some insurance Company to be approved of by the said 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 unto the said Vendor the policy or policies of assurance, receipt and receipts, thereto
appertaining, and if the said 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 said 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 said Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

**Tauncichi Tsuji and Shigeichi Tsuji,
Mission City, 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, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine 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 said Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

THE VENDOR SHALL HAVE THE RIGHT at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND the said Purchaser hereby irrevocably appoints the said Vendor his true and lawful attorney for and in the name of the said 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
By Charles Arnison Christie
"Kita S. MacCallum"
"J. A. Batterwood"
"As to Ada Batterwood
Christie
signature"

Charles Arnison Christie (seal)
Ada Batterwood Christie
"Tauncichi Tsuji"
"Shigeichi Tsuji"

Affidavit of Witness

To Wit:

I, Nita S. MacCallum of the Town
of Truro, Province of Nova Scotia make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by
Charles Arnison Christie, one of
the parties thereto, for the purposes named therein.

2. The said instrument was executed at Truro, Nova Scotia

3. I know the said party, 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 Truro
Nova Scotia
in the Province of Nova Scotia this 1st
day of November, 19 34

Nita S. MacCallum

A Notary Public in and for the Province of Nova Scotia
A Commissioner for taking affidavits within Nova Scotia

(Seal)

Victoria Printing and Publishing Co., Victoria, B.C.

Block "A" of the E. 1/2 of the
N.W. 1/4 of Sec. 19, Tp. 17,
Map 1966, New Westminster
District.

Agreement
For Sale of Land

CHARLES ARNISON CHRISTIE
AND
ADA CATHERINE CHRISTIE
AND
TSUNCICHI TSUJI
AND
SHIGEICHI TSUJI

Dated OCTOBER 24TH, 19 34

Date Paid	Principal	Interest	Paid to

I HEREBY CERTIFY that, on the twenty-fourth day of October, 19 34
at Vancouver in the Province of British Columbia
of Ada Catherine Christie (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 she is
the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed
thereto as party, that she knows the contents thereof, and that she executed the same voluntarily, and
is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at
Vancouver this 26th day of
October, in the year of our Lord one thousand nine hundred
and thirty-four

(Seal)

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.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'objet mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE
à cet égard il est le

Feb 22nd 1916

Date stamp of office of destination
l'indication du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

Steve Barnes

OF ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

(2)

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

G. E. Plummer

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the addressee shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

PERSONAL PROPERTY SUMMARY

File No. 4962

20th August, 1946.

Re: Tsuneichi TSUJI - Reg. No. 13348

CHATELS: The above Japanese declared no chattels when registering with this office, but on the 10th January, 1944, he wrote to this office requesting shipment to him of a suit case and wooden box containing personal effects, and a box of tools. These however, were dealt with under his father, Kamejiro's file No. 5576.

BONDS & INVESTMENTS: Although Tsuneichi TSUJI declared no securities, according to the Pacific Co-operative Union, he had \$50.00 worth of redeemable shares and \$80.00 worth of unredeemable shares in that Co-operative. A \$10.00, 1941 share was redeemed in January, 1946, but as TSUJI had a debt of \$15.97 against these shares, this \$10.00 was written off the debt, and the balance of \$5.97 will be deducted from his \$40.00 worth of 1941 shares when they are redeemed early next year. Interest on these shares in the amount of \$1.84 has been credited to his account from time to time.

SPECIFIED ARTICLES: Tsuneichi TSUJI owned a 1937 Ford Delivery truck which was released to the Pacific Co-operative Union as they held a transfer registered 4th March 1942, and signed by T. TSUJI. This truck was sold by them for \$500.00, and the sum of \$499.00 remitted to this office, \$1.00 being withheld to cover a small balance owing by TSUJI to them. Shortly after remitting this cheque the Pacific Co-operative Union sent us a repair bill on the truck in the amount of \$119.50, and as TSUJI had originally agreed with the Pacific Co-op. to accept \$400.00 for the sale of the truck, by mutual agreement between both parties \$100.00 was returned to the Pacific Co-operative Union in full settlement.

LIFE INSURANCE: The above Japanese declared he had a \$1000.00 Sun Life Insurance policy, but this was not brought under control by the Custodian.

This file reveals no other assets or liabilities.

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

W. E. Anderson
per *de*

/HA

LIABILITY SUMMARY

File No. 4962

20th August, 1946.

Re: Tsuneichi TSUJI - Reg. No. 13348

Although the above Japanese declared no liabilities on his declaration form, the following claims were filed against him at this office:-

Valley Radio & Electric Company	\$2.15
Ruskin Box Company	43.04
Dr. E.J. Barrett	35.00
Kabei KAMIMURA	13.50
Standard Oil Company	8.00

Tsuneichi TSUJI was written to regarding these claims on the 24th May, 1943, and he acknowledged these claims as being correct with the exception of the Standard Oil claim of \$8.00. We wrote to the Standard Oil Company on three occasions asking for an itemized statement of this account but as we received no reply, they were notified that no further action would be taken by the Custodian. Settlement in full was made of the acknowledged claims from TSUJI's account here.

This file reveals no other liabilities.

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

W. E. Anderson
per V.A.

WEA:HA

File #4962

MCDERMOTT MOTORS APPRAISAL

T. TSUJI - T-168

\$423.65

Lesarepairs

136.00

\$287.65

FIRE INSURANCE SUMMARY

Files 4962 & 5581.

