

THE OFFICE OF THE ATTORNEY GENERAL, DEPARTMENT OF JUSTICE

UNITED STATES OF AMERICA

13554

EVACUATION SECTION

SEP 9 1943

FILE No.

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 that persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: *Mrs. Natsu Tsujiura File 5957*
HOME ADDRESS: *R. No 1 Port Hammond. B.C.*
REGISTRATION NUMBER *14177* SEX: *female* AGE: *49*
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: *on own*MARRIED? *Widow File 5957*NAME OF WIFE OR HUSBAND: *Natsu*ADDRESS OF WIFE OR HUSBAND: *Smith farms Coaldale*NAMES OF ANY LIVING CHILDREN: *Mijo daughter**Kanao son Eiji son in Japan*ADDRESS OF CHILDREN: *Mijo + Kanao. Smith farms Coaldale*AGE OF CHILDREN: *Eiji 27. Mijo 25. Kanao 18.*

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

1. LOCATION AND DESCRIPTION: *6 acres fruit farm. title in Bank*
do not know description. located at Hammond B.C.
Lot 3 District 4-222 Gp. 1 Map. 2987 Containing 5.5 acres

2. BUILDINGS AND OTHER IMPROVEMENTS: *House. 28x48.**garage 14x22*3. INSURANCE (Give particulars; state where policies are) *none*4. TAXES (Amount and where payable) *\$23.00 Mapleridge Municipality*

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

*mortgage for \$300.00*6. OCCUPANCY AND LEASES (If vacant so state) *was leased to Mrs.**Howles.*

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

none

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

5 (also) 2 Kitchen Cabinets, 1 dresser, 2 Chiffoniers, 1 washstand, 1 desk, 7 Blinds, 1 Mirror 12" x 48", 1 Horse saddle, 2 Handbills, 2 Cigar boxes, 2 Cigarette cases

* learned over to Custodian.

Car, Ford V. 8, 1937. Taken to Hastings Park

Left in house on farm.

Furniture consisting of 3 chairs, 4 beds 13 chairs

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

STATEMENT OF PERSONAL PROPERTY OWNED:

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

X

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

4. STATE WHEREABOUTS OF LEASE:

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

X

2. LANDLORD'S NAME AND ADDRESS:

1. LOCATION AND DESCRIPTION:

STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN

Apple trees, cherries, strawberries

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

Manager

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

Home, Bank

B.C.

see file 6731

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: mortgage as stated6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
no7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none8. BANK ACCOUNTS: none9. LIFE INSURANCE: Western Mutual Benefit for
\$1000.00 in force for 5 years premium paid10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: none

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

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

Dated this 30 day of August 1942³

(Signature)

K. IwajimaA. Wright

Witness

FOR DEPARTMENTAL USE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area.

NAME: *Miss Shizue Iwasaki*
HOME ADDRESS: *Gloucester* REGISTRATION No. *06307*SEX: *Female* AGE: *19* MARRIED? *No.*OCCUPATION AND EMPLOYER: *Not working*

NAME OF WIFE OR HUSBAND: ADDRESS:

NAMES OF LIVING CHILDREN: ADDRESS:

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

ADDRESS:

ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this *3rd* day of *December* 1942.WITNESS: *M. Grace Tucker*

(Signature)

Shizue Iwasaki

13558

INFORMATION FROM R.C.M.P.

DATE Nov. 13/42

Our File No. 13558

Full Name IWASAKI, Shizue
(Surname in Block Letters)

Registration No. 06304

Male - Female
(Check)

Age May 13, 1923

Former Address 130 West 1st. Ave., Vancouver, B. C.

Evacuated May 2/42

Naturalized - Canadian-Born - National
(Check)

Present Address Slocan Extension, B. C. (Bay Farms)

Married - Single
(Check)

Name of Wife

Name of Husband

Name of Mother HORI, Sue #09122

Name of Father IWASAKI, Kenzo #02625

Names of Children under 16

Requested by L. Farrant

Registered with Custodian
(Yes or No)

Additional Information

13558
INFORMATION FROM R.C.M.P.

DATE July 26/43

Our File No. 13554

Full Name TSUJIMURA Tsuchisaburo
 (Surname in Block Letters)

Registration No. _____ Male - Female _____ Age _____
 (Check)

Former Address _____

Date Evacuated _____ Naturalized - Canadian-Born - National
 (Check)

Present Address DECEASED 22/5/38

Married - Single _____
 (Check)

Name of Wife _____

Name of Husband _____

Name of Mother _____ Name of Father _____

Names of Children under 16 _____

Requested by V. Scott Registered with Custodian _____
 (Yes or No)

Additional Information _____



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE
703

807 COLUMBIA STREET
NEW WESTMINSTER, B.C.
October 23rd, 1950.

EVACUATION SECTION	
Rec'd.	OCT 24 1950
File No.	13554
Ref.	
Referred	2.4.6

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

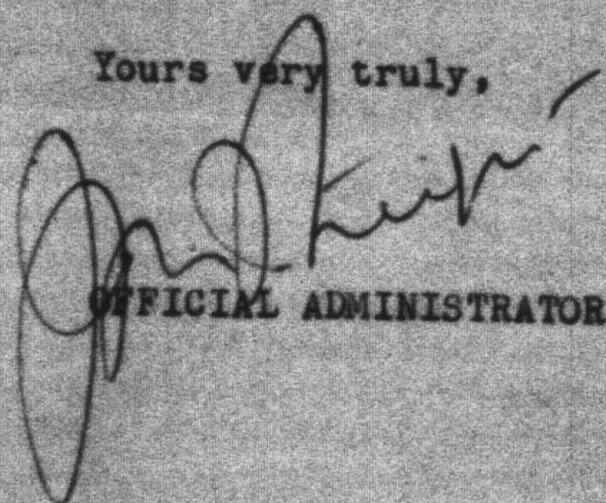
Dear Sirs:

Re: Japanese Evacuation Section,
Case No. 800 - Estate of
Tsuchisaburo Tsujiura, deceased.

I herewith enclose Release for
\$237.96, and authority to pay the sum of \$35.69
for legal fees.

Kindly forward your cheque to
this office and oblige.

Yours very truly,


OFFICIAL ADMINISTRATOR

JMS:EW
Encl.

13954

October 4, 1950.

Messrs. Virtue, Russell & Morgan,
Barristers & Solicitors,
McFarland Bldg.,
Lethbridge, Alta.

Attention: Mr. A. G. Virtue, K.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 800

In this case Mr. J. M. Straight was appointed Administrator of the Estate and the award will be paid to him for distribution as the beneficiaries have no claim before the Commission except through the estate.

A special form of Release is enclosed herein and we think that it would be desirable for you to send this through Mr. Straight for signature, and we are also enclosing letter of Authorization for Payment of Legal Fees for his signature.

You may wish to instruct Mr. Straight to forward these documents to us when completed, and as soon as received we will issue the cheques required.

Yours truly,

F. G. Shears,
Director.

FOS/ON
Encl.

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

MC FARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

22nd June, 1949

PLEASE REFER TO FILE NO. 3212 - 170A

D.T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood:

RE: SETTLEMENT AWARDS
Estate Tsuchisaburo Tsujiura,
Case No. 800,
Custodian File No. 13554.

REAL ESTATE:

The deceased owned 5.5 acres at Port Hammond,
valued at \$2,900.00, sold for \$1,620.00. Although the
actual sale was made by the Official Administrator, he at
all times, according to our position, consulted with and
acted as Agent for the Custodian. We believe we are entitled
to the usual allowance on this sale.

MISCELLANEOUS CHATTELS:

The claim was for \$426.00. We do not seem to
have received any Personal Property Analysis in this case,
and shall feel obliged if you will let us have a copy, and
indicate how you arrive at the figures under this heading.

Yours truly,

VIRTUE, RUSSELL & MORGAN

Per

[Signature]

V/L

No.
appeals in
Custodian
See Ex 800-6

MEMORANDUM

July 13th, 1949.

TO: Mr. B. Good
FROM: Mr. J. Cuming

Re: Case No. 800 - Mr. Tsuchisaburo
TSUJIURA, and Mr. Virtue's letter of
June 22nd, 1949.

REAL PROPERTY: No comment.

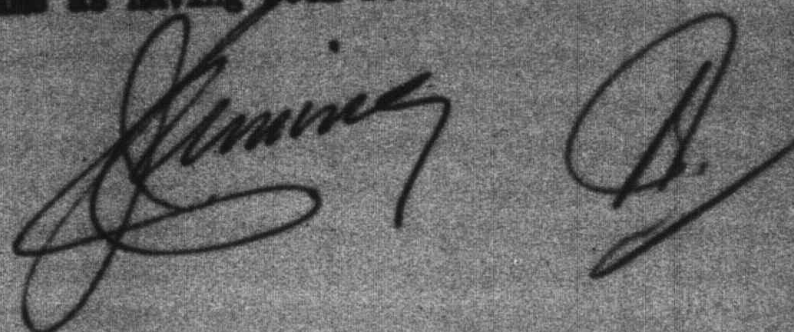
MISCELLANEOUS CHATTELS:

A new Analysis of Claim plus a new Award Sheet are included herewith for onward transmission.

Review of the Defence Brief as created by R.W. Noble notes that he placed \$164.00 in the "Agency" column although the original Analysis of Claim noted same as "Not Accounted For".

The above \$164.00 has not been transferred in toto to "RNM", as inspection revealed that a wheelbarrow (one of 3 items comprising a single claimed amount of \$25.00) had never been declared or found. The writer has set an arbitrary amount for each item claimed upon, and therefore from the amount of \$164.00 must be subtracted \$7.00 for the wheelbarrow - this amount being placed under "No Record".

The amount of \$30.00 for 3 beds has been transferred from "DMF" to "ABANDONED" as Exhibit #4 notes same as having been found and abandoned due to their condition.



JC/ER



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.
December 30th, 1947.

Your ref: 13554

EVACUATION SECTION	
Rec'd	DEC 31 1947
File No.	13554
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

sent to you

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Re: Estate of Tsuchisaburo Tsujiura, dec'd

Dear Sir:

with reference to your letter of December 13th,
I beg to advise you that the property was sold by
tender through advertising and the valuation obtained
from the Maney Real Estate Office at Maney was \$1600.00.

The property was sold for \$2620.00, being the
highest offer I received. I received the following
offers for the property, one for \$1415.00 and \$1400.00
and one for \$415.00.

There is on hand the sum of \$1188.23.

Yours very truly,

[Signature]
OFFICIAL ADMINISTRATOR

JMS:EM

*Removed from Manley file 13554
on Feb. 11. 49. [Signature]*

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot three (3) of part of Lot 222 Group one (1)

Map 2987. Municipality of Maple Ridge in the
District of New Westminster.

- (a) Nearest Post Office adjacent to land. **Port Hammond**
(b) Number of acres: **5.5**
(c) When purchased: **1918**
(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland

No Buildings

(e) Purchase Price \$ **500.00**

6. IMPROVEMENTS:

(a) Clearing..... 3 ₁acres at \$.....per acre	\$	800.00	
(b) Fencing	\$		
(c) Tillage	\$	120.00	
(d) Drainage	\$	100.00	
(e) Weed Eradication	\$		
(f) Planting	\$		
(g)	\$		
(h)	\$		
Total	\$	1020.00	\$ 1020.00
Carried Forward	\$		\$ 1520.00

Brought forward

\$ 1620.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
House	18 x 34	1918	\$	\$	\$
Extension	12 x 48	1932	1000.-	400.00	1400.00
Garage	16 x 30	1939			
Garage	8 x 14	1935	150.-	50.00	200.00
Woodshed	12 x 20		75.-	25.00	100.00

Total Cost of Buildings

1700.00

1700.00

Total Cost of Land and All Improvements

\$ 3220.00

Fair Market Value Land \$1200.00 Buildings \$1700.00 \$ 2900.00 ✓

Sold by Custodian for

\$ 1620.00

Property sold by Official Administrator of Estate

Loss Claimed on Parcel 1

\$ 1220.00

8. Assessment for 1942:

Land \$ 500.00

Improvements \$ 600.00

Total \$ 1100.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
stove	1938	\$ 60.00	\$ 50.00	?
2 heater	1925-35	17.00	10.00	
3 beds		54.00	30.00	?
cupboards	1925-37	8-50 .00	25.00	
linoleum 10 x 14	1940		10.00	new
round table	1937	30.00	20.00	
12 kitchen chairs			18.00	
2 congoleums 14x14 10x12	1940	18-15.00	20.00	
cupboards (wardrobe)	1938	35.00	30.00	
3 dressers	1920-25			
	1938	100.00	80.00	
writing desk	1932	8.00	5.00	
12 x 48	1940	3.50	3.00	?
wheelbarrow, cultivator hose		11,13,10	25.00	
<u>Kitchen Utensils</u>				
1 electric hotplate	1938	4.50	3.00	
20 Japanese bowls	1928	25.00	20.00	
1 electric toaster			3.00	gift
20 Japanese dishes	1938	25.00	20.00	
dishes	1938	12.00	10.00	
3 dinner plates	1930	7.00	6.00	
50 small dishes	1938	7.50	5.00	
12 trays	1925	5piece 7.50	10.00	rest gift
1 10-gal. crock	1926	2.00	1.00	
6 "Jubako"	1925	15.00	10.00	
4 Japanese 4-decker dishes			6.00	
pots and pans through the years		15.00	6.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

\$ 426.00

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

Item:

Year:

Month:

Amount.

