

3411

Whonnock
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATIONNAME: TSUJITA TakejiHOME ADDRESS: 28th Ave., Maple Ridge Munn. Whonnock, B.C.REGISTRATION NUMBER 13557 SEX: Male AGE: 48OCCUPATION: 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: NoneEXHIBIT NO. 799-8MARRIED? YesDATE Oct 15/48NAME OF WIFE OR HUSBAND: HideFILED BY G. A. RiceADDRESS OF WIFE OR HUSBAND: 28th Ave., Maple Ridge Munn. Whonnock, B.C.

NAMES OF ANY LIVING CHILDREN: Ayako (F), Etsuko (F), Emiko (F), Kazuko (F), Lakeichi (M), Masau (M), Atsuko (F).

ADDRESS OF CHILDREN: 28th Ave., Maple Ridge Munn. Whonnock, B.C.AGE OF CHILDREN: 15, 14, 13, 11, 9, 7, 4.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 28th Ave., Municipality of Maple Ridge, Whonnock, B.C. Lot no. 9 and 10. 15 acres in all.

also 1/2 interest 9.95 acres of E 1/2 of S.E. 1/4 of Section 1, Twp 12 S. 20 E. 1

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room house, (frame construction)
4 room house - 2 room house, packing shed, rabbit house.

3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance Co., \$1,500 on declarant's home \$1,000.00 - furnishings, \$500.00. Premium paid to 1942.

4. TAXES (Amount and where payable) \$52.12 paid to the municipality of Naney, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) T. Mori, H. Kato - Whonnock, B.C.
also occupied by owner.

CLAIM ON ANY SUCH PROPERTY
None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

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

28th Ave., Mun. of Maple Ridge, Whonnock, B.C.

All the above articles will be left in declarant's house, at

Farm implements including hop wire no 6 200 lbs. no 8 700 lbs.

1 set a.

Household furnishings - including 2 cook stoves, 1 warm stove,

EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
STATEMENT OF PERSONAL PROPERTY OWNED.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:
None

None

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

4. STATE WHEREABOUTS OF LEASE:
None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
None

2. LANDLORD'S NAME AND ADDRESS:
None

1. LOCATION AND DESCRIPTION:
None

STATEMENT OF REAL PROPERTY OCCUPIED

2 cherries, 31 apples, 14 plums, 1 peach, 2 green sage trees.

1 acre raspberries, 1 acre of hay, 1/2 acre of vegetables, 3 pear trees,

9. IF FARM LAND STATE CROPS SOWN 1 acre of hops, 4 acres strawberries,

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Y. Ikeda 10 acres - 1/2 acres tract.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In declarant's possession.

4. INSURANCE CARRIED ON ABOVE PROPERTY. \$500.00 North West Fore Insurance Co., Household furnishings, Policy no. unknown, in owner's possession

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

2 \$5.00 War Saving Certificates - in owner's possession. Pacific

Co-operative Union - 65 shares at \$10.00 per share. Western Canada Hop

Co-operative Union - 7 shares at \$10.00 per share. In owner's poss.

None

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

None

10. INTEREST IN ANY ESTATES OR TRUSTS.

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS: 217.23 - see extract from Nishiguchi
\$200.00 for groceries to M. Nishiguchi, New Westminster, B.C.

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 13th day of April 1942

(Signature)

T. Torigita

W. Wilbans
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 19/43.

Our File No. 2411

Full Name TSUNITA Takeji
(Surname in Block Letters)

Registration No. 13537

Male - Female
(check)

Age Mar. 28, 1894

Former Address P.O. Box 195, Ithaca, B.C.

Date Evacuated Apr. 16/42 Naturalized - Canadian-Born - National
(check)

Present Address 126 G. Hyman,
Edmonton, Alta.

Married - Single
(check)

Name of Wife ^{nee} (GARY) Kate #13537

Name of Husband -

Name of Mother ^{nee} (KAWAGAKI) Keiko Name of Father Senji (Dead)

Names of Children under 16 (Dead)
(See Over)

Requested by E.C.P. Registered with Custodian (Yes or No)

Additional Information Farmer Owner of
20 acres, house - at above address.