Tsunetichi TSUJI - Reg. No. 13348.
Shigetichi TSUJI - Reg. No. 13345.

No record on file of any insurance on building
owned by either of above.

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

March 17th, 1947.

IM:JB

Ian Macpherson
Ian Macpherson.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment 168
Seizure No. 168
FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No. (2269-0-13-3)
Headquarters File No.

Detachment
Sub-Division
Division (2)
Date March 19 19 42

RE: T TSUJI Silverdale Rd Mission B C
On March 19 19 42 I Goodfellow K E
Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. P.C. 1486

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO.	(41)	CX656
MAKE & MODEL	Ford Light Del	TIRE NUMBERS 37
SERIAL NO.	B442	
ENGINE NO.	30689	
SPEEDOMETER READING	Fair	
CONDITION		
EXTRA EQUIPMENT	Nil	
DESCRIPTION & CONDITION VERIFIED	<p><i>X. A. Tsuji</i> Signature of Owner Japanese Registration No. 13348</p> <p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><i>B. B. Brown</i></p>	
DATE:	March 19/42	<p><i>K. E. Goodfellow</i> SIGNATURE OF MEMBER SUBMITTING REPORT</p>

(Information supplied by Ins. Co.,)

LIFE INSURANCE

Name Mr. Tsuneichi Tsuji
Lechbridge, Alta.

File No. 4962
Reg. No. 13348

Company Sun Life

Agency Vancouver Agency

Policy No. 2245058

Premium - \$ 33.50

Payable: ^X Annually, Semi-annually or monthly

Month November Day 20

REMARKS:

Sum sent with Aug 26/43

July 15, 1943.

MEMORANDUM - MR. RICHARDSON

Attached are both files. Block A belongs to File 4962 *under 5581 jointly* and Block B belongs to file 5581, both now being rented to John Sterritt. Paul Adank's former lease dated April 20, 1942 covered Block B only in connection with which he has a net crop misrepresentation claim of \$59.50. Juichi Tsuji's credit balance on file No. 5581 was \$20.00 which was paid to the Pacific Co-operative Union by cheque No. 4116 for the credit of Paul Adank as payment on account of his crop misrepresentation claim of \$59.50. However, I find on file Mr. Andersen's memorandum dated August 24, 1942 indicating that Paul Adank's lease covered both properties. True or False?

Would you please straighten this matter up for me, and then (1) notify the Japanese concerned regarding settlement reached in connection with crop acreage misrepresentation, (2) notify Paul Adank regarding payment on account for him to the Pacific Co-operative Union, (3) note on summary of crop misrepresentation claim on file 5581 amount paid on account, and then (4) effect payment to Adank of balance due him by Tsuji or the two Tsujis when funds become available on August 15, 1943.

Would you please have arrangements made so that income from lease dated March 27, 1943 is correctly apportioned, if used be, between files 5581 and 4962. Your customary able attention in clearing up this situation will be appreciated and in conclusion I would like to point out that file 4962 does show a credit balance and this credit balance can be utilized towards meeting Paul Adank's claim if Tsuneichi Tsuji is the one liable.

RPAINA

MEMORANDUM

File Nos.: 5576 4962
4435 5581

April 18th, 1945.

TO: Mr. K. W. Wright

FROM: Mr. Richardson

Re: Kamejima TSUJI - Reg. #13346
(Deceased) - File 5576

Subject Japanese died October 18th, 1944, at
Hobbsford, Alberta. Advice of death received from the B. C.
Security Commission on file 5576.

According to our records the deceased left him
surviving a widow, Suze TSUJI (National), Reg. #13347,
File 4435, R. R. #1, Hobbsford, Alberta, and two children
as follows:

Tsunetichi TSUJI	Son - Reg. #13348, File 4962. Age - 42. R. R. #1, Hobbsford, Alta.
Shigeichi (Juichi) TSUJI	Son - Reg. #13349, File 5581. Age - 38. R. R. #1, Hobbsford, Alta.

Assets

Credit balance with the Custodian - \$169.78.
Note: \$50.00 reserved for legal charges.

Shares - Pacific Co-operative Union

Redeemable 1940 and 1941	\$110.00
Irredeemable	200.00
<u>United Farmers Co-operative</u>	
<u>Exchange</u>	
Irredeemable	10.00

Liabilities

Nil

For your information and instructions.

RR:GN

Yarwood & Durrant

BARRISTERS, SOLICITORS, ETC.
NOTARY PUBLIC
DUDLEY C. DURRANT

TELEPHONE: MA 9INE 8822
ROOMS 3 & 4, 423 HAMILTON ST.
CORNER HASTINGS & HAMILTON STS.

Vancouver, B. C.

Richardson
BRANCH OFFICE AT ABBOTSFORD, B. C.

OPEN ON FRIDAYS

PHONE: ABBOTSFORD 80

Coast 1

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 20 1942

October 19th,
1942.

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

Dear Sir:-

11962
13047
The writer is solicitor for the Estate of the late Ada Catherine Christie deceased from whom certain Japanese by the name of Tsuneichi Tsuji and Shigeichi Tsuji, both of Mission, B. C. were purchasing lands and premises situate in New Westminster District, British Columbia, more particularly known and described as Block "A" of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 17, Map 1966, under an Agreement for Sale dated the 24th October, 1934.