Total: \$ ~~100.00~~ 49.37

Total Claim for Personal Property

\$ ~~425.00~~ 426.00

Deduct Payments from Custodian

\$ ~~100.00~~ 49.37

Net Loss on Personal Property

\$ ~~325.00~~ 376.63

I Certify the above to be True and Correct.

.....
Witness

H. Tsujie
.....
Signature of Claimant.

EXHIBIT No. 800-2
DATE October 15/48
FILED BY A.G. Virtue

AGREEMENT made this 30th day of April 1942 between Mr. and Mrs. P.W. Howles of 1270 Beach Avenue, Vancouver and Natsu Tsujiuwa of R.R.1 Hammond

The party of the second part agrees to lease house and land described as Lot 3 District Lot 222 Gp 1 map 2987 containing 5.5 acres, for the duration of the war and leasee agrees to pay \$10 per month - \$60.00 upon execution of this agreement and entry into the premises by Mrs. Howles and the balance of \$60.00 to be paid on 1st October 1942 to the lessor at an address to be furnished to the leasee.

The leasee agrees to keep the house and property in good condition until it is returned to the lessor.

Signatures of the parties to the contract

In presence of Y. Yonagi

(Sgd.) N. TSUJIUWA

(Sgd.) P.W. HOWLES

(Sgd.) KATHLEEN W. HOWLES

Witness to signature of
Mrs. Howles

(Sgd.) A.W. STEVENSON
1272 Beach Avenue,
Vancouver.

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

6th December 1948.

B. Phumane

6/6

EXHIBIT No. 800-3

DATE October 15/48

FILED BY

A.G. Virtue

Date: November 14/45

File No. _____

SUMMARY

Name: TSUJIURA, Mrs. Natsu

Address: 2467 Powerline Road, Hammond, B.C.

- (1) We have to-day moved to auction room at Haney effects as per enclosed list at a total cost of \$8.12 as per attached bill.
- (2) We have also moved the personal effects as per attached list to storage at _____ none _____ where they will remain until called for. Cost of moving is included in bill above.
- (3) We have sold to the tenant articles as per attached list at \$ _____ none _____ which herewith cheque or cash.
- (4) After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

3 rolls linoleum, mirror, heater, sofa, 4 kitchen chairs, 6 boxes books, 50' rubber hose, shrine clothes, 2 small carpets, dishes, ~~writing cabinet~~, 2 crocks, cultivator, small quantity tools

The tenant gave us the following explanation: This place is vacant, doors wide open, is rather isolated, neighbours no nothing.

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

6th December 1948. B. Plummer

6H

Nos. 13554
5957

EXHIBIT No. 800-4
DATE October 15/48
FILED BY A.G. Virtue

July 31, 1948

MEMORANDUM

To: Mr. J. Moryson

From: Mr. W.E. Anderson

Re: Mrs. Natsu (Tsuchisaburo) TSUJIURA
Registration No. 14177
Lot 3 of part of Lot 222, Gp. 1
Map 2987, Mun. of Maple Ridge

The property in the name of subject Japanese deceased husband has now been sold. We are attaching an inventory of chattels located therein at 2467 Powerline Road, Hammond, B.C. and would appreciate your removal to auction as soon as possible.

(Sgd.) W. ANDERSON

WEA/HMG

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

6th December 1948.

B. P. M. M. H.

Copy

Address: 2467 Powerline Road, Hammond, B.C.

Inventory of Chattels Left on Property:

In House downstairs

Kitchen cabinet S
Cupboard S
Kitchen range S
6 chairs S
Chest of drawers S
Roll of linoleum missing
Dresser S
Long narrow mirror missing
3 Linoleum rugs only 1
Wardrobe S
Writing desk S
Large table S
Small table N.G.
Hester missing
Sofa missing

Upstairs

Buck saw missing
Small writing cabinet missing
Box containing wall paper "
Bedstead (old) N.G.
4 gal. stone crock missing
10 " "

In garage

Few garden tools missing
Cultivator "
2 rolls of hop wire "

In house upstairs

6 kitchen chairs only 2, 4 missing
6 boxes of books missing
2 cartons of books N.G.
Bureau sold as washstand
50' rubber hose missing
3 beds very poor N.G.
Shrine missing
Box clothes missing
2 small carpets "
Box of dishes and utensils missing not declared was claim 100%

5 Sold by auction 16 11 45
Hansen 17

This is a copy of goods reported by Australian representative on June 16 1942 and checked in accordance with memo Nov. 14 45 hereto attached.

AEM

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

6th December 1948.

B. Phumner

6/6

J.M. Streight
Official Administrator

800-5
EXHIBIT No. _____
DATE October 15/48
FILED BY A.G. Virtue

405 Westminster Trust Building,
New Westminster, B.C.

February 26th, 1943.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Re: Estate of Tsuchisaburo Tsujiura
Your File 13554

Dear Sir,

I beg to acknowledge receipt of your letter of February 15th. Kindly forward the request of the widow dated December 28th 1942. I would need this and also it would be necessary for me to obtain the consents of the children over twenty-one to my appointment as Administrator; except, of course, that of the eldest son who is in Japan. Kindly forward me details as to any further assets and also the liabilities.

Yours very truly,

(Sgd.) J.M. STREIGHT

JMS/WP

Official Administrator

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

6th December 1948.

B. Plummer
JH

J.M. STREIGHT
Official Administrator

405 Westminster Trust Bldg.,
New Westminster, B.C.

May 12th 1943.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Administration Department,
Vancouver, B.C.

Re: Estate of T. Tsujiura
Your file 13,554. Int.1270

Dear Sirs,

With reference to your letter of May 6th I beg to advise you that I wrote the widow on March 25th requesting information regarding the deceased's full name, time and place of death, the widow's full name and the names and ages of all her children; and also to include a list of assets and liabilities for the inventory. I also asked her if her husband was naturalised. I have received no answer to these inquiries. I wonder if you would write her and ask her to reply to my letter.

Yours very truly,

(Sgd.) J.M. STREIGHT

Official Administrator

JMS/WP

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

6th December 1948.

B.P. Hume
6/6

J.M. STREIGHT
Official Administrator

405 Westminster Trust Building,
New Westminster, B.C.

July 4th 1945.

Office of the Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.

Re: Estate of T.Tsujiura decd.
Your file 13554

Dear Sirs,

I beg to advise you that a Haney real estate office has valued the property in the above estate at \$1600.00 and I am, therefore, accepting the offer of Henry Joseph Sanborg, Farmer, and his wife, Florence Patricia Sanborg, both of Haney, B.C. as Joint Tenants, for \$1620.00 which amount has been paid to this office. The purchasers are British subjects.

Please prepare the necessary deed and clear off the mortgage on the property.

Yours very truly,

(SGD) J.M. STREIGHT

Official Administrator

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

6th December 1948.

B. Phumma
6/4

J.M. STREIGHT
Official Administrator

405 Westminster Trust Building,
New Westminster, B.C.

Oct. 10th, 1945.

Dear Sir,

Re: Estate of T. Tsujiura decd.
Your file 13554

As requested I enclose herewith duplicate application to register the property herein in the names of Henry Joseph Sanborg and his wife, Florence Patricia Sanborg as Joint Tenants, under certificate of Title No. 192849 E.

Yours very truly,

(Sgd.) J.M. STREIGHT

Official Administrator

JMS/WP
Enc.

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

6th December 1948.

B. Phumner

Proof of Claim

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

13554
5957
5767
5731

1. Name of Claimant in full: **Natsu Tsujiura, Kanao Tsujiura and Mido Hiyano, Beneficiaries of the Estate of Tsuchisaburo Tsujiura**
Registration No.
2. Claimant's address at the time of his evacuation from the protected area:
R.R. #1, Hammond, British Columbia
3. Claimant's present address:
Box 95, Coaldale, Alberta.
4. Claim relating to real property:
 - (a) Street address of real property:
 - (b) Legal description of property:

Lot Three (3) of part of Lot Two Hundred and twenty-two (222) Group One (1) Map 2987 Municipality of Maple Ridge in the District of New Westminster

- (c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Farm with buildings as follows: House 24'x 40', 2 Garages 16' x 30' and 8'x14', Woodshed 12' x 20'

- (d) Title or interest held by Claimant in the real property:

Registered owner

- (e) Fair market value of real property at date of sale:

(I) Land—	\$1200.00
(II) Buildings—	\$ 1700.00
	<hr/>
	\$2900.00

- (f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

\$ 2900.00

5. Claims relating to personal property, etc.

- (a) Location at which property was left by Claimant at date of evacuation:

On the above property

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Left in house on above property

- (c) In whose care was property left by the Claimant at date of evacuation?

Mrs. Hewitt, tenant of above farm.

- (d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Stove	\$50.00
Heater	10.00
Beds (3)	30.00
Cupboards	25.00
Linoleum, new 10' X 14'	10.00
Round Table	
Table 4x6	20.00
12 Kitchen chairs	18.00
2 candelabra 14x14	
10x12	20.00
Cupboards	20.00
3 Dresser	30.00
Writing desk	5.00
Mirror 12x18	3.00
Wheelbarrow	
Hand Cultivator	25.00
Water Hose	
Kitchen Utensils	100.00
	<u>\$425.00</u>

- (e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

\$425.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will be required.

DATED this

27th

day of ~~October~~ **November**, A.D. 1947.

Maipine Hannard
Witness to Signature of Claimant.

H. Tausuira
H. Tausuira
Signature of Claimant.

M. Hayano

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

We, **Katsuo Tsujiura, Kanoo Tsujiura and Majo Hayama**
(Full Name of Claimant)

of **Coaldale, Alberta**
(Present Address)

(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:

nothing to further

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at **Lethbridge**

in the Province of Alberta,

this **27th** day of **November**

A.D. 1947.

[Signature]
A Commissioner for Oaths in and for
the Province of Alberta.

K. Tsujiura

K. Tsujiura

M. Hayama

ANALYSIS OF REAL PROPERTY CLAIM

File No. 13554

CLAIMANT: Natsu Tsujiura, Kanao Tsujiura and Miyo Hovano,
Beneficiaries of the Estate of Tsuchisaburo Tsujiura, Deceased.

LEGAL DESCRIPTION: Lot 3 of part of Lot 222, Group 1, Map 2987,
Municipality of Maple Ridge, District of New
Westminster.

DETAILS OF CLAIM:	Land	\$1200.00
	Buildings	1700.00
		<hr/>
		\$2900.00
	Loss Claimed	\$2900.00

TITLE: Registered in the name of Tsuchisaburo TSUJIURA

ENCUMBRANCES: Custodian Vesting filed No. 24749

ASSESSED VALUE:	Land	\$500.00
	Improvements	600.00
		<hr/>

Total \$1100.00

Taxes \$22.57

SOLD: By the Administrator of the Estate of Tsuchisaburo Tsujiura,
Deceased, for \$1620.00.