REAL PROPERTY SUMMARY

File 3411

V.L.A. B.C. 187-P

JAPANESE NAME: Takeji TSUJITA - - Reg. No. 13557.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 28th Ave. Whonnock, B. C.

LEGAL DESCRIPTION: Lots 9 and 10 of the South West quarter of Section 6, Township 15, Map 2721, Municipality of Maple Ridge, in the District of New Westminster.

TITLE: In the name of Takeji TSUGITA.

EXHIBIT NO. 799-6

ENCUMBRANCE: Vesting in Custodian 24737, 6th October 1942.

DATE October 15/45

ASSESSED VALUE: 1943 - 15.23 acres.
Land \$1100.00
Improvements \$ 800.00 Total \$1900.00 Taxes \$44.51.

Y. E. Rice

CLASSIFICATION: Berry farm and dwelling. Custodian inspector reported May 22, 1942, 4 acres strawberries, 1 acre raspberries, 1 acre hops and 1 acre hay, with 1 storey frame shack 22 x 24, 4 rooms and two small shacks and a packing shed and well. Property occupied at time of inspection.

HISTORY OF
ADMINISTRATION:

Property excepting crop of hops was leased by the Custodian on the 27th June 1942 to the end of the year on a crop rental of 50%, which netted \$5.68 paid to the Custodian. The crop of hops was sold by the owner to the Western Canada Hop Co-operative Union for \$41.00, which amount was paid into the credit of the owner's account with the Custodian.

The property was leased on the 20th May 1943, by the Custodian to William George Saunders for 1 year and 8 months as from 1st May 1943 to 31st December 1944, the lease including the buildings and reserving space for storage of owner's chattels, at a rental of \$130.00, of which \$6.50 was paid to the Custodian and allowed to the Director The Veterans' Land Act as accrued rental.

The dwelling was insured with the North West Fire Insurance Co. in the amount of \$1000.00 and contents at \$500.00. The policy expired on the 25th June 1942. There is no record of renewal of the policy.

SOLD: To The Director, The Veterans' Land Act for \$594.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Takeji TSUJITA: sale price \$594.00.

\$594.00

plus Rempel lease \$5.68 and return from hops \$41.00,
total \$640.68; less Certificate of Encumbrance \$1.00,
registration fee \$3.00, taxes \$85.80, legal fee \$15.00
Total \$104.80. Net amount released \$535.88.

TITLE:

Included in C. of T. 169885-E and payment of consideration
included in cheque to Custodian dated March 22, 1944.

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

DATED January 23rd, 1946.

Jack Asphum

IM:ML

REAL PROPERTY SUMMARY

File Nos. 3399, 3411

V.L.A. B.C. 186-P

JAPANESE NAMES: Yoshihiko IKEDA - - Reg. No. 13559
Takeji TSUJITA - - Reg. No. 13557.

CATALOGUE NO: Part of the Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 3179 - 27th Ave., Whomock, B. C.

LEGAL DESCRIPTION: Part 9.95 acres more or less of the East half of the South East quarter of Section 1, Township 12 shown lettered "A" on sketch deposited No. 3508, Municipality of Maple Ridge, in the District of New Westminster.

TITLE: In the names of Yoshihiko IKEDA and Takeji TSUJITA.

ENCUMBRANCE: Vesting in Custodian 24738, 6th October 1942.

ASSESSED VALUE: 1943 - 9.95 acres.
Land \$550.00
Improvements \$700.00 Total \$1250.00 Taxes \$25.83.

CLASSIFICATION: Berry farm with buildings. Inspector's report of May 22nd, 1942 reported 2 acres strawberries, 1 acre raspberries, 2 acre potatoes, and a number of fruit trees. Also a one storey frame house 30 x 32 of 6 rooms, fair condition, and woodshed, barn 2 small packing houses and well.

HISTORY OF ADMINISTRATION: Property leased by the Custodian on the 27th June 1942, to Peter A. Respel at a rental of $\frac{1}{3}$ of crop to the end of 1942. The returns shown by the Pacific Co-operative Union for this crop amounted to \$83.25, placed to the credit of the joint owners.