The balance of principal and interest now past due and owing under the Agreement for Sale amounts to \$383.87 and as we understand these Japanese have been evacuated from Mission, we would indeed be obliged if you would kindly advise us as to what disposition has been made of the property.

You will appreciate the fact that our client, Mrs. Tirrell, Administratrix of the Estate, is in the position of a Trustee and as such responsible for realization of the moneys payable under the Agreement. We would therefore appreciate receiving from you such information as may enable us to advise her as to her proper course of action.

Thanking you in anticipation.

Yours faithfully,

YARWOOD & DURRANT

per: *[Signature]*

DCD:FB

13047- out to Jan Ince P.

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65, Plant 55
Nutsqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B. C.
April 28th, 1943.

CITATION SECTION	
DATE	APR 29 1943
FILE NO.	1964
ANS.	
REFERRED	Shears

Mr. F. O. Shears.
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Shears:

Enclosed please find a repair bill from
the Abbotsford Motors to the amount of \$119.50.

This repair bill is for T. Tsuji's truck,
identification No. T 168 which was priced by you at \$500.00
and which was sold by us to Mr. Kytz of Mt. Lehman for the
same amount.

Mr. McKay took this truck away from here
and it ran under its own power as far as the foot of Mt.
Lehman hill but the motor was in such bad condition that
it would not pull the truck up the hill. Mr. Kytz contacted
us by telephoning and we asked him to take the truck to
Abbotsford on the level road and have it repaired and we
would pay for the repairs.

We do not know how the price of \$500.00 was
arrived at since Mr. Tsuji, himself, told us when he left
here that \$400.00 would be all he is asking for. This truck,
at the time when your appraiser was out, was down at the
Pioneer Garage in Mission to have a broken spring repaired.
We believe that \$400.00 is all this truck ~~was~~ ever worth
and we received a few dollars rent from Mr. P. Adank amounting
to \$26.20 and by allowing Mr. Tsuji \$400.00 net we would
be able to pay the \$119.50 to the Abbotsford Motors plus the
bill of repair we had for the broken spring from the Pioneer
Motors and not lose any money in the transaction.

Thanking you for your anticipated con-
sideration, we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION
Per

[Signature] Gen. Mgr.

P.S. Please return the repair bill to us for our records and oblige.

4962

5th May, 1943.

J. B. Shinek Esq.,
The Pacific Co-operative Union,
Mission City, B.C.

Dear Sir:

Re: Tsunenichi TSUJI
T-168, 1937 For Light Delivery Truck.

We are in receipt of your letter of the 28th instant and note your remarks in regard to the above truck.

In regard to the recent truck transactions, the prices used were those supplied to us by Mr. Ure and represented a price which had been agreed upon between yourself and the Japanese owner before he left, or in some other cases on the appraised value made by the McDermott Motors Ltd.

On this basis we agreed to the recent settlement and cannot open up the question of changes in prices even if it is discovered that a particular truck does not turn out as well as the Purchaser expected.

However, in the particular case you mention, according to our records \$500.00 was the price agreed upon by Mr. Tsuji, but we note that you state the amount agreed upon was \$400.00.

This car was appraised by the McDermott Motors Ltd., their valuation being \$423.- so that in this particular case we are prepared to make the adjustment which you suggest and in order to keep this matter straight, we are enclosing herein our cheque for \$100.00.

We are also returning the repair bill which you sent us amounting to \$119.50, payment of which will be taken care of by yourselves.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PMM

encl.

4962

May 11th, 1943.

Mr. Tsuneichi TSUJI,
Registration #13348,
Lethbridge, Alberta.

Dear Sir:

Re: Your Truck and the Pacific Co-operative Union

The purpose of this note is to explain to you that according to information supplied to this office by the Pacific Co-operative Union they have effected sale on your behalf of the truck you left with them.

It is our understanding that the price agreed upon between you and the Pacific Co-operative Union was \$400.00. Nevertheless, we attempted to arrange on your behalf for a buyer to take over the truck for the sum of \$500.00. A Mr. Kytz of Mount Lehman agreed to take the truck for \$500.00, subject to the truck being in reasonably good running order. However, the truck was taken from Mission, ran down the hill on the road but could not proceed up hill on its own power. Before being put into proper running order a repair bill of \$119.50 was necessary. We were finally able on your behalf to arrange for this truck to be sold for a flat figure of \$400.00 on the understanding that the buyer would take care of the repair bill of \$119.50.

The Pacific Co-operative Union with-held the sum* of \$1.00 covering the small balance owing to them by you on their books, previously remitted to us \$25.20 on this account and have now forwarded to us the balance of \$373.80. The two items of \$25.20 and \$373.80 have both been placed to the credit of your account with us.

Yours truly,

R. P. Alexander,
Manager.

RAP/EM



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

22/ 51

518 Rogers Building,
Vancouver, B. C.,
May 18th, 1944.

Office of The Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

re: Tsuneichi & Juichi TSUJI
Your files 4962 & 5581.

The District Superintendent has instructed me to reply to Mr. Richardson's letter of the 11th inst., and to state that he declines to increase to \$550.00 the offer made for the purchase of the above property. *McKean*

At the same time, the District Superintendent would like to be advised as to why it is found necessary to ask that the offer be raised to \$550.00, since it appears from our file that on the 3rd of April your Solicitor, Mr. Crux, wrote us stating that a price of \$495.00 would be sufficient to clear the matter up. *plus legal \$50- and additional interest.*

A copy of his letter is enclosed for your information.