This Real Property was not sold by the Custodian.

The registered owner Tsuchisaburo Tsujiura was reported by his widow, Natsu Tsujiura, to have died intestate on May 22, 1938. (See letter Custodian to Natsu Tsujiura, dated December 7, 1942). The widow requested the Custodian to have the Official Administrator apply for administration. The matter was referred to J. M. Streight, Official Administrator, New Westminster, with a copy of the widow's letter of instructions dated December 28, 1942. Mr. Streight was requested to deal with Mrs. Tsujiura direct. (See letter, Custodian to J. M. Streight, March 3, 1943.)

Mr. Streight and his solicitors reported that they were unable to obtain a reply from Mrs. Tsujiura and at their request the Custodian submitted all available information on January 11, 1944. (See letter, Custodian to Lister & Allison, Barristers, New Westminster, dated January 11, 1944, giving the information known to the Custodian and indicating known debts against the Estate.)

Letters of Administration were granted to J. M. Streight on March 3, 1944. The Real Property was advertised for sale by public tender by Mr. Streight on May 3, 1945. Mr. Streight reported sale to the highest cash bidder for \$1620.00. (See reporting letter, J.M. Streight to Custodian, July 4, 1945.) The proceeds of sale were received and held by Mr. Streight for the Estate account. Upon production of a Certified copy of Letters of Administration the sum of \$136.53, being net revenue in the estate account in the Custodian Office was forwarded to Mr. Streight with a statement in full.

The Administrator, in a letter dated January 13, 1948, has reported to this office that he has been informed by Messrs. Virtue & Russell, solicitors for the beneficiaries, that they are protesting the sale of the property and therefore will not sign the releases. (See letter, J. M. Streight to Custodian, January 13, 1948, with a statement of Receipts and Disbursements.)

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 1217

MUNICIPALITY: Maple Ridge.

Date: June 16, 1942.

NAME: TSUJIURA (Natsu) Mrs. Tsuchisaburo REGISTRATION NO. 14177.

ADDRESS: 2467 Powerling Road, Hammond, B.C.

PROPERTY:

ACREAGE: 5.517 2 acres cleared, rest bush.

KIND OF CROPS: Strawberries.

APPROXIMATE ACREAGE OF EACH: $\frac{1}{2}$.

HOUSE: 1 $\frac{1}{2}$ Storeys. VACANT: OCCUPIED Yes.

DESCRIPTION: Wooden frame. ROOF: Shingle.

SIZE: 26 x 28. NO. OF ROOMS 6.

CONDITION: Fair. Dining room, living room & bedroom downstairs, well finished with wall paper, kitchen being improved by lessee.

OTHER BUILDINGS: Woodshed, garage, packing shed, outside unpainted, storage shed.

NAME OF LESSEE OR RENTOR: P.W. Howles, of 1270 Beach Ave., Vancouver, B.C.

TERMS: \$60.00 cash for rent (\$10.00 per month, 6 months in advance) also \$60.00 cash for rent to be paid on Oct. 1, 1942, taxes will be paid

WATER: Well. ON: OFF: out of this.

LIGHT: Yes. ON: Yes. OFF:

REMARKS: House is propped up on large timbers, leaving 4' open basement. ✓
P.W. Howles will be responsible for chattels.

Upstairs: 1 room finished, 1 room unfinished.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house downstairs.

6 Kitchen cabinet
Cupboard.
Kitchen range.
" chair.x
Chest of drawers.
Roll of Linoleum.
Dresser.
Long narrow mirror.
3 Linoleum rugs.
Wardrobe.
Writing desk
Large table.
Small table.
Heater.
Sofa.

In house upstairs.

6 Kitchen chairs.
6 Boxes of books.
2 Cartons of books.
Bureau.
50' Rubber hose.
3 Beds.
Shrine.
Box clothes.
2 Small carpets.
Box of dishes & utensils.

Upstairs.

Buck saw.
Small writing cabinet.
Box containing wall paper.
Bedstead. (old)
4 Gal. stone crock.
10 Gal. " " "

In garage.

Few garden tools.
Cultivator.
2 Rolls of hop wire.

Signed:

J. Mayhew
H. Logan



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

807 COLUMBIA STREET
NEW WESTMINSTER, B. C.

January 13th, 1948

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

EVACUATION SECTION	
Rec'd.	JAN 14 1948
File No.	13554
Re:	<i>[Signature]</i>
Referred	<i>[Signature]</i>

sent to you

Dear Sirs:

Re: Estate of T. Tsujiura,
Your No. 13554

I herewith enclose statement of the estate, and would advise that the widow is entitled to one-third, and the children receive two-ninths each. I understand from their Solicitors, Messrs. Virtue & Russell, of Lethbridge, that they are protesting the sale of the property, and, therefore, will not sign the releases.

Yours very truly,

[Signature]
OFFICIAL ADMINISTRATOR

JMS/F
ENC.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

January 9th, 1948.

STATEMENT RE:

ESTATE OF T. TSUJIURA

		Dr.	Cr.
From July 1945			
to			
Dec 31 - 1947	By Cash - Property		1520.00
	" " - Custodian		<u>136.53</u>
	To Cash - Legal work	121.11	
	" " - Advertising	2.76	
	" " - Valuation fee	6.00	
	" " - Custodian re:		
	unregistered mortgage)	300.00	
	" " - Comm. re sale	81.00	
	" " - Exchange	2.00	
	" " - Expense this office	55.43	
1948			
Jan. 9	To Balance in Treasury	1188.23	
		<u>1756.53</u>	<u>1756.53</u>
	By Balance in Treasury		1188.23

E. & O. E.
This is my Statement,
J. M. Streight,
Official Administrator.

In the SUPREME Court of BRITISH COLUMBIA

In the matter of TSUCHISABURO TSUJIURA, deceased,

and

In the matter of the "Administration Act."

DATED THE 3rd DAY OF March, A.D. 19 44.

Petition and
UPON reading the affidavits of Jack Milton Streight

, it is ordered,

that Jack Milton Streight

County of Westminster



, Official Administrator for the

shall be Administrator of all and singular

the estate of TSUCHISABURO TSUJIURA, deceased,* intestate who
died at Hammond, in the County of Westminster, British Columbia on
the 23rd day of May 1938

and that notice of this Order be published, in one
issue of a newspaper circulating in the District in which the
Deceased resided.

H. I. Bird, J.

Value of Estate \$1100.00
Extracted by
Lidater and Allison
Solicitors.

CERTIFIED A TRUE COPY
Carman
District Registrar



* In:

★ 20 B.C. 848-1

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

13554 & 5927

January 11, 1944.

Messrs. Lidster & Allison,
Barristers & Solicitors,
New Westminster, B. C.

Attention of Mr. A. John Allison.

Dear Sirs:

Re: Tsuchisaburo TSUJIURA.

In reply to your letter of December 29, 1943, we would advise that the deceased died on May 23, 1938, at Hammond, B. C. According to our records, the following are the names and addresses of his family:

Wife - Natsu TSUJIURA, Registration No. 14177, c/o Smith Farms,
Box 229, Lethbridge, Alberta.
Son - Kanao, 18 years of age. } Living at the same address.
Daughter - Miya, 25 years of age. }
Son - Eiji, 27 years of age, a resident of Japan.

The interest of the latter son, in Japan, will be treated as an Enemy interest and will be handled by Mr. K. W. Wright, Counsel to the Custodian, at this office.

The property in the District of Maple Ridge, registered in the name of the deceased, has an assessed value for taxation purposes of land - \$500.00; improvements - \$600.00. Against this property, according to the declaration of the deceased's wife, is an unregistered mortgage in the amount of \$300.00 which is held jointly or separately by three Japanese, Mr. I. Aomoto, Mr. K. Kusano and Mr. S. Kawamoto and each has an attachment in the amount of \$100.00.

We trust this information is what you require but we will be only too pleased to give you any further information that you may wish.

Yours very truly,

W. E. Anderson,
Farm Department.

WEA/EG

SAFEWAY STORES LIMITED

TELEPHONE:
MARINE 2222-
4033



STANDARD BANK BUILDING
ROOM 1428
VANCOUVER
CANADA

VICIATION SECTION	
JAN 13 1943	
File No.	5957
Referred	Belushon

127 Beach ave
Vancouver B.C.
January 12, 1943

The Custodian of
Enemy Property
Royal Bank Bldg
Vancouver B.C.

Dear Sir,

Re Inquired Property
Hammond.

Confirming my telephone conversation,
the agreement between Mr. Howler, self & the above dated May 1st 1942
was made on expectancy of our taking possession May 1st
however we eventually took possession June 25th 1942 at
which date we considered our rent to start - this was
verbally agreed to by the daughter who was ^{the} only one to
speak English - Subsequently \$23⁰⁰ has been paid by me
for taxes - Under these circumstances and in all
fairness we consider our rent paid to March 15, 1943, at
which time it is our intention to turn keys of place over to
you, unless some adjustment in rent for the following year
can be made - We understood there was a proper sink
& running water - found out when we moved in there was
no such thing - water has to be brought in from the well
& when used has to be emptied outside - we have fixed up a
little rig in taking off some of the sink water after use - under
circumstances such as these we would be willing to rent the



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

807 COLUMBIA STREET
NEW WESTMINSTER, B. C.

June 17th, 1948

EVACUATION SECTION	
Rec'd	JUN 18 1948
File No.	13554
Ass.	
Referred	

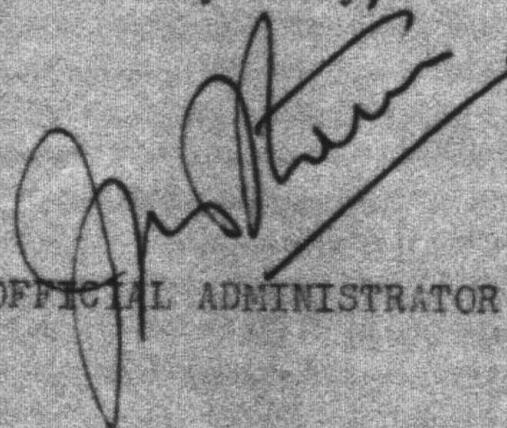
Office of the Custodian,
506 Royal Bank Bldg,
VANCOUVER, B.C.

Dear Sir:

Re: Tsuchisaburo Tsujiua Estate, Your #13554

I beg to advise you that you will receive cheque for \$8.36, being further distribution on the share of Eiji Tsujiua. I have also made arrangements to pay the shares of Kanao and Miyoko to them which amount to \$272.41 each.

Yours very truly,



OFFICIAL ADMINISTRATOR

JMS/F

Credit Enemy 1270

13554

April 10, 1948.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Tsuchisaburo TSUJIURA, Deceased.

We have now been advised by Messrs. P. S. Ross & Sons, who are handling the liquidation of the Maple Ridge Co-operative Union that it will be in order to disburse the funds in accordance with the register. We are, therefore, enclosing Custodian cheque in the sum of \$39.60, being redemption value of thirty-one Maple Ridge Co-operative Union shares registered in the name of the deceased.

As stated in our letter of March 13, we are holding in safekeeping Province of British Columbia cheque in the sum of \$264.05. Please advise if this is the share of Eiji Tsujiura, the heir in Japan, in this Estate.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AC
Enc. cheque \$39.60.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

807 COLUMBIA STREET

NEW WESTMINSTER, B. C.

March 25th, 1948.

Your File No. 13554

EVACUATION SECTION	
Rec'd	MAR 27 1948
File No.	13554
Ans.	
Referred	<i>Dr. Archer</i>

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

Re: Estate of T. Tsujilura, dec'd

Dear Sir:

With reference to your letter of March 17th.
There is no record here of any Maple Ridge Co-operative
Union Shares. There are no Certificates on hand at
this office.

Yours very truly,

[Signature]
OFFICIAL ADMINISTRATOR

JMS:EM

Copy for file 13554

MEMORANDUM

October 9, 1947,

Enemy File 1270

Re: Eiji TSUJIURA, In Japan.