A lease was given to Gilbert Godfrey by the Custodian as on the 1st March 1943 as from 1st May 1943 for 10 months. This lease was cancelled on the 4th June 1943 for reasons not given.

Lensed by the Custodian on the 19th May 1943 to Richard Herbert BACHNER for a period of 1 year and 8 months to 31st December 1944 for \$200.00. of this rental \$30.00 was paid to the Custodian and allowed as accrued rental to the Director, The Veterans' Land Act, the lease included buildings and reserved space for storage of chattels of the owner.

SOLD: To The Director The Veterans' Land Act for \$479.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of the joint account of Yoshihiko

Yoshihiko

IKEDA and Takeji TSUJITA, sale price \$479.00 plus rental from Rempel \$63.25, total \$542.25; less Certificate of Encumbrance \$1.00, registration fee \$3.00, taxes \$29.55, legal fee \$15.00, total \$48.55. Net amount released \$513.70.

TITLE:

Included in C. of T. 169522-E and payment of consideration included in cheque to the Custodian dated March 22, 1944.

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

DATED January 22, 1946.

Jan Macpherson

IN:ML

File No. 3411

CLAIMS DEPARTMENT

January 27th, 1944

Isabell TSUJITA - Reg. No. 13527

CREDITORS

1. N. Nishiguchi Co. Ltd. *Notes* \$217.33 *initially* *on 1/27/44*
2. Isamu TSUJITO (File 11404) 15.94

Credit Balance as at Jan. 27/44 - \$96.48

Nishiguchi Co. is being wound up soon. Delay action on the above claims until liquidator demands a settlement.

15-7-44

/DE

NOTE: No claims on TSUJITA's wife's file No. 2910. ✓

3411
607.92
276.44
23

Lead #531

OFFER TO LEASE JAPANESE PROPERTY.

File No. 2411-3399

Place _____

Date _____

Custodian of Enemy Property,
Vancouver, B.C.

Re: 9.95 acres (more or less) Property

of 1/2 of SE 1/4 of Section 1, T12, R10, S108
TSUJITA + IKEDA Wharves

I hereby offer to lease the above described property

on the following basis:

Term: From May 1 1943 to Dec 31 1944.

Cash Rental: \$ 200 per _____ to be paid as follows: _____

10% per mo in advance

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

Other special conditions (if any): _____

The following taxes will be payable by me:

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

(strike out those that do not apply)

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

I recommend that Lease on the above terms be approved.

Field Supervisor,
Soldier Settlement of Canada.

Full Name: R. H. Beckman

Address: Wharves B.C.

RICHARD HERBERT

OFFER TO LEASE JAPANESE PROPERTY.

File No. 3411

Place _____

Date _____

Custodian of Enemy Property,
Vancouver, B.C.

Re: 9410 SW 1/4 Sec 6 Tp 15 Property.

T. TSUKIJO

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

Term: From May 1 1943 to Dec 31 1944.

Cash Rental: \$130.00 per _____ to be paid as follows: _____

6⁵⁰ per mo in advance

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

Other special conditions (if any): _____

The following taxes will be payable by me:

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

(strike out those that do not apply)

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

William Geo.

Full Name: W.G. Saunders

Address: 1729 Pine St.

Vancouver, B.C.

I recommend that Lease on the
above terms be approved.

Field Supervisor,
Soldier Settlement of Canada.

Extract from Lease.

Lease No. 530.

File No. 3411.

Lessor: The Secretary of State. (Takeji TSUJITA)

Lessee: William George SAUNDERS.

Date: 20th May, 1943.

Term: 1 year & 8 months from 1st May, 1943 to 31st December, 1944.

Consideration: \$130.00 - payable \$6.50 monthly commencing 1st May, 1943.
No Taxes.

Property:

Land: Lots 9 & 10 of S.W. 1/4, Section 6, Tp. 15, C. of T. 117603 E.
Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 13/8/43.

Extract from Lease.

Lease No. 386.

File No. 3411.