Yours truly,

TT/MF
encl.

T. Todrick
T. Todrick,
DISTRICT SOLICITOR.

copy.

CRUX & McMASTER
Barristers and Solicitors,

308 RANDALL BUILDING,
535 West Georgia St.,
VANCOUVER, B.C.

April 3, 1944

The Director, The Veterans' Land Act,
518 Rogers Building
VANCOUVER, B.C.

Attention W. E. Chandler.

Dear Sir:

re: T. & S. Tsuji - Mission.

There has been an exchange of correspondence in this matter and we refer particularly to your letter of March 24th.

We have explained to the Custodian that it is impossible for you to pay the legal fees of his department and he is now not asking you to do this.

However, to cover the Custodian in making a transfer of the property, it will be necessary to ask a price of \$495.00. If you can amend your offer to meet this figure, kindly advise us at an early date or, alternatively, if you are not interested, so that we may take it off the list in such event.

Yours truly,

CRUX & McMASTER

GFM/OH

PER: "G.F.M."
G.F. McMASTER.

CRUX & McMASTER*Barretters and Solicitors*G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

333 WEST GEORGIA ST.

VANCOUVER, B. C.

May 18, 1944.

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

Dear Sir:-

Attention Mr. Richardson:-

EVACUATION SECTION	
Rec'd	MAY 19 1944
File No.	
Ans.	
Referred	Richardson

Re: T. & J. Tsuji - Mission.

Confirming our conversation of today's date, we enclose herewith copy of letter received from W. K. Chandler in respect to above, and also copies of two letters received from Messrs. Yarwood & Durrant regarding the same matter.

Yours truly,

CRUX & McMASTER

PER

G. F. McMASTER

GFM/TL.

ENCL:

Copy.

BOLDIER SETTLEMENT AND VETERANS'
LAND ACT

VANCOUVER B.C.

March 6th, 1944.

Please quote JL-51.

Messrs. Crux & McMaster,
Ranall Bldg.,
535 W. Georgia St.,
Vancouver, B. C.

Dear Sirs:-

Re: T. & J. Tsuji - Mission.

I enclose you copies of two letters received from Messrs. Yarwood & Durrant in which they agree to accept \$452.00 out of which the arrears of taxes, that is, up to and including 1942, are to come out of the purchase price.

If the Custodian has no money on hand to take care of the registration fees we would be prepared to pay them.

Yours truly,

"W. K. CHANDLER"

Legal Adviser.

WKC/W.

Encl.

COPY

YARWOOD & DURRANT

Barristers, Solicitors, etc.

Vancouver, B.C.
January 4th, 1944.

Soldier Settlement of Canada,
518 Rogers Building,
Vancouver, B. C.

Attention Mr. W. K. Chandler.

Dear Sirs:-

Re: Tsuneichi Tsuji and Juichi Tsuji.

In furtherance of the writer's phone conversation with your Mr. Chandler on receipt of your letter of the 5th November last when the writer stated that under the circumstances our client would be prepared to accept the sum of \$452.00 offered in your letter, we would indeed be pleased if you would kindly advise us as to whether settlement will be effected for that amount.

Thanking you in anticipation,

Yours faithfully,

YARWOOD & DURRANT

per: "D.C.Durrant."

COPY

YARWOOD & DURANT
Barristers, Solicitors,
Notary Public.

Rooms 3 & 4, 423 Hamilton St.,
Vancouver, B.C.

November 3rd, 1943.

Soldier Settlement of Canada,
518 Rogers Building,
Vancouver, B. C.

Dear Sirs: -

Attention Mr. W. K. Chandler.

Re: Tsuneichi Tsuji and Juichi Tsuji
Blk. "A" N.W. 1/4 Sec. 19, Tp. 17, Municipality
of Mission - Your file JL 51.

Replying to your letter of the 26th ultimo
the writer would state that he has conferred with our client,
Mrs. Ada Eileen Tirrell, the Administratrix of the estate of
her late mother, Ada Catherine Christie, and has disclosed
to her the contents of your said letter.

As stated in your letter balance of principal
and interest payable under the agreement for sale is \$408.98.
Mrs. Tirrell is of the opinion that the taxes probably
amount to at least \$80.00 with the result that your offer
would mean a loss of \$35.00.

You will appreciate the fact that Mrs. Tirrell
is not an Executor but an Administrator and that included
in the heirs of the estate is an infant in respect of whose
share the Official Guardian is interested. As a result Mrs.
Tirrell has no discretionary powers and if she accepts this
offer, may possibly find herself responsible for the above
deficiency.

We trust that under the circumstances the
Board will see fit to satisfy the full amount due under the
Agreement for Sale including taxes.

Yours faithfully,

YARWOOD & DURRANT

per: "D.C.DURRANT"

DCD:FB

Yarwood & Durrant

BARRISTERS, SOLICITORS, ETC.
NOTARY PUBLIC

DURLEY C. DURRANT

TELEPHONE: MARINE 8822
ROOMS 3 & 4, 423 HAMILTON ST.
CORNER HASTINGS & HAMILTON STS.