With reference to Mr. Irvine's inquiry concerning the benefits under Sun Life Assurance Company Policy No. 2205454, this matter has been discussed with Mr. Wright and his ruling has been reported to Mr. Irvine verbally, namely that funds payable to the estate of an enemy under an Insurance contract will not be claimed by the Custodian against the rights of the next-of-kin in Canada or anywhere except where such next-of-kin are classed as enemies.

Regarding the funds payable to the Enemy from the estate of his father who died in Canada in 1938, the Custodian will exercise his rights against the next-of-kin in Canada or elsewhere.

AGM/AC

13554

December 18, 1945.

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Tsuchisaburo TSUJIMA
Powerline rd., N. W. 1/4, Hammond
3 of Pt. 222/1/2987/Ann. of Maple Ridge

We are enclosing herewith Mercantile Insurance Co.,
Policy No. 445922 which has been assigned to Henry Joseph Sanborg and
Florence Patricia Sanborg, the purchasers of the above property.

Would you kindly attend to the adjustment of this
insurance and deliver the policy to the new owners.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

File No. 13554.
Special Ad.

October 12th, 1945.

MEMORANDUM TO FILE.

Estate of Tsuchisaburo TSUJIURA, Deceased.
Lot 3 of part of Lot 222, Group 1, Map 2987,
Municipality of Maple Ridge.

The Transmission and Deed covering the above described property were made out as per Real Estate Memorandum dated July 10th, 1945.

On March 3rd, 1944, Jack Milton Streight, Official Administrator, was appointed Administrator of the Estate of Tsuchisaburo TSUJIURA, Deceased, and therefore, it was an error for us to make out the Transmission and Deed and attempt to register same as the property had been registered in the name of Jack Milton Streight.

On July 4th, 1945, we received a letter from Mr. J. M. Streight, advising us that the property had been sold to Henry Joseph Sanborg and his wife, Florence Patricia Sanborg, of Haney, B. C., as Joint Tenants, for \$1620.00, which amount had been paid into his office, and ending his letter as follows: "Please prepare the necessary deed and clear off the mortgage on the property". This deed should have been made out as from Jack Milton Streight, Administrator, to the Sanborgs, in place of which a Transmission and Deed were made from the Custodian, by us, in favour of the Sanborgs. When this was returned from Ottawa, we found that we could not register this as the property was in the name of Mr. Streight, therefore the Transmission and Deed had to be cancelled and we notified Mr. Streight to make a deed direct to the Sanborgs, register same, and notify us when this had been completed.

We have received, to-day, a letter from Mr. Streight which reads as follows: "As requested, I enclose herewith duplicate application to register the property herein in the names of Henry Joseph Sanborg and his wife, Florence Patricia Sanborg, as Joint Tenants, under Certificate of Title No. 192849E", and attached to which is duplicate application of form "A" showing that the property has been registered in the Registry Office at New Westminster, under Title No. 192849E.

We are leaving the cancelled Transmission and Deed on the file.

R. J. Sanborg

DAC:JS

13554.
Special Ad.

October 1st, 1945.

Mr. J. M. Straight,
Official Administrator,
405 Westminister Trust Bldg.,
New Westminister, B. C.


Dear Sir:

Re: Tsuchisaburo TSUJIURA (Deceased)
Lot 3 of part of Lot 222, Gp. 1,
Map 2987, D.N.W., Mun. of Maple Ridge.

With reference to the sale of the above described property to Henry Joseph SANBORG and Florence Patricia SANBORG, Joint Tenants, and referring to our conversation with Mr. Stokes, last Friday, I now enclose herewith a Statutory Declaration, in duplicate, signed by Mr. F. G. Shears, stating that there is no Mortgage but that there is debt of honour outstanding. I trust that you will find this satisfactory and that you will be able to register your Deed to the SANBORGS.

Will you please be good enough to send us a stamped copy of the Application for Registration for our files.

Yours truly,


D.A. Cramer
(Conveyancer)

DAG:JS
Encl.

13554
Special Ad.

September 6th, 1945.

Mr. J.M. Streight,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B. C.


Dear Sir:

Re: Teuchisaburo TSUTSUMI (Deceased)
Lot 3 of part of Lot 222, Op. 1,
Map 2987, D.M.W., Maple Ridge.

With reference to the sale of the above property to Henry Joseph SANBORG and Florence Patricia SANBORG, Joint Tenants. As this property is now registered in your name in Trust, therefore, you will have to furnish the purchasers with the Deed, and as there is an unregistered mortgage of \$300.00 in favour of Samsuke KAWAMOTO, Kyujiro KUSANO, and Ichijo AOMOTO.

Will you be kind enough to forward a cheque to us in payment of same to this office.

Yours truly,


D.A. Craser,
(Conveyancer)

DAC/ML

File No. 13554.
Special Ad.

August 22nd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. Ian Macpherson

Ham. of Maple Ridge
Lot 3 of part of Lot 222, Sp. 1,
Map 2987, D. N. W.

We are attaching hereto the following documents in connection with the sale of the above described property, to be forwarded to Mr. J. M. Streight, Official Administrator.

1. Original copy of Transmission dated July 31st, 1945.
2. Application in duplicate to register Transmission.
3. Original copy of Deed dated July 31st, 1945 - Secretary of State to Henry Joseph Sanborg and Florence Patricia Sanborg - Joint Tenants.
4. Application in duplicate to register Deed.

Kindly have Mr. Streight return the duplicate copies of the applications with their respective numbers stamped thereon. Also inform us when registration has been completed.

Ian Macpherson

*More registered
fees and sending
bat. of title to Mr.
Jm Streight
to sum of \$300 and
\$10 and
\$310
11/2/45*

MEMORANDUM

FILE: 11554

August 21, 1945.

To: Mr. George Peters

From: W. E. Anderson

Re: Tsuchinobu TOMIURA (Deceased)

I have been given to understand that further adjustments of property on this file are to be handled by Mr. J. M. Streight.

It would be as well that Mr. Streight take over control of all the funds at present in our office to the credit of this account. I am therefore requesting the Accounting Department to make up a complete statement, and I am requisitioning a cheque for the balance at credit of \$130.03.

Against this property there was an unregistered charge of \$300.00 guaranteed by the title. The creditors are as follows:

Sansuke KAWAMOTO	\$100.00	100.00
Kyujiro KUSANO	100.00	100.00
Ichijo AONOTO	100.00	100.00

The property has been rented at \$5.50 per month on a month to month basis to Mrs. F. Martin, Powerline Road, R. R. #1, Hammond, and the rent is paid to August 31, 1945.

The 1945 taxes have not been paid by this office, and, as we have not received the tax notice as yet, believe that it was sent to Mr. Streight, direct.

Fire Insurance Policy No. 445922, Mercantile Insurance Company, for \$700.00 is attached. The expiry date is June 6, 1947. Premium for the three years is \$12.60.

WEA/TM

X650

W. E. Anderson

July 27th, 1945

REAL PROPERTY MEMORANDUM

FILE NO: 13554

NAMES: Tsuchisaburo TSUJIURA, Natsu TSUJIURA, Kanao TSUJIURA,
Eiji TSUJIURA and Miyo TSUJIURA

ADVERTISED: May 3, 1945

RE: R. R. No. 1, Hammond, B. C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 3 of part of Lot 222, Group 1,
Map 2987, Municipality of Maple
Ridge, in the District of New
Westminster

Encumbrances: Nil

Taxes: 1944 taxes paid.

Vested: Nos. 24749

VALUATION BY APPRAISER: \$1,600.00

AMOUNT OF BID: \$1,620.00

APPROVED BY ADVISORY COMMITTEE: July 10, 1945

AMOUNT RECEIVED BY CUSTODIAN: Full amount of purchase price being
held by Mr. J. M. Streight, Official
Administrator, New Westminster, B. C.

NAMES OF PURCHASERS: Henry Joseph Sanborg and Florence
Patricia Sanborg

K. W. WRIGHT

KWW/JF
Attach.

July 9th, 1945

MEMORANDUM

TO: MRS. A. MACARTHUR

FROM: MR. K. W. WRIGHT

RE: ESTATE of Tsuchisaburo TSUJIURA and
Lot 3, of Part of Lot 222, Group 1,
Map 2987, Municipality of Maple Ridge.

Attached hereto please find letter dated July 4th, 1945, received from Mr. J. M. Streight, Official Administrator, advising us of the receipt of an acceptable offer to purchase the above mentioned property.

It will now be in order to proceed with this sale and you will, therefore, kindly arrange to have the necessary documents prepared and forwarded to Ottawa without delay.

The Official Administrator will be entitled to receive the net proceeds after the sale has been completed.

*Documents to be sent to JMS
when returned from Ottawa & explain re mfr.*

[Signature]
for K. W. WRIGHT

WJJ/O'B
ATTACH.

*Noted
A. M.*

June 16th, 1945

MEMORANDUM

TO: FILE NO. 13554

MINUTES OF ADVISORY COMMITTEE MEETING
HELD AT NEW WESTMINSTER, FRIDAY,
JUNE 15, 1945

RE: Estate of Tsuchisaburo TSUJIURA

Mr. Wright reported that Lot 3 and part of Lot 222, Group 1, Map 2987, Municipality of Maple Ridge, was recorded in the name of Tsuchisaburo TSUJIURA, Deceased.

Letters of Administration were issued by the Supreme Court of British Columbia, In Probate, on the 3rd of March, 1944, to Mr. J. M. Streight, Official Administrator.

Mr. Streight informed the Custodian on May 23, 1945, that in response to the advertisement for sale by tender, the following offers were received:

Soldier Settlement Board	415.00
S. Cahoon	1620.00
Hal Menzies	1400.00

Mr. Streight recommended that the offer of \$1,620.00 be accepted, but had omitted to send in a valuator's report.

It was decided that the recommendation should be acted upon, provided that the offer made by Mr. Cahoon was equivalent to, or exceeded, the amount fixed in the appraiser's report.

KWW/JF

K. W. WRIGHT



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

ENEMY SECTION	
Rec'd	MAY 23 1945
File No.	
Ans'd	

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

May 23rd 1945.

Mr. K.W. Wright,
Office of the Custodian,
509 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: Estate of T. TSUJIURA dec'd
your file 13554

Dear Sir:

Lot 3 and part of Lot 222, Group 1, Map
2987, Maple Ridge Municipality, was advertised for
sale by tender in the Haney Gazette on May 3rd 1945.
The following offers were received:

Soldier Settlement Board	\$ 415.00
- S. Cahoon, Real Estate Agent	1620.00
- Hal Menzies " " "	1400.00

Above are all cash offers.

I would recommend taking the \$1620.00
offer. I enclose copy of valuator's report. *(See Menzies report)*

Yours very truly,

J. M. Streight
OFFICIAL ADMINISTRATOR

JMS*WP
encl.

13554
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
May 22nd, 1945.

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Tsuchisaburo TSUJIURA and
Lot 3, of part of Lot 222, Group 1,
Map 2927, Municipality of Maple Ridge.

With reference to our telephone conversation of today,
we regret to advise you that we have no independent valuation of the
above noted property on our file.

In our letter of March 23rd last, we wrote you in
connection with this property as follows:

"Attached please find a copy of a Special Vesting Order in connection
with the above noted property, which we are filing in the Land Registry
Office, New Westminster.

It will now be in order for you to advertise this property for sale by
tender. After the opening of tenders, you will kindly forward them to
this office, together with a copy of the valuation and your recommen-
dations, so that we may submit the offers to the Rural Advisory Board
for decision. If a sale is completed, the documents of conveyance will
be drawn by this office and forwarded to the Custodian in Ottawa for
execution. The net proceeds of the sale will be remitted to you.

We note in our file, correspondence indicating that the Department of
Soldier Settlement and Veterans' Land Act, were at one time interested
in acquiring this property."

13554, 5957, 5731,
5767, 1270 (Int).

409 Royal Bank Building,
Vancouver, B. C.,
March 23rd, 1945.

J. W. Shreight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Tsuchisakuro TSUJIURA and
Lot 3, of part of Lot 222, Group 1,
Map 2367, Municipality of Maple Ridge.

Attached please find a copy of a Special Vesting Order in connection with the above noted property, which we are filing in the Land Registry Office, New Westminster.