Lessor: The Secretary of State. (Takeji TSUGITA)

Lessee: Gilbert GODFREY.

Date: 13th March, 1943.

Term: 10 months from 1st March, 1943 to 31st December, 1943.

Consideration: \$50.00 payable 31st July, 1943. No Taxes.

Property:

Land: Lots 9 & 10 of S.W. $\frac{1}{4}$ of Section 6, Tp.12, Map 2721. C. of T. 117603 E.
Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 13/8/43.

Extract from Lease.

Lease No. 531.

Files Nos. 3411 & 3399.

Lessor: The Secretary of State. (T. TEJIMA & Y. IKEDA).

Lessee: Richard Herbert BACHMEIR.

Date: 19th May, 1943.

Term: 1 year & 8 months from 1st May, 1943 to 31st December, 1944.

Consideration: \$200.00 - payable \$10.00 monthly commencing 1st May, 1943.
No Taxes.

Property:

Lands: Part 9.95 acres (more or less) of E. $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of Section 1,
Tp. 12, lettered "A" on Sketch 3508. C. of T. 34610 E.
Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.B. 13/8/43.

3411
13557

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/187P
File No. (JL-244)

Vancouver, B.C.

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

TSUTITA, Takiji

Dear Sir:-

Re: Lots 9 and 10 of the SW $\frac{1}{4}$ of
Sec. 6, Tp.15, Map 2721.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169885-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 23,559.85, in favour of The Secretary of State,
forwarded to you and dated March 22nd, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 594.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ 85.80 ✓
Amount paid to Secretary of State -	508.20 ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

MAY - 1944

Date

Solicitor for
The Secretary of State

3299 / 3411
13559 13557

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/186P
File No. (JL-131)

Vancouver, B. C.

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

IKEDA, Yashihiko
TSUJITA, Isiji

Dear Sir:

Re: Part 9.95 acres more or less of the
E₂ of the SE₂ of Section 1, Tp.12,
shown "A" on Sketch No. 3508.
MUNICIPALITY OF MAPLE RIDGE.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169522-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 21,704.41, in favour of The Secretary of State,
forwarded to you and dated March 22nd, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	\$ 479.00
Less arrears of taxes to January 1st, 1943,	\$ 29.55
Amount paid to Secretary of State	<u>\$ 449.45</u>

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

Yours truly,

(signed) W. K. Chandler

W. K. Chandler
LEGAL ADVISER.

WKC/W

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

"April 28, 1944."
Date

Solicitor for
The Secretary of State

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 3411

MUNICIPALITY: Maple Ridge.

Date: May 22nd, 1942.

NAME: TSUJITA, Takeji.

REGISTRATION NO. 13557

ADDRESS: No #, 28th Ave., Whonock, B.C.

PROPERTY: Joint ownership with IKEDA, Yoshihiko, #13559.??

ACREAGE: 15.

KIND OF CROPS: Strawberries, Raspberries, Hops, Hay.

APPROXIMATE ACREAGE OF EACH: 4 1 1 1

HOUSE: VACANT: Yes OCCUPIED

DESCRIPTION 1 Storey Wooden frame shack. ROOF: Shingle.

SIZE: 22 x 24 NO. OF ROOMS 4.

CONDITION: Just a shack.

OTHER BUILDINGS: 2 small shacks, packing shed.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: "Well" ON: OFF:

LIGHT: None. ON: OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in the Shack.

5 Kitchen Chairs.

2 Beds complete.

In small addition to Shack.

5 Crosscut Saws

Bdl. Garden Tools

Kitchen Stove.

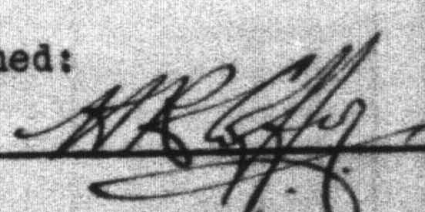
Small Platform Scale.

Hand Duster.