Vancouver, B. C.

BRANCH OFFICE AT ABBOTSFORD, B. C.
OPEN ON FRIDAYS
PHONE: ABBOTSFORD 50

EVACUATION SECTION	
Re: <i>W</i>	MAY 24 1944
File No.	
Ans.	
Referred	<i>Richardson</i>

May 23rd,
1944.

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

Attention Mr. Richardson

Dear Sir:-

re: TSUJI, Tsuenichi - File 4962
TSUJI, Shigeichi - File 13047 -

In furtherance of our correspondence with you, written on behalf of the Administratrix of the Estate of the late Ada Catherine Christie deceased, and regarding Agreement for Sale made between the said deceased and the above named Japanese in respect of Block "A" of the N.W. 1/4 of Section 19, Township 17, Map 1966, Village of Mission, we would state that so far no settlement has yet been made with us by the Soldier Settlement Board as arranged over six months ago.

We have accordingly been instructed by our client, the Administratrix of the said estate, to demand the full amount of principal and interest payable under the said Agreement and trust that you will use your good offices to obtain settlement at an early date. By reason of the fact that this is the last remaining property in the estate, we are particularly desirous of being enabled to wind it up.

Thanking you in anticipation of your co-operation in this regard.

Yours faithfully,

YARWOOD & DURRANT

per: *[Signature]*

DCD:FB

4962 & 5581

May 25, 1944.

The Director,
Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Attention Mr. T. Todrick.

Dear Sir:

Mr. Todrick
Re: Tsuneichi & Juichi TSUJI - Blk. "A" of NW 1/4
of Sec. 19, Twp. 17, Map 1966, Municipality
of Mission.

We have for acknowledgement yours of the 18th instant and note that your District Superintendent declines to increase the offer made for the purchase of the above property and we are, therefore, accordingly withdrawing same.

For the information of your District Superintendent we are pleased to give you details showing the make-up of the charges against the property:

Balance of Principal	\$358.76	
Interest 31/5/44	64.87	
Tax Arrears & Interest to 31/5/44	77.90	
Legal Fees	50.00	\$551.53

We are in receipt of a letter from Messrs. Yarwood and Durrant, Solicitors for the Administratrix herein, who state the estate requires the full amount of the principal and interest payable under the agreement.

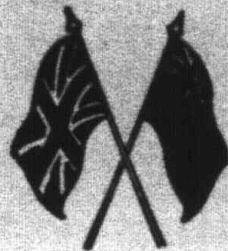
Yours truly,

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

RDR/SO

cc to Messrs. Crux & McMaster
Accounting Department
Insurance Department ✓

MISSION



EVACUATION SECTION	
Rec'd	AUG 31 1944
File No.	4962
Ans.	
Referred	Anderson

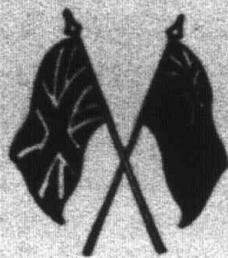
Nobleford, Alta.
August 28, 1944.

Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Please send us soon as possible
to this address: % Mr. J. M. Yennie,
R. R. No. 1, Nobleford, Alta. any
of our family belongings which are
still in your hands at Mission
City, B.C.

I have heard that most of the goods
left behind were auctioned off at the
Mission Buddhist temple but that
some of them were still unsold. If
there are any of our belongings
under either "K" or "T" tags,
we would most certainly appreciate it
if you would send our goods.



At the present time, we are short
of everything, especially kitchen utensils
(some of them Japanese), that we are
encountering much difficulties.

I sincerely hope you will give
me, ^{your} kindest assistance in the
above matter.

Thanking you in advance,
I am,

Yours respectfully,
Tsuneichi Inji,
Japanese Registration No.
13348.

Yarwood & Durrant

BARRISTERS, SOLICITORS, ETC.

NOTARY PUBLIC

DUDLEY C. DURRANT

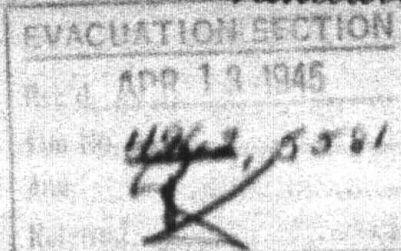
TELEPHONE: MA RINE 8822
ROOMS 3 & 4, 423 HAMILTON ST.
CORNER HASTINGS & HAMILTON STS.

Vancouver, B.C.

BRANCH OFFICE AT ABBOTSFORD, B. C.

OPEN ON FRIDAYS

PHONE: ABBOTSFORD 50



April 12th,
1945.

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

Dear Sir:-

Attention: Mr. Richardson

re: TSUJI, Tsuenichi - File 4962
TSUJI, Shigeichi - File 5581

We regret to advise you that Mr. Dudley C. Durrant, passed away on the 31st January last. Owing to the fact that Mr. Durrant was the sole member of the firm, the practice is not being continued.

We are handing the file in the Estate of Ada Catherine Christie deceased to the Administratrix whose name and address is as follows:-

Mrs. Ada Eileen Tirrell,
2758 Charles Street,
Vancouver, B. C.

Will you kindly direct all future correspondence to her personally at the above address.