It will now be in order for you to advertise this property for sale by tender. After the opening of tenders, you will kindly forward them to this office, together with a copy of the valuation and your recommendations, so that we may submit the offers to the Rural Advisory Board for decision. If a sale is completed, the documents of conveyance will be drawn by this office and forwarded to the Custodian in Ottawa for execution. The net proceeds of the sale will be remitted to you.

We note in our file, correspondence indicating that the Department of Soldier Settlement and Veterans' Land Act, were at one time interested in acquiring this property.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/DB
ATTACH.

Copy sent to Messrs. Lidster & Allison.

ROYAL CANADIAN MOUNTED POLICE
(C.I.B.) "E" Division.

IN REPLY PLEASE QUOTE

DIV. FILE NO. 44E.1118/3-5

H. Q. FILE NO.

ENEMY SECTION

REC JAN 22 1945

File No.

Ans'd

Vancouver B.C.
January 19th, 1945

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

Dear Sir:

EVACUATION SECTION

JAN 20 1945

Rec'd

File No.

Ans.

Referred

RE: Sansuke KAWAMOTO - JR#11188.

With reference to your communication of January 12th, 1944, I am now in receipt of information from our Vernon Detachment.

2. I am attaching hereto copy of a letter from Mrs. Tsujiura showing that each of the three creditors have now received \$50.00 on the \$150.00 which she owed them. Kawamoto has stated that he has no wish to surrender the Certificate of Title without Mrs. Tsujiura's consent and he has suggested that if you will obtain this consent from her he will be glad to hand over the document.

3. According to our records Mrs. Tsujiura is now residing at c/o Smith Farms, Box 229, Lethbridge, Alta.

Yours truly,

(C.K.Gray) Supt.
Commanding "E" Division.

AHOJ:JW

Encl:

ROYAL CANADIAN MOUNTED POLICE
(C.I.B.) "E" Division.

IN REPLY PLEASE QUOTE

DIV. FILE No. 44E.1118/3-5

H. Q. FILE No. _____

Vancouver, B.C.
October 28th, 1944.

ENEMY SECTION

Rec'd OCT 28 1944
File No. 13554
Ans'd _____
Refer'd Mr. Peir

K.W.Wright, Esq.,
Counsel to the Custodian,
Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

RE: Sansuke KAWAMOTO, JR #11188.

With reference to your enquiry of October 25th, 1944, I would advise you that our Vernon Detachment has this matter in hand but before surrendering the document in question, this subject wished to communicate with another Japanese in Alberta who is apparently concerned in the transaction. You will, however, be advised shortly of what success we have met with.

Yours truly,

AHOJ:JW

(C.K.Gray) Supt.
Commanding "E" Division.

File No. 13554 (Evac)

4th October, 1944.

MEMORANDUM

TO: MR. G.H. PEERS

FROM: MR. K.W. BRIGHT

Re: Estate of Tsuchisaburo TSUJIURA and
Lot 3 of part of Lot 22, Group 1, Map 2987,
Municipality of Maple Ridge

Please write Mr. Streight and ask him to send us a copy of letters of administration and ask him to take the necessary steps to procure the duplicate Certificate of Title and advise when same is obtained in order that this property may be advertised by us. *on file*

Mr. Streight will obtain valuation of this, but if you happen to have one on the file copy might be sent on to him as it may serve some useful purpose.

Mr. Streight points out that there is an unregistered mortgage in favour of I. Asoto, K. Kusano and S. Kawamoto. Evidently they are all evacuees and there is just a possibility that one of the three may be holding the Certificate of Title. Will you please look on all three files and see if you can get definite proof as to the indebtedness and furnish Mr. Streight with a letter when particulars are obtained.

We should have a copy of letters of administration on our file. *on file*

KWB/DG

K.W. BRIGHT

*Mr. T
July 27/44*

C O C
O O
P P
Y

5957 & 8670
Evacuee Section

509 Royal Bank Bldg.,
Vancouver, B. C.,
September 7th, 1944.

Mr. Sansuke KAWAMOTO,
Registration No. 11188,
R.R. No. 3, G.H. District,
Vernon, B. C.

Dear Sir:

On August 15th last we wrote you as follows:

"We understand that at the time Mrs. Hatsu Tsujiura borrowed \$100.00 from you and \$100.00 each from Kyujiro Kusano and Ichijo Aomoto she delivered to you a Certificate of Title to a property described as Block 3, of Part of Lot 222, Group 1, Map 2987, Municipality of Maple Ridge in the name of her deceased husband, Tsuchisaburo Tsujiura.

Mr. J. M. Streight, the Official Administrator of New Westminster, is attending to the administration of the estate of T. Tsujiura and he has requested delivery of the Certificate of Title above mentioned. Will you kindly see that we receive this Certificate by return Registered Mail.

In regard to your loan to Mrs. Tsujiura, we would suggest that you K. Kusano and I. Aomoto file claims against her with the Custodian, so that when her share of the estate is received the matter of payment of your claims may be given attention. In this connection we might say that as your loans were made to Mrs. Tsujiura subsequent to her husband's death, your claims are against her and not against the estate of her deceased husband."

Will you kindly let us have your reply enclosing the Certificate of Title requested, at once.

Yours truly,

GHP/O'B

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

C
O
P
Y

509 Royal Bank Building
Vancouver, B.C.
June 19th, 1944

(9587)

Mr. Kyujiro KUSANO
Reg. No. 14050
c/o S. Achison
Oak Bluff, Manitoba

Dear Sir:-

We understand that at the time Mrs. Natsu TSUJIURA borrowed \$100.00 from you and \$100.00 each from Sansuke KAWAMOTO and Ichijo AOMOTO she delivered to you a Certificate of Title to a property described as Block 3, of part of lot 222, Group 1, Map 2987, Municipality of Maple Ridge in the name of her deceased husband, Tsuchisaburo TSUJIURA.

Mr. J.M. Streight, the Official Administrator of New Westminster, is attending to the administration of the estate of T. TSUJIURA and he has requested delivery of the Certificate of Title above mentioned. Will you kindly see that we receive this Certificate by return Registered Mail

In regard to your loan to Mrs. Tsujiura we would suggest that you, S. Kawamoto and I. Aomoto file claims against her with the Custodian so that when her share of the estate is received the matter of payment of your claims may be given attention. In this connection we might say that as your loans were made to Mrs. Tsujiura subsequent to her husband's death, your claims are against her and not against the estate of her deceased husband.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/PR

H. NORMAN LIDSTER
of JOHN ALLISON

SOLICITORS FOR
CITY OF NEW WESTMINSTER
B. C. TEACHERS' FEDERATION

LIDSTER & ALLISON
BARRISTERS AND SOLICITORS

TELEPHONE 1070
SUITE 408
WESTMINSTER TRUST BUILDING

NEW WESTMINSTER, B. C.

March 24th 1944

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAR 28 1944
File No.	13554
Ans.	R.R.
Referred	Richardson

Dear Sirs:-

RE: Tsuchisaburo Tsujiura Estate.

We have your letter of the 23rd instant advising us the lands of the above-named Tsuchisaburo Tsujiura, Deceased, have been sold and that the proceeds of the sale will be paid to the Official Administrator when the sale is consummated.

As requested by you we enclose herewith a Court certified copy of the Letters of Administration of the said estate issued to Jack M. Streight, Official Administrator, New Westminster, B. C.

Yours very truly,

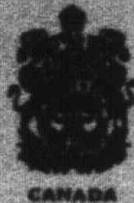
LIDSTER & ALLISON

per: *[Signature]*

AJA/M.

ENCL 1.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Rec'd	SEP 28 1943
File	
Ans.	<i>MA PERS</i>
Referred	

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer St.,
Vancouver, B. C.
Sept 27th, 1943

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

SEP 29 1943	
File No.	
Ans.	<i>MA PERS</i>
Referred	

Dear Sir,

Re: Estate of T. Tsujiura
Custodian Files #5957 & #13554
Legal Dept 13554(Evac) 1207(Int)

In reply to your letter of the 21st inst., we wrote you on the 7th inst., enclosing a copy of a letter dated Sept 1st received from our Alberta Representative which contained the following information:-

"The name of deceased husband of above was Tsuchisaburo, who was a Japanese National, who died in Hammond B. C. on May 23rd 1938."

"A mortgage referred to, and the forms enclosed are held, we presume, jointly or separately, by Mr Aomoto, Mr K. Kusano, and Mr S. Kawamoto. Mr Kusano is stated to be employed on sugar beets in Manitoba, and the other two are stated to be presumably residing in Lillooet, B.C. and each has an attachment in the amount of \$100.00"

You will note from the above that the deceased was not naturalized. The widow's name is Natsu TSUJIURA, and there are no children of the marriage.

We trust this is the information you desire.

Yours truly,

M.L. Brown

M.L. Brown
Office Manager.

*Pls refer to
K.W.N.*

MS

N O T I C E

J.L. 37
File 13554

TO: **MR. W. F. MARTIN**

Power Line Road, Hammond, B. C.

TAKE NOTICE that the undersigned has sold to The Director, The Veterans' Land Act, the lands and premises situate, lying and being in the Municipality of Maple Ridge in the Province of British Columbia, more particularly described as:-

Lot Three (3) of Lot Two Hundred and Twenty-Two (222), Group One (1), according to a registered map or plan thereof, deposited in the Land Registry Office, City of New Westminster, Province of British Columbia, and therein numbered Two Thousand, Nine Hundred and Eighty-Seven (2987), C. of Title No. 28707-E.

now held by you under licence of occupation from TSUJIURA, Tsuchisaburo and has sold, transferred and assigned to the said Director all the right, title, and interest therein of the said TSUJIURA, Tsuchisaburo and of the undersigned, and that from this day all matters relating to the said lands and premises will be dealt with by the said Director at his Regional Office, Room 609, Westminister Trust Bldg., in the City of New Westminster, Province of British Columbia.

DATED AT THE CITY OF VANCOUVER, in the Province of British Columbia, this 26th day of August A.D. 1943.

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian
under and by virtue of Order-in-Council
P.C. 1665, and Amendments thereto,

PER W. F. Martin

arrived #13²

Next letter due Sept '43

Pal. #39² (of which #32² has been paid to Custodian)

[Handwritten signature]

Farm Appraisal ReportFile No. J.L.37Land Description Pol.3 Op.1 D.L.222 Map 2987.

Containing 2.517 Acres
 Owner's Name T. TSUJIURA Post Office Address Hammond, B.C.

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

Market Town New Westminster Distance 16 "

Church (give denomination) All denominations Distance 1 "

Nearest School Hammond (bus to High School 4 miles) Distance 1 "

State how property was identified: Map location and survey posts (3) seen.

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

Direct access to paved highway to south. Gravel road on north.

Is this district a good one? Good district.

Employment opportunity Two sawmills; one brickyard.

Dominating Nationality and religion: Immediate settlement Japanese.

Describe Fencing and its condition: Partly fenced with wire-very poor Value \$

Water supply: Domestic water - shallow well, wood cribbed. Value \$

Electricity: power line passes within 300 ft. of house; lights in house.

BUILDINGS ON FARM

13554

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 38	Frame	1 1/2 st.	Shingle	20	Wood posts	Poor	\$200.
Shed	22 x 30	"	1 "	Shake	20	Wood	"	25.
BARN	X							
Shed	14 x 26	"	1 "	"	20	"	"	15.
BARN	X							
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 240.

Total Value Buildings add to farm Salvage value only \$ 200.

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

habitable? Complete foundation reconstruction; also re-shingling of roof.

\$ 350.

Describe the basement and chimneys: No basement; one brick chimney to ground.

No. rooms downstairs? 6 Upstairs? 2 How finished Wood and paper

Are buildings painted? No Condition of paint -

Distance from nearest bush Directly adjacent.