2 Stoves

1 Heater

1 Sofa

Signed: 

Distance 1 m30

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.90	Gentle slope south	Sandy loam 10"-1'	Sandy and clay	Hops and very weedy strawberries.	\$66	\$ 255.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Nil						
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Estd. 10.33	Gentle slope south	Sandy loam 10"-1'	Sandy part clay	Clear logged off land - heavy.	\$150-\$200	\$5
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
Estd. 1	Lost through two ravines with winter creeks.			-	-	

Total value of Land \$ 205.15

Total added by buildings to value of farm \$ 300.00

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

Total value of farm \$ 605.15

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owners gone; berry plantation badly weed grown; had made good growth; land cleared
within last 7-8 years. Still congenial for berry growth.

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

Small fruits and poultry.

Noxious weeds:

Thistle very bad Hops only crop clear.

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

Maple Ridge Municipal Land, School and Library.
\$31.67 and \$31.86 arrears Lot 9.
\$12.64

Date: June 23, 1942.

Place: New Westminster, B.C.

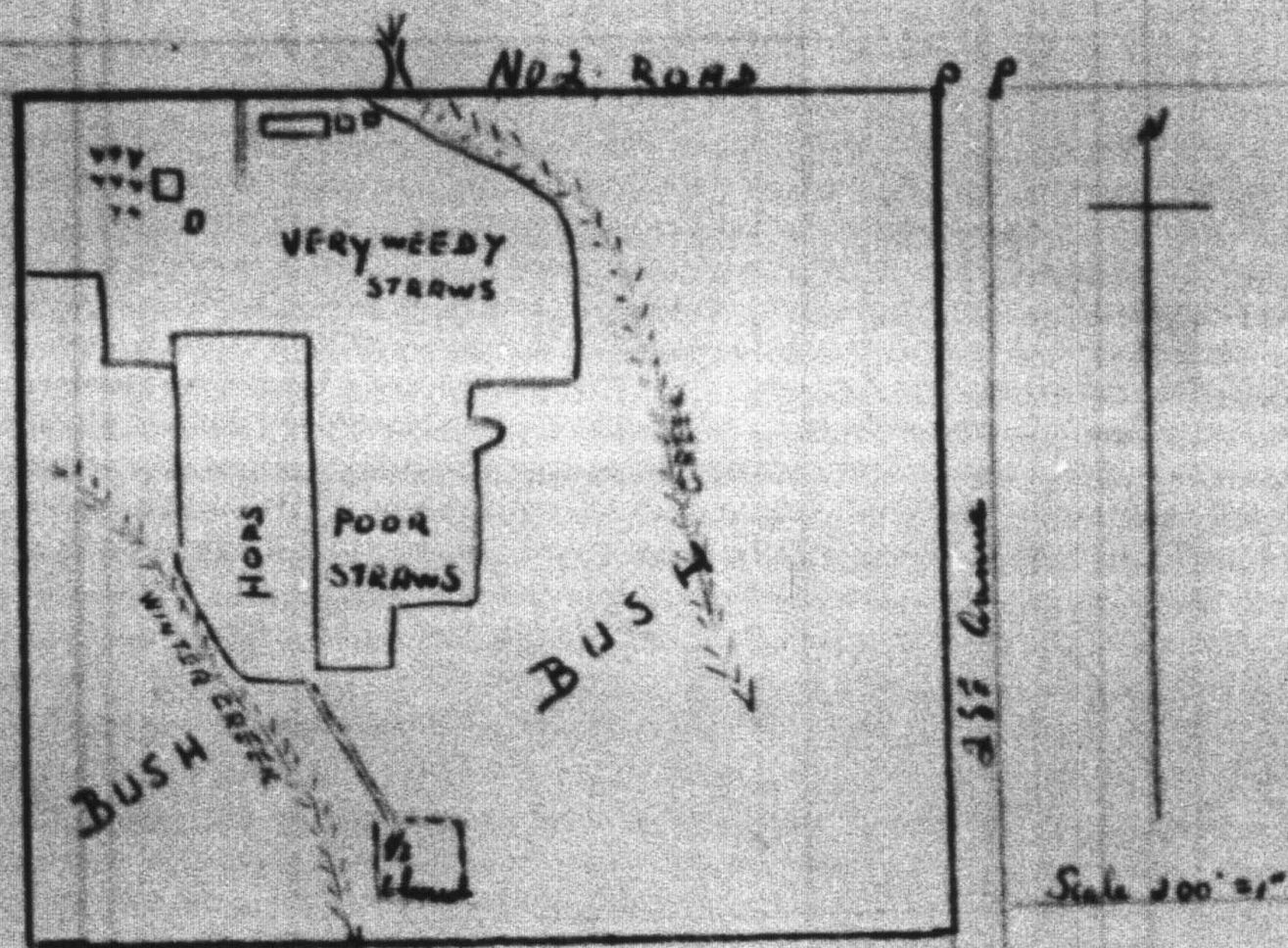
I certify that the above report is based on a personal examination
of the whole farm made on the 19 day of June 19 42.