Mr. Frederick C. Aubrey, Solicitor, 718 Granville Street, will in the future be looking after her affairs. *and I hope*

Yours very truly,

YARWOOD & DURRANT

per: *J. Birch*

FB/

9975, 1962,
AA35, 5581
Business Section

509 Royal Bank Building,
Vancouver, B. C.,
September 20th, 1945

J. M. Straight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Re: Estate of Kamejima TSUJI, Deceased

Dear Sir:

We are in receipt of your letter of the 15th instant, enclosing certified copy of Letters of Administration relating to the above Estate.

We are accordingly forwarding to you herewith our cheque for the sum of \$229.04, which represents all funds on hand in this connection, together with the statement of the account of this Estate as from October 15, 1944, the date of the late Mr. Kamejima Tsuji's decease.

Regarding the Pacific Co-operative Union Shares of which eleven are redeemable, we wish to advise you that one share falls due after November 30, 1945, and the other ten fall due after November 30, 1946. In connection with the twenty non redeemable shares of this Co-operative Union, we regret we have no information on our file concerning their redemption.

The one share of United Farmer's Co-operative Produce Exchange, owned by this deceased Japanese, has been redeemed for \$65.00, and this amount is included in the enclosed cheque and shown on our statement. These funds should be held by you until such time as you receive the Share Certificate.

We also wish to advise you that this office does not hold any Certificates in connection with the above mentioned Shares.

5576, 4962,
4439, 5521
Finance Section

J. H. Straight, Esq.,

-2-

September 20, 1945

Mrs. Sayo Tsuji, Tameichi Tsuji and Shigeichi
(Juichi) Tsuji, known by the Custodian to be beneficiaries of
this Estate, are Japanese Nationals, and therefore in accordance
with the ruling of the Minister of Finance, their funds should
be forwarded to this office when distribution is made. In this
connection, we would appreciate receiving your advice as to the
amounts which will be available for these beneficiaries.

Kindly let us have your receipt for our cheque at your
early convenience.

Yours truly,

W. J. Johnston
Administration Department

WJ3/JF
Encl.

4962

21st August, 1946.

REGISTERED

Mr. Tsuneichi TSUJI,
Registration No. 13348,
Hobbsford, Alberta.

Dear Sir:

As requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$201.96, which sum covers 76¢ remaining in your personal account and \$201.20 being your half interest in proceeds from sale of property at Mission registered in the joint names of yourself and your brother, Shigeichi.

Although you did not declare so when registering with this office, according to the Pacific Co-operative Union records you had an equity of \$50.00 worth of redeemable shares and \$80.00 worth of non-redeemable shares in that co-operative. A \$10.00 share issued in 1940 was redeemed in January 1946, but as you had a debt of \$15.97 against these shares, this sum of \$10.00 was written off, and the balance owing of \$5.97 will be deducted from your \$40.00 worth of 1941 shares, which should be redeemed early in 1947, at that time the \$34.03 due you will be remitted, together with any interest on same.

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

Yours truly,

W. E. G. *per Anderson*

W.E. Anderson,
Administration Dept.

/HA
Encls. (2)
Cheque.

Frederick C. Aubrey

*Barrister-at-Law, Solicitor
Notary Public, Commissioner*

October
19th
1945.

Department of Secretary of State
Office of the Custodian
Japanese Evacuation Section
675 Hastings St.W.
Vancouver, B.C.

Attention: Mr. D.A.Cramer

Dear Sirs:-

re: Your Files 4962 and 5581
Block "A" of the N.W. $\frac{1}{4}$ of Section 19 Tp.17
Map 1966, Mission, D.N.W.

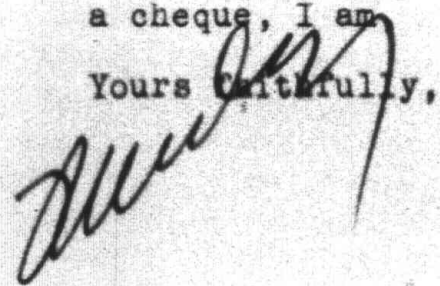
Further to your letter of the 21st ult. and our subsequent telephone conversations I now enclose original deed covering the above property from the Administratrix of the Estate of Ada Catherine Christie, Deceased to T.Tsuji and S.Tsuji, which, according to my information, will be accepted by the Land Registry Office.

✓ The above deed is sent to you in exchange for a cheque in the sum of \$452.00, the balance agreed to be accepted in full. I now await receipt thereof.

I further enclose my account in the sum of \$5.00 as agreed for services rendered herein.

Thanking you and awaiting your reply and receipt of a cheque, I am

Yours faithfully,



TELEPHONES:
OFFICE: MARINE 3644
W. RES. BAYVIEW

4962
5581

801-2 BIRKS BUILDING,
718 GRANVILLE STREET,
VANCOUVER, B. C.

Frederick C. Aubrey

Barrister-at-Law, Solicitor

Notary Public, Commissioner

September
25th
1945.

EVACUATION SECTION	
Rec'd	SEP 26 1945
File No.	4962-5581
Ans.	<i>H</i>
Referred	<i>Cramer</i>

sent files not to be done

Dept. Secretary of State of Canada
Office of Custodian of Enemy Property
675 Hastings St. W.
Vancouver, B.C.

Attention: Mr. D.A. Cramer

Dear Sir:-

re: Your Files No. 4962 and 5581
Block "A" of the N.W. 1/4 of Sec. 19 Twp.
17 Map 1966, Mun. of Mission D.N.W.