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

Cultivated Land				BC/18B-P	Page 2	VALUE PER ACRE	TOTAL
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP				
1.22	Slightly rolling.	Sandy loam average 2'	Clay	Approx. 0.75 ac. in 2-yr. strawberries.	\$60.	73.20	
.50	Level	Black muck	"	Balance no crop. No crop	\$50.	25.00	
Area which can be cultivated without cost other than for breaking.							
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL			VALUE PER ACRE		
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.							
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE		
3.797	Slightly rolling	Sandy loam	Clay	Slashing, burning, stumping; also draining on approx. 1 acre.	\$175.00 to \$225.00 per acre.	\$10.	37.97
Area Unsuited 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 \$ 136.17

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 336.17

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Present occupied by widow and daughter. Land in poor state of cultivation and practically no active farming being done.

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

Noxious weeds:
Reasonably free from serious weeds.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Maple Ridge Municipality Assessment.
\$23.15

Date: 5th May, 1942.
Place: New Westminster, B.C. I certify that the above report is based on a personal examination of the whole farm made on the 5th day of May 1942.

Inspector's Signature

"D. DODDING"

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

Remarks: This is a poor type of property; development is limited and the buildings are poor types of structures. The house is old and built on 5' posts, all of which show indication of rot and about 25% of the posts have little supporting effect.

Land is in a poor state of cultivation, no activity now being carried on, and deterioration will be progressive.

This property has little residential value; its limited land development and poor type of buildings greatly reduces the possibilities of this property.

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

Land appears to be in a poor state of fertility. A small portion on the north east corner requires draining. Land to be cleared is very heavy bush and will be expensive to reclaim.

None.

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

Present Value

A few old apple trees - domestic use only.

\$ No value.

About 1/2 acre in 2-year old strawberries - not being

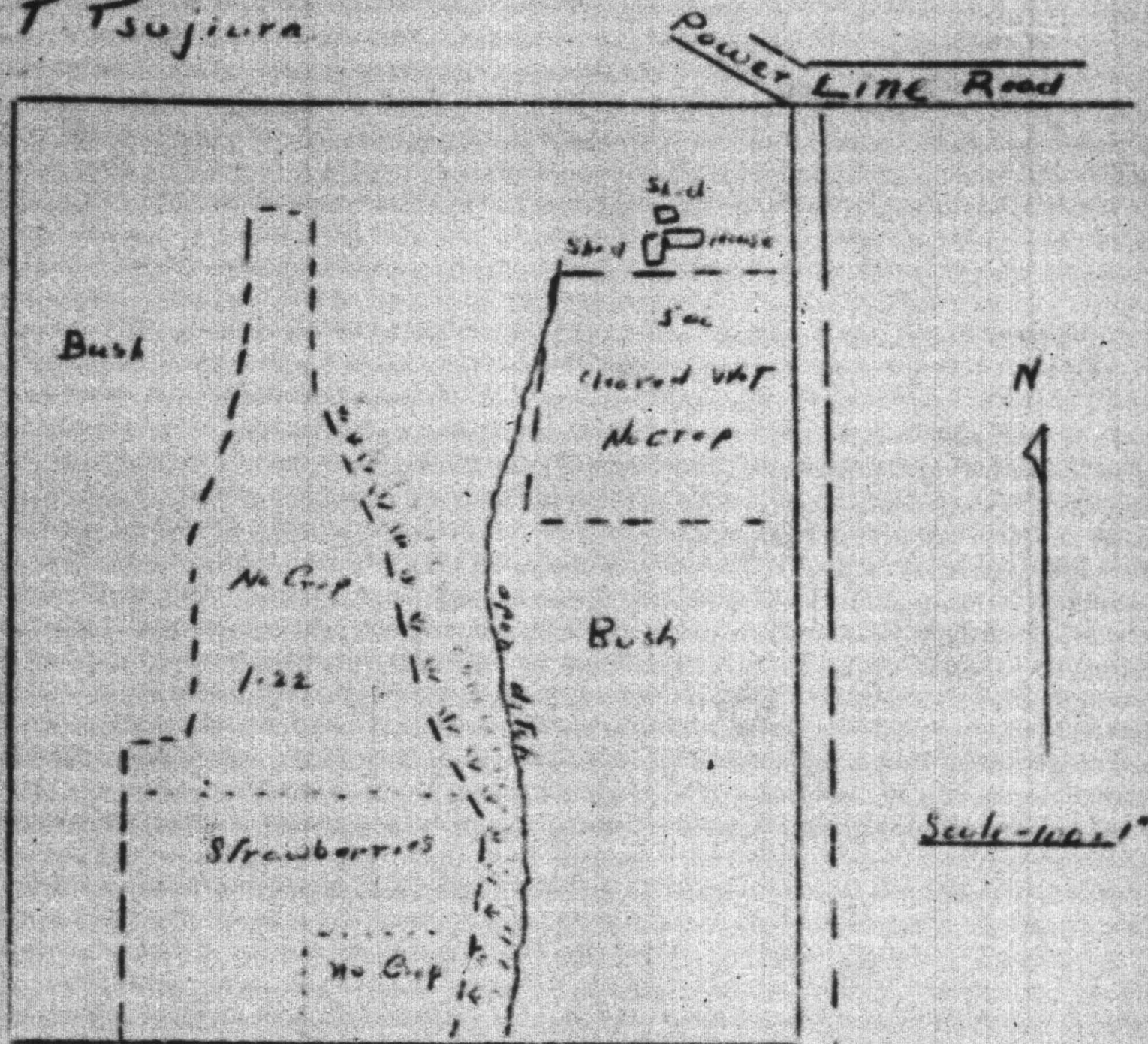
cultivated and crop indication very poor.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Pd 3 Sp 1, DL 222 Mop. 1981 - 5517 ac
T Tsujiura



Following careful review of this appraisal report, it is my opinion that the present value is \$ 400

Date 15-12 May 1942

SS Band
District Superintendent.

[illegible]

REG. NO. 14177	NAME Totsuina, Tsuchisakura, Estate of Totsuina, Satou (Mrs. Tsuchisakura)		FILE NO. 226 13554 9957	
ASSURED THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.				
COMPANY Mercantile Insurance Company	POLICY NO. 445922	AMOUNT \$700.00	PREMIUM \$12.60	RATE 1.80
		TERM 3 Yr.	EXPIRATION June 6, 1947	
PROPERTY INSURED \$700.00 on the 1½ story, frame, shingle-roof private dwelling			LOCATION Lot 3 of Part of D.L. 222, Gp. 1, Map 2967, Mun. of Maple Ridge, BC	
LOSS PAYABLE Assured		INSURANCE AGENT J.A. McIver		RENTAL AGENT
ENDORSEMENTS				

File No. 13534.
Special Ad.

July 26th, 1945.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Gruner

Tsuchisaburo TSUJIMURA
Etsuo TSUJIMURA
Kameo TSUJIMURA
Eiji TSUJIMURA and Miye TSUJIMURA
Hm. of Maple Ridge
Lot 3 of part of Lot 222, Sp. 1, Map 2907,
D.M.V. Certificate of Vesting No. 24742.

We attach herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... HENRY JOSEPH SANDOZ and
FLORENCE PATRICIA SANDOZ.
(Joint Tenants).
4. Letter from Mr. Streight, dated July 4th, 1945.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Whereabouts of Certificate of Indefeasible Title No. 28707-E
is unknown.

D. A. Gruner

DAC:JS
Atch.

PERSONAL PROPERTY SUMMARY

File No. 13554

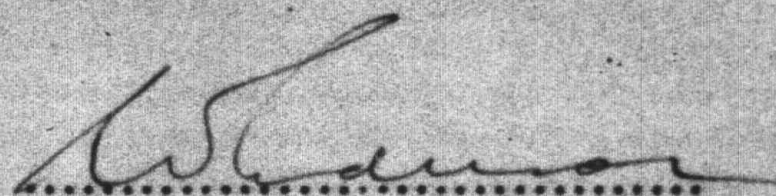
26th March, 1947.

Re: Tsuchisaburo TSUJIURA, Deceased.

This file reveals no personal property assets.

Tsuchisaburo TSUJIURA died in 1938, and all personal property assets are administered under his wife's file, No. 5957.

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

A handwritten signature in dark ink, appearing to be "W. L. ...", written over a dotted line.

WEA:HA

File No. 13554
Deceased

TSUTSURA, Tsuchisaburo Estate of

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 16	Land Registry Office - Certificate of Encumbrance	\$ 2.00		
1943 December 7	Rents collected		65.00	
1944 June 14, August 27 November 1	Fire Insurance premium Taxes Rents collected	12.60 48.17	65.00	
1945 August 6 September 12 November 6 November 8	B. C. Electric Railway - refund Security Deposit Rents collected Official Administrator - full payment unregistered S. Kawamoto - loan repaid mortgage K. Kusano - " F. Komoto - " Official Administrator - balance of funds	100.00 100.00 100.00 136.53	4.30 65.00 300.00	
1948 March 1	Maple Ridge Co-Op - shares redeemed		39.60	
		\$ 499.30	\$ 538.90	

CR \$ 39.60

Accounting Department
March 9th, 1948

File No. 13554
 Rec. No. 5/R

Estate of Thomas Duro TSHJ194

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 16	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
1943 March 2	P. W. Howles - on account rent for March/43	\$	\$ 6.50	
April 3	P. W. Howles - rent		6.50	
June 1	Rent collected - May & June		13.00	
October 7	3 months rent from P. W. Howles		19.50	
October 14	Rent to Oct. 31/43 - P. W. Martin		6.50	
November 1	Rent collected		6.50	
December 7	Rent collected		6.50	
May 31	Rent to May 31/44		26.00	
June 14	Insurance premium	12.60		
June 15	Mrs. F. Martin - rent collected		6.50	
July 4	Rent to July 31/44		6.50	
August 24	Rents collected		6.50	
August 27	1943 & 1944 taxes	48.17		
September 7	Rents collected		6.50	
September 30	Rents collected		6.50	
November 1	Rents collected		6.50	
1945 January 13	Rents collected		13.00	
March 2	Rents collected		13.00	
April 10	Rents collected		6.50	
April 13	Land Registry Office - Certificate of Encumbrance	1.00		
May 5	Rents collected		6.50	

Date	Particulars	Debit	Credit	Balance
1945 June 14	Rents collected	\$	6.50	
June 29	Rents collected		6.50	
August 6	B. C. Electric Railway - deposit refund		4.30	
August 10	Rent collected		6.50	
September 12	Rent collected		6.50	
November 6	From J. M. Streight - in full payment of unregistered mortgage against property		300.00	
November 8	S. Kawamoto - full payment of loan	100.00		
	K. Kawano - full payment of loan	100.00		
	I. Aomoto - full payment of loan	100.00		
	J. M. Streight, Official Administrator - transfer of all funds	136.53		

NIL

NAME Waters (Mrs. Trenchard) TRENCHARD

REGISTRATION NO. 14177

FILE NO. 5257

The following chattels were sold by public

auction at Haney, B. C. on November 16th, 1945.

8 chairs	\$ 4.40
Wash stand (bureau)	1.00
Round table	2.00
Writing desk	.50
Dresser	7.00
Cupboard	.75
Chest of drawers	4.00
Cabinet	20.00
Linoleum	.35
Clothes press	12.00
Kitchen range	13.00

Total		\$ 65.00
Less Expenses:	(Auctioneer's Fee \$ 6.50)	
	(Advertising 1.01)	\$ 15.63
	(Moving 8.12)	
Net Proceeds Credited:		\$ 49.37

Members of Custodian Staff Present. Mr. J. Morryson

Extracted from Auctioneering List No. Haney 17

Remarks.

REAL PROPERTY SUMMARY

JAPANESE NAME: Tsuchisaburo TSUJIURA N/R Deceased 22/5/38. File No. 13554-5957
CATALOGUE NO: Advertised for sale by tender by Jack Milton Streight in the Haney Gazette, May 3rd, 1945, in reply to which he received the following offers:

Soldier Settlement Board \$ 415.00
S. Cahoon, Real Estate Agent \$1620.00
Hal Mensies, Real Estate Agent \$1400.00

EXHIBIT No. 800-7

FILED BY

PROPERTY ADDRESS:

LEGAL DESCRIPTION: Lot 3 of part of Lot 222, Group 1, Map 2987, Mun. of Maple Ridge, D.N.W.

TITLE: Registered in the name of Tsuchisaburo TSUJIURA (deceased).