Inspector's Signature

"T. GODFREY"

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

Diagram of Property



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

value is \$ 600

Date 24th June 1942.

"I. J. BARNET"
District Superintendent.

May 4, 1943.

INVENTORY OF CHATTELS FOUND ON PROPERTY
OF
TSUJITO, Tokaji #
3214-2nd. Rd. Whonnock, B.C.

file 3H11

In house.

- 1 Sm. cook stove.
- 2 Tables. (HM)
- 3 Beds & springs.
- 6 Kitchen chairs.
- 1 Heater. (poor)

In woodshed.

- 4 Wagon wheels.

In sm. room on back porch.

- 5 Cross cut saws.
- Sm. quant. garden tools.

In 2 room shack.

- 1 High chair.
- 1 Heater.

House and out buildings wide open. All closed up now.

Jan 15/45

Mr. Unger who has
just recently moved in at
the above address says there
was nothing here when he
came.

A. E. Hartley

SIGNED

J. M. Moulton

MEMORANDUM

File No. 3411

February 6th, 1945.

TO: The File

FROM: Mr. Anderson

Re: Takeji TSUJITA - Reg. No. 13557
CHATELS

I contacted this property with a view of liquidating the chattels inventoried as being thereon.

No chattels of any value could be found and Mr. Unger, the tenant who just recently moved in, informed me that there was nothing there when they arrived.

W. Anderson

WEA:OH

3411 & 3397

8th March, 1946.

Mr. Hans Nielsen,
Whoonock, B.C.

Dear Sir:

A Fever Sprayer was left in your care by Inosuke
NISHIKAWA. Please advise if this is still in your possession,
and if so, are you interested in purchasing it at a price set
by an independent appraiser.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

Iron Springs, Alta.
February 19, 1946

The Custodian Office
Dept. of Security of State
of Canada
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 25 1946
File No.	3911
By	
Signature	Anderson

Dear Sir,

I am writing to inquire you
of what has become of the tools
and furniture I've left behind which
amounts to about five hundred dollars
(\$500). And the shop sprayer that
Mr. J. Nishikawa and I brought
to-gether.

Would you please ~~let~~ let me
know as I haven't heard
anything ~~about~~ about it.

Not sold yet.

Walter Nelson

Yours truly,
J. Teygata

~~3341~~ 3411

July 16th, 1943

Mr. John Larson,
Whonock, R. C.

Dear Sir:-

Re: Inosuke NIIMIKAWA

Further to ours of June 14th, we are afraid it has taken us some time to secure an answer from this Japanese about his power sprayer as he had to write to a partner who also had an interest in it. They now agree to sell for not less than \$80.00 and if it is not too late for you, please send us your cheque for this sum whereupon we will give you our receipt and release to show to the present tenant.

Yours truly,

H. F. Green
Protection Department

Revised 7/7

no answer - assume
not interested

x 28

HFG:IF



Lethbridge, Alberta.
July 8, 1944.

Mr. W. A. Eastwood, General Manager, Vancouver, B. C.

Re: Takeji TSUJITA, Reg. No. 135571 ✓

Complying with a request of the 5th instant by your Mr. M. L. Brown, the writer called on the above mentioned on the 7th instant who did acknowledge verbally the accounts, however he refused very definitely to acknowledge