I acknowledge your communication of the 21st inst.
enclosing copy of this Agreement for Sale, which I have
perused and have also conferred with the Administratrix.

As the Vendors under the Agreement for Sale, Charles
Arnison Christie and Ada Catharine Christie, his wife
are both deceased, the former by his Will having appointed
his wife Ada Catharine Christie his Executrix, and the
latter having died intestate, it may be necessary to
apply to have Mrs. Ada Eileen Tirrell, the Administratrix
of Mrs. Christie's estate, Administratrix de bonis non
in order that she may sign on behalf of her deceased
father. I cannot be definite about this until I have
examined the documents of the two estate. I shall do
this as soon as possible with a view to having the matter
completed. I might say that Mrs. Tirrell did not
observe until it was pointed out that her father had an
interest in this property.

In the meantime I beg to state I am instructed the amount
owing under the Agreement for sale is as follows:

Dept. Secretary of State

September 25th, 1945.

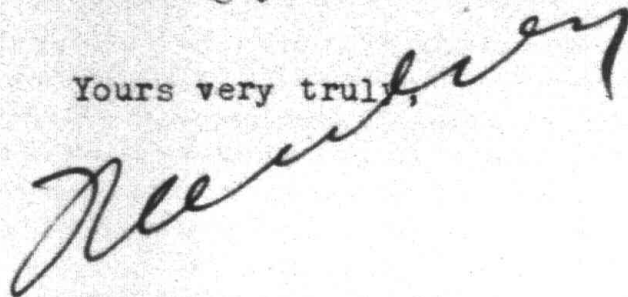
Principal as of October 24th, 1941
Interest to September 24th, 1945

\$ 358.76
98.35
\$ 457.11

It is usual for purchasers to pay the costs of the conveyance. In this respect please let me hear from you. Of course that does not include the costs of applying to put the title in order so that the Vendor may give an effective deed.

Awaiting your kind attention, I am,

Yours very truly,

A handwritten signature in cursive script, appearing to read "H. H. H. H.", written over the typed name "H. H. H. H.".

FCA/BP

4962 & 5581.

September 21st, 1945.

Mr. Frederick C. Aubrey, Solicitor,
718 Granville Street,
Vancouver, B. C.

Dear Sir:

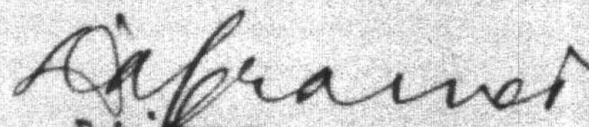
Block "A" of the N.W. $\frac{1}{4}$ of Sec. 19, Twp. 17,
Map 1966, Mun. of Mission, D. N. W.

With reference to the above property which is now registered in the name of Ada Eileen Christie, Filing 21062. This property was sold originally by Charles Arnison Christie and Ada Catherine Christie to Tsuneichi TSUJI and Shigeichi TSUJI, under an Agreement for Sale dated the 24th day of October, 1934, in the sum of \$1,000.00.

As the Vendors have since passed away and Mrs. Ada Eileen Tirrell of 2758 Charles Street, Vancouver, is now the Administratrix, will you please have Mrs. Tirrell issue a registrable Deed covering this property, in the name of the Japanese, and furnish us with a statement of what is owing including interest, and as soon as we hear from Ottawa, a cheque will be issued to Mrs. Tirrell.

For your guidance, we are enclosing herewith a copy of the original Agreement for Sale, also a copy of the Certificate of Encumbrance.

Yours truly,


D.A. Craner
(Conveyancer)

DAC:JS
Encls.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 31st, 1948.

IN THE MATTER OF THE CLAIM OF
TSUNEICHI & SHIGEICHI TSUJI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
Dominion Government.

L. S. TURCOTTE, Esq., appearing for the
Claimant.

MRS LILLIE THOMAS, Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
S.R. HOWARD, Esq., Official Reporter.

30

2
S. Tsuji,
In Chief.

THE SECRETARY: Case No. 636, Shigeichi and Tsuneichi
Tsuji.

SHIGEICHI TSUJI, one of the claimants herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Will you sign this form, Mr. Tsuji, please (indicating).

A (Witness complies).

10 Q I am showing you a form setting out your claim,
the claim of yourself and your brother, arising out
of the sale of your farm by the Custodian (indicating).

A Yes.

Q This sets out that it was 19½ acres, the date which
you bought it, from whom you bought it, what you
paid for it, what condition it was in, and what you
did to it afterwards; is the information on that
true to the best of your memory and belief?

A Yes.

MR. TURCOTTE: Exhibit 1.

20 (STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Will my learned friend produce the
agreement for sale that he has in his file?

MR. RICE: The agreement for sale from Christie to
the claimant?

MR. TURCOTTE: Yes.

(Agreement to Mr. Turcotte).

30 MR. TURCOTTE: Q I am showing you a copy of an
agreement between Mr. and Mrs. Christie and your-
self and your brother covering this property for
a consideration of \$1000.00 (indicating); is that

3
S. Tsuji,
In Chief.

the agreement under which you bought the land?

A Yes.

MR. TURCOTTE: I would like to offer that as Exhibit No. 2.

THE WITNESS: It is the same as this, is it, (indicating)?