ENCUMBRANCES: There is an application for registration No. 184755E made 20th March 1945 to register Transmission of Title to Jack Milton Streight "In Trust" (see filing 27637) subject to an unregistered Mortgage for the sum of \$300.00 in favour of I. Aomoto, K. Kusano and S. Kawamoto, c/o The Custodian, Vancouver, B.C.

Vesting Order filed No. 24749.

There was also a Special Vesting under the same No., viz., 24749, filed 26th March 1945 in the following names:

Tsuchisaburo TSUJIURA
Natsu "
Kanao "
Eiji "
Miyo "

The above Vesting Order No. 24749 was vacated 6th February 1946.

With reference to the unregistered Mortgage of \$300.00, mentioned above, the following Statutory Declaration was made by Frank Gould Shears, Authorized Deputy of the Secretary of State and/or Custodian: "Mrs. Natsu TSUJIURA in her declaration to the Custodian of the Liabilities and Assets of her late husband, Tsuchisaburo TSUJIURA, stated that there was an unregistered Mortgage outstanding in the sum of \$300.00 in favour of I. AOMOTO, K. KUSANO and S. KAWAMOTO. This however was a mistake on her part, as there was no Mortgage, but there is a debt of honour outstanding to the three above named men, and I quote from her letter of January 20th, 1944-"I have declared the Title subject to Mortgage because I did not know any alternate word to explain the situation. The loan was made on friendly way as mutual credit with not interest except the title has been in their hands for security. So there was no deed made for it." The transaction has been verified by the three creditors".

ASSESSED VALUE: Land \$500.00
Improvements \$600.00 - Total \$1100.00.

Taxes - \$22.57.

CLASSIFICATION: This is a small fruit farm with a dwelling and garage. The property has an area of 5.57 acres, planted to the following crops: Strawberries

cherry and apple trees.

Inspector reported 16-6-2 two acres cleared, rest bush; a 6 room frame house of 1½ storeys 26x28, with dining room, living room, kitchen and bedroom downstairs, well finished with wallpaper; outside unpainted. Also garage, packing and storage sheds, and half acre of strawberries.

Mrs. TSUJIURA'S declaration of 25-4-2 states the buildings comprise a 5 room dwelling, garage and woodshed, with a crop of strawberries. Her later declaration of 30-8-3 gives the size of the dwelling as 24x48 and of the garage 14x22, and claims on the property strawberries and cherry and apple trees.

HISTORY OF ADMINISTRATION:

Property was rented by owner to P.W. Howles for 1 year for \$120.00 paid to owner. On 1-3-3 it was leased by the Custodian for 10 mos. from date of lease to P.W. Howles for \$65.00, Mr. Howles having refused to continue to pay the rental rate of the preceding year. Mr. Howles continued as tenant until he was moved to San Francisco, when he assigned his lease to Lillian Jean Martin, wife of F.W. Martin, Hammond, B.C., as from 1st October, 1945. As this lease had been handed to The Director, The Veterans' Land Act upon expiry they extended it for 10 months from Jan. 1st, 1944, to Oct. 31st, 1944. Mrs. Martin continued as tenant until Aug. 30th, 1945, at which time the property was sold by J.M. Streight, Official Administrator.

Thus the property was under lease from the Custodian from 1-3-3 to 30-8-5, a period of 26 months and the rental revenue at \$6.50 per mon. for that period, amounting to \$195.00, was credited to the Estate of TSUCHISABURO TSUJIURA, File 13554.

SOLD:

To Harry Joseph Sanborg and Florence Patricial Sanborg, his wife, for \$1620.00 as at September 28th, 1945.
Approval of Advisory Committee as at July 10th, 1945.

Certificate of Title No. 192849-E was delivered to H.J. Sanborg and Florence P. Sanborg by J.M. Streight, Official Administrator.

This property was advertised by J.M. Streight, Official Administrator, on May 3rd, 1945. The sale price, viz., \$1620.00 was paid into J.M. Streight's office.

The sum of \$300.00 was paid into this office by the Government of British Columbia on November 6th, 1945, to take care of the loan made to Mrs. Natsu TSUJIURA, file 5957, by I. AOMOTO, K. KUSANO and S. KAWAMOTO, and the sum of \$100.00 each was transferred to their respective accounts, November 8th, 1945. It was found that Mrs. TSUJIURA had repaid the loan of \$100.00 made to her by K. KUSANO. This amount has been credited to her account, file 5957, and a corresponding debit charged to KUSANO.

FUNDS:

The funds appearing in the account of the Estate of Tsuchisaburo TSUJIURA are - Credits: rents received, as above, \$195.00, refund on light and gas \$4.30, official administrator \$300.00, total \$499.30; Debits: 2 Certificates of Encumbrance \$2.00, insurance \$12.60, taxes \$48.17, liabilities to KUSANO, AOMOTO and KAWAMOTO \$300.00, total \$362.77. The balance on hand, representing all funds held by

funds held by the Custodian, \$136.53, was paid to Mr. J.M. Streight, Official Administrator, by cheque on 8-11-5. Mr. Streight is distributing the funds to the parties entitled to them.

The following Fire Insurance Policy:
Mercantile Insurance Co., Policy No. 445922 - \$700.00, covering the dwelling, was placed by the Custodian, June 6th, 1944, and transferred to Henry Joseph Sanborg and Florence Patricia Sanborg, September 28th, 1945.

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

January 26th, 1948.

IM:JS


Ian Macpherson.

Name of Claimant

TSUBURA, Matsuo - Claiming for
TSUBURA, Toshihiko Estate

Case 808

Custodian File

13934

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		
		1680.								174.90
			162.00	12.50						
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
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			
138.00	65.00		20%	157.00						
		19.50			43.96					65.46
TOTAL RECOMMENDATION										137.96

October 25, 1950.

MEMORANDUM

Messrs. Virtue, Russell & Morgan,
Barristers & Solicitors,
McFarland Bldg.,
Lethbridge, Alta.

Attention: Mr. A. G. Virtue, K.C.

Dear Sirs:

Re: Japanese Property Claims Commission
Cases 518 & 800

In connection with the two above claims, we have received Release forms signed by J.M. Straight, the Official Administrator, and have today sent him a cheque for \$1115.73 (Case 518) and cheque for \$202.27 (Case 800).

We enclose herein cheque in your favour for \$232.58 covering your legal fees in connection with these cases. Kindly acknowledge receipt on the duplicate list enclosed.

Yours very truly,

F. G. Shure,
Director.

FOS/GM
Encl. 1 cheque.

October 25, 1950.

J. M. Straight, Esq.,
Official Administrator
607 Columbia St.,
New Westminster, B.C.

Dear Sir:

Re: Japanese Claims Commission
Case 800 - Estate of Tsuchihara TSUTSUMI, Dec'd.

We have your letter of October 23rd and thank you
for enclosing Release for the award recommended by the Commis-
sioner.

We enclose herein cheque in your favour for \$202.27
and have paid to Messrs. Virtue & Russell legal fees in the amount
of \$35.69 as authorized.

In connection with this estate, we also enclose
cheque in your favour in the amount of \$51.37, representing funds
which we have on hand to the credit of this account.

Yours very truly,

F. G. Shears,
Director.

FGS/ON

Encl. 2 cheques.

Defence Brief

LETHBRIDGE
15 Oct. 48

Natsu, Kanao and Miyo HOYANO
Claiming as Beneficiaries.
File No. 13554

Case No. 800

REAL PROPERTY CLAIM

1. Real Property Claim

\$2900.00

Outside the terms of reference as it was not sold by the Custodian but by the Official Admin. whose appointment was requested by the widow of the deceased.
A. J. J.

Appraised at

\$1600.00

See Ex. 7.4 > Custodian's letter dated 27.12.47 & 28.12.47. Also Mr. Streight's letter dated 4 July 45, part of Ex. 800-5. Also Ex. 800-7 Streight & Custodian (now on file). Property sold by Official Administrator of Estate Mr. Streight. See also argument of Mr. Streight. Witness: J. M. Streight, Off Admin. New localisation.

Sold for

\$1620.00

2. Chattel Claim

\$426.00

See Exhibit No. 6 for history of this case

(a) Goods valued by claimant at 232.00

Sold at auction for 65.00.

Witnesses: C.S. Pallot, Auctioneer.
J. Moryson, attended sale.

(b) Goods valued at 157.00

Left under the custody, control or management of someone other than the Custodian, appointed by the owner of the property.

Ex. 800-10 J.P. form declaration under personal property "Left in house on farm". Under occupancy and leases "was leased to Mrs. Howles".

(c) 7- No Record - (Whitbarrow)

(d) Goods valued at 30.00 Abandoned.

Witness: J. Moryson.

Ex. 800 - 2 Agreement to lease by the Japanese to Mr. & Mrs. P. W. Howles for duration. Tenant to keep property in good condition until it is returned to the lessor. Note: Property was rented by owner to P.W. Howles as above. Howles continued as tenant until he was moved to San Francisco when he assigned his lease to L. J. Martin as from 1 Oct. 45. Martin continued as tenant until the property was sold by the Official Administrator 30 Aug. 45.

Note
Registered Charge on Title #1847558 March 20.45. Transmission of title to Jack Mullen Streight (Ex. 27637. Off Admin. under appointment March 3.44)

IN THE MATTER OF THE "INJURIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

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

10

Lethbridge, Alberta,
October 15th, 1948.

IN THE MATTER OF THE CLAIM OF
MATSU TSUTSURA, KANAO TSUTSURA
AND MIYO HOYANO.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICH, Esq., K.C., appearing for the
Dominion Government.
A.G. VIRTUE, Esq., K.C., appearing for the
Claimant.

MISS LILLIE THOMAS, Secretary.
MRS. LUCIE HANDFORD, Official Interpreter.
S.R. HOWARD, Esq., Official Reporter.

30

2
N. Tsujiura,
M. Moyano,
In Chief.

THE SECRETARY: Case No. 800, Natsu Tsujiura, Kanoo
Tsujiura and Miyo Moyano.

NATSU TSUJIURA, the claimant herein,
being first duly sworn:

MR. VIRTUE: I wonder, sir, if I might ask this witness
to stand down for a few minutes. There is a
daughter here who speaks English, and I think we
will get along faster if we have the daughter first.

THE SUB-COMMISSIONER: Yes.

(Witness aside)

MIYO MOYANO, a claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION by MR. VIRTUE:

Q Are you married? A: Yes; I am.

Q And what was your maiden name?

A Miyo Tsujiura.

Q And your father's name? A: Tsuchisaburo
Tsujiura.

Q I believe your father passed away? Your father
died? A: Yes.

Q About when was that? About what year?

A 1938.

Q And is your mother Kanoo Tsujiura?

A Yes.

Q That is this lady here who has just been sworn?

A Natsu Tsujiura.

Q This is Natsu Tsujiura? A: Yes.

Q Now, your father owned 3.5 acres of land at
Port Hammond? A: Yes.

3
M. Hayano,
In Chief.

Q Where is Port Hammond? Speak right out so
that everybody can hear you, will you, please.
Is it in the Fraser Valley?

A Yes.

Q How far from New Westminster?

A About 15 miles, I think.

Q About 15 miles west of New Westminster, about west?
Pardon me, east? East of New Westminster?

A Yes, east.

10 Q How large a place is Port Hammond, how many people?

A Oh, I don't know. About forty Japanese families
there.

Q About forty Japanese families there?

A Yes.

Q And are their white families there too?

A Yes.

Q A large number?

A: Yes, I think

more than Japanese.

Q More than Japanese? A: Yes.

20 Q And is the area around there a fertile farming
area?

A: Yes.

Q Now, I believe your father purchased this land
in 1918?

A: Yes.

Q By the way, some of the information you have
was obtained by you from your father and from
your mother?

A: Yes.

Q And when he bought it he paid \$500.00 for it?

A Yes.

Q All bushland with no buildings?

30 A Yes.

4
M. Moyano,
In Chief.

Q Now, later there was about three and a half acres cleared?

A: Yes.

Q And tilled and drained? A: Yes.

Q And I believe the cost of that came to about \$1020.00, a little over \$1000.00?

A Yes.

Q Now, also there was built on the property, I take it by your father, you will correct me if I am wrong, a house and extension worth \$1400.00, a garage costing \$200.00, and a woodshed costing \$100.00; that would be a total for the buildings of about \$1700.00?

A: Yes.

Q That would make the total cost of the land and the clearing and so on and the buildings about \$3220.00. Does that correspond with your recollection?

A: Yes.

Q But in making the claim you have valued the whole property at the date of evacuation as \$2900.00?

A Yes.

Q Do you understand that? A: Yes.

Q Now, from your information and what knowledge you have of lands in that vicinity, what do you say about that price at the time of evacuation? Was that a high price or low or a fair, reasonable value?

A: For this?

Q \$2900.00 for the whole property?

A I think it was fair.

Q You think it was fair? A: Yes.

Q Now, do you know if this property was sold for, or do you know that this property was sold for

M. Moyano,
In Chief.

\$1420.00?

A: Yes.

Q The whole property?

A: Yes.

Q What have you to say about that sale, about that price? What do you think about it?

A Well, it is kind of low.

Q It was kind of low?

A: Yes.

Q Are you satisfied that the price was a good price? Are you satisfied with the price, you and your family?

10

A: Oh, it isn't so fair.

Q What?

A: It isn't fair.

Q It isn't fair?

A: No.

Q All right. There was also, I believe, a quantity of personal property which was left behind when your family were evacuated?

A: Yes.

Q And you have seen this list before?

A Yes.

Q Was this personal property described in this list left behind?

A: Yes.

20

Q Where was it left?

A: Oh, it is left in the house, the kitchen utensils, the upstairs of the house.

Q And you see the value that you have put on this, \$425.00 for the whole thing?

A: Yes.

Q What do you think about that?

A Well, it was fair value.

Q A fair value?

A: Yes.

Q Now, whose signature is that (indicating),

A That is mother's.

30

Q That is your mother's signature?

M. Moyano,
In Chief.

A Yes.

Q But you are familiar with this summary of evidence, and you say that the statements contained in the summary are true statements?

A Yes.

Q By the way, your mother is quite an old lady, is she?

A: Yes.

Q And she doesn't speak any English at all?

A Yes.

10 Q And that is why you are giving evidence, is that right?

A: Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: I wonder if you would let me have a lease which I think is at the back of your file.

MR. RICE: Do you mean this (indicating)?

MR. VIRTUE: Yes.

Q Now, would you look at that and just read it over, an agreement made the 30th of April, 1942; do you know about that?

A: Yes.

20 Q And your mother made this agreement with Mr. and Mrs. Hawles?

A: Yes.

Q Under which you leased the house and land for \$60.00 cash, and another \$60.00 to be paid on the 1st of October, 1942, a total of \$120.00?

A Yes.

(AGREEMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Now, what arrangements did you make about this furniture and the personal property? Where did you leave it?

A: In the house.

30 Q In the house?

A: Yes.

7
M. Moyano,
In Chief.

Q I think you mentioned you put it in some particular room, did you?
A: It was kitchen utensils in an upstairs room.

Q In an upstairs room?
A: Yes.

Q And just left them?
A: Yes.

MR. VIRTUE: I want to put in from the Custodian's file a summary dated November 14th, 1945, and I won't read it all, but it is a report of the removal of these goods to an auction room, and then paragraph 4 reads,

10

"After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above: 5 rolls linoleum, mirror, heater, sofa, 4 kitchen chairs, 6 boxes books, 50' rubber hose, shrine, clothes, 2 small carpets, dishes, 2 crocks, cultivator, small quantity tools.

"The tenant gave us the following explanation: This place is vacant, doors wide open, is rather isolated, neighbours know nothing."

(SUMMARY MARKED EXHIBIT NO. 5).

MR. VIRTUE: Now, I also put in a memorandum dated July 31st, 1945, from the Custodian's file,

"The property in the name of subject Japanese deceased husband has now been sold. We are attaching an inventory of chattels located therein at 2467 Powerline Road, Hammond, B. C., and would appreciate your removal to auction as soon as possible."

20

5
M. Moyano,
In Chief.

And then attached to it is an inventory, "In house downstairs", "In house upstairs," "Upstairs", "In garage". And on the bottom is this endorsement, "This is a copy of goods reported by Custodian representative on June 16, 1943, and checked in accordance with memo November 14th, 1943, hereto attached".

And there is a long list. I haven't checked every item, but it seems to correspond by and large with the list of goods claimed.

(DOCUMENTS MARKED EXHIBIT NO. 4).

MR. VIRTUE: Now, I would also like my learned friend to please either let me put in or put in himself the following correspondence in the Custodian's file, namely, a letter of October 10th, 1943, letter of July 4th, 1943, letter of May 12th, 1943, and a letter of February 26th, 1943.

(Letters to Mr. Virtue)

MR. VIRTUE: Now, I have only one object in putting these letters in, which is this, sir, to show that the Administrator was reporting, that is, the Administrator of the Estate, the Official Administrator, was reporting to and apparently taking his instructions from the Custodian. I believe the position to be taken by the Custodian is that he was not responsible because the Public Administrator had taken out administration, and I am merely showing that the Public Administrator was taking his instructions from the Custodian and, therefore, we are claiming that the Custodian is responsible.

M. Hayano,
In Chief.

THE SUB-COMMISSIONER: Q: How old are you?

A: Thirty.

Q: Thirteen?

A: Thirty.

Q: Thirty.

THE SUB-COMMISSIONER: Are you going to put all of the letters in as one exhibit?

MR. VIRTUE: Yes, but I think I will read only one of them, the one of May 18th. It is addressed to the Department of the Secretary of State, Office of the Custodian.

"Re: Estate of T. Tsuchiura,"

and so on.

"With reference to your letter of May 6th I beg to advise you that I wrote the widow on March 25th requesting information regarding the deceased's full name, time and place of death, the widow's full name and the names and ages of all her children; and also to include a list of assets and liabilities for the inventory. I have received no answer"-- pardon me -- "I also asked her if her husband was naturalized. I have received no answer to these inquiries. I wonder if you would write her and ask her to reply to my letter."

I will put these four letters in as one exhibit.

(LETTERS MARKED EXHIBIT NO. 5).

MR. VIRTUE: All right, thank you.

MR. HICE: I am submitting, your Honour, that if there is any claim to be made here, the person to make

M. Hayano,
Gross Exam.

the same is Mr. J. M. Streight, the Official Administrator, Administrator of the Estate of Tsuchisaburo Tajiura. I am submitting that there are others interested in the Estate than the widow and her two children, residing in the evacuated area at the time of their evacuation, one of whom, I am informed and believe, is residing in Japan as a Japanese national, and any interest he had in his father's estate would be confiscated to His Majesty the King in the right of Canada to be disposed of under the terms of a treaty of peace when it is signed.

I am submitting that the land^{that} was sold by the Official Administrator in his capacity as Administrator, and I am submitting that it was sold at its fair market value. I am submitting that the chattels sold or disposed of by the Custodian were sold at their fair market value. I am submitting that if there is any claim that the claimants have here against the Custodian the same is exorbitant.

I wish to tender as exhibits the following documents: An analysis of real property claim, showing how the property was dealt with by Mr. Streight.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. RICE: And a real property summary.

(SUMMARY MARKED EXHIBIT NO. 7).

MR. RICE: A letter from John A. McIver to the Custodian's insurance department under date of June 2nd, 1944, in which he says, referring to the dwelling, "The

M. Hayano,
Cross Exam.

value for insurance purposes is \$700.00" and
"The other buildings on the property are of very
little value for insurance purposes."

(BETTER MARKED EXHIBIT NO. 8).

MR. RICE: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. RICE: The claimant, your Honour, apparently
completed two J.P. forms, one on the 25th of
April, 1942, and another one on the 30th of
August, 1943. Perhaps my learned friend will
admit them, or I will have the widow admit that
she completed the documents.

THE SUB-COMMISSIONER: I guess the daughter would
recognize the signature; she did so on Exhibit 1.

CROSS EXAMINATION BY MR. RICE:

Q I show you two J.P. forms, one dated the 25th
of April, 1942; does that bear your mother's
signature? A: Yes, that is my
mother's.

Q That is your mother's? A: Yes.

Q And another one dated the 30th of August, 1943; is
that your mother's signature to that document?

A Yes.

Q And do you know if she completed both of these
documents, that is, where she declared what
property she owned at the time you were evacuated,
or about to be evacuated? Here is the list in
such case (indicating). I might call your
attention that in one a Ford car is declared and

M. Moyano,
Cross Exam.

It isn't in the other. It isn't the subject matter of these proceedings, but I believe the Ford car was yours, was it not?

A No, I didn't claim for it.

Q That was sold?

A: The Custodian

sold it.

Q It was sold and accounted for to you?

A Yes.

MR. RICH: I wish to tender both of these J.P. forms, your Honour.

10

(J.P. FORMS MARKED EXHIBIT NO. 10).

MR. RICH: Q: I believe your father died on May 22nd, 1938?

A: Yes.

Q Where was that, at your home near Vancouver?

A Yes, he died in the hospital.

Q In the Vancouver Hospital? A: In New Westminster.

Q In the New Westminster hospital?

A Yes.

Q How many are there in the family besides yourself and your mother?

A: There is one brother, and the other brother, he died in Japan.

Q The other brother died in Japan?

A Yes.

Q When did he die?
A: Oh, six years ago; September 30th, 1942.

A: Oh, six years ago; September 30th, 1942.

Q September 30th, 1942?

A: Yes.

Q And your other brother was evacuated at the same time you were?

A: Yes.

Q From Vancouver?

A: Yes. He is in

Coaldale now.

20

30

M. Moyano,
Cross Exam.

MR. VIRTUE: Ask her if her brother's name is Kanoo.

MR. KIDDE: Q: Your brother's name is Kanoo?

A: Yes.

Q: And the brother that died in Japan, was he killed in Japan?

A: No, he was sick.

Q: What was his name?

A: Kiji.

Q: K-i-j-i (spelling)?

A: Yes.

Q: Your chattels, household effects, were turned over to Mr. and Mrs. Howland? A: Yes.

10

Q: To look after for you when you were evacuated to here?

A: Yes.

Q: They moved into your home, did they?

A: Yes.

Q: And took over your chattels that you are now claiming for?

A: Yes.

Q: That is all, thanks.

MR. VIRTUE: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

[Signature]
"S.R. HOWARD" Official Reporter.

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

SUB-COMMISSIONER

30

September 27th 1943.

Claim No. 771 - Ryoko and Hiji TAKURO next of kin of the late Gichiro TAKURO dead.

The deceased was the owner of 10 acres of farm land situated near Hinton, B.C. at the date of his death in 1938. He died intestate, leaving his surviving wife and daughter named above. The estate was subsequently administered by J.M. Stroughton, Official Administrator for the County of New Westminster, B.C.

Sale of the property was negotiated by the Administrator in consultation with the Custodian. A vesting order was filed in the Land Registry Office, whereby the property was vested in the Custodian, effective as of the date of the Order-in-Council P.C. 1643, whereby lands of persons of the Japanese race were vested in the Custodian.

Council have agreed to treat this claim as a test case covering all claims wherein the property of a deceased person of the Japanese race has been administered by an Executor or Administrator who has sold property in conjunction with the Custodian, such property having previously been vested in the Custodian.

Council for the Government contends that the property of the deceased under consideration in this claim, as well as in all other claims under similar circumstances, did not in law vest in the Custodian under the terms of the Order-in-Council, but in law were held by the Executor or Administrator, who consulted the Custodian in regard to the sale thereof as a matter of courtesy only.

In my opinion this objection is not well taken.

I consider that property in the related circumstances did in law, as well as in fact, vest in the Custodian under Order-in-Council P.C. 1643. Consequently, claims made under the terms of the Commission directed to me in respect of real and personal property beneficially owned by a person of the Japanese race are in the identical position of claims made by persons of the Japanese race who, prior to making the claim, were the owners of such property.

I therefore propose to consider claims which fall in this category, and make such recommendations as the circumstances appear to warrant.

(Sgd.) H.I. BIRD Commr.