Q Oh, you have another copy of it, have you?

A Yes.

Q Yes, it is exactly the same.

(AGREEMENT MARKED EXHIBIT NO. 2).

10 MR. TURCOTTE: This agreement, your Honour, is dated October 24th, 1934, and it covers this property containing 19½ acres and the consideration is \$1000.00.

THE SUB-COMMISSIONER: Yes, thanks.

MR. TURCOTTE: Q Now what was on this land when you bought it, Mr. Tsuji?

A There was nothing there; it was just bush land.

Q Just bush?

A: Yes.

20 Q And after you bought it, or between the time you bought it and the time that you were evacuated, what did you do in the way of improving it?

A Cleared two acres and built a barn with shakes.

Q I see. What did you do with the acreage that you cleared?

A That was planted in raspberries, all that we cleared.

Q I see. Had you been planting raspberries on it for some years? Had you been making money off this place?

30 A Prior to that we had raised strawberries.

J. Youji,
In Chief.

Q I see. Well for clearing this land and putting it in raspberries or strawberries, you put a value of \$500.00 on that and \$50.00 on the barn. Are those values correct to the best of your estimation, that figuring?

A That is a low estimate.

Q I see. All right, thank you.

MR. REE: I am submitting, your Honour, that the real estate was sold at its fair market value.

10

I wish to tender as an exhibit an assessment of this property for the year 1943 showing the assessed value of the land to be \$624.00 and the improvements \$300.00. This assessment notice is from the Corporation of the District of Mission, British Columbia.

(NOTICE MARKED EXHIBIT NO. 3).

MR. REE: I also wish to submit as an exhibit an advertisement respecting this property with other properties and this was listed as Parcel "F". It shows the place was advertised for sale by tender.

20

(ADVERTISEMENT MARKED EXHIBIT NO. 4).

MR. RICE: I also wish to submit as an exhibit the appraisal of this property by William H. Ansell, wherein he valued the land at \$975.00 and the building at \$25.00, making a total valuation of \$1000.00.

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. RICE: I also wish to submit as an exhibit, and perhaps they can all go in as one, a memorandum

30

and summaries respecting the real estate showing
the valuation, assessment and the sale.

(DOCUMENTS MARKED EXHIBIT NO. 6).

THE SUB-COMMISSIONER: There is no appraisal, Mr. Rice,
by the Veterans Land appraiser, is there?

MR. RICE: No, your Honour, it was not sold under the
Veterans Land Act and it was not appraised by
their representative.

10 MR. TURCOTTE: It shows according to the purchase
price that this property was sold for \$1000.00,
your Honour.

THE SUB-COMMISSIONER: Pardon?

MR. TURCOTTE: This property was sold for \$1000.00,
your Honour, so that it is quite clear that
they had not appraised it.

THE SUB-COMMISSIONER: I was wondering why this property
was advertised and all the others were not.

20 MR. RICE: That advertisement that I produced as
Exhibit No. 4., your Honour, you will note advertised
on it are other lands for sale as well as this
parcel. This parcel is described as Parcel "G"
in that advertisement.

THE SUB-COMMISSIONER: I notice that, yes, Mr. Rice.
Have you any questions, Mr. Rice?

MR. RICE: No, that is all.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

S. R. Howard
"S. R. HOWARD", Official Reporter.
I hereby certify that the foregoing transcript
supports to be an accurate record of the evidence
adduced before me.

SUB-COMMISSIONER.

Defence Brief

Tsunelichi and Shigeichi TSUJI.

Lethbridge
Aug. 31/48

File No. 4962 & 5581

Case No. 636

REAL PROPERTY CLAIM

(All claims shown are Gross)

1.

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$1550.00	\$1000.00	\$1000.00

(a) Witness: Appraiser, W.H. Ansell

Reports on 19.5 acres, $\frac{1}{4}$ acre in rasps. balance is bush land with little merchantable timber. 2 old buildings of very poor construction and worth very little. (Ex 636-5)

(b) Property purchased by claimant's Oct. 24/34 for \$1000.00 (Ex. 636-2), was all bushland. Improvements by claimants:- clearing 2 acres and building barn with shakes (Trans. P3-L23).

(c) Submission "Real Estate sold at its fair market value" Trans. (P4-L8).

(d) Advertised in press, Nov. 22, 23 & 24/44, and sold by tender Aug. 8/45. (Ex. 636-4). Two tenders each for \$1000.00 only received.

SUMMARY

<u>Defence Witnesses</u>	<u>Where Required</u>	<u>Documents</u>	<u>Witness Proving Same.</u>
W. H. Ansell	a	Ex. 5	Ansell
	b	Ex. 2	
F.G. Shears	d	Ex. 4	Staff

MLB:HA

Name of Claimant

TSUJIKI, Shigeichi
Tsunenichi

Case

636

Custodian File

5581 & 4962

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
		1000.00		.00					75.00
			100.00	12.50					112.50
PERSONAL PROPERTY									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									157.50

5581 & 4962.

December 8th, 1950.

Messrs. Shigeichi & Tsuneichi TSUJI,
P. O. Box 501,
Taber, Alberta.

Dear Sirs:

Re: Japanese Property Claims Commission

Case No. 636

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$187.50.

Cheque in your favour is enclosed for \$171.15
and we have paid the Co-Operative Committee .. \$ 16.35
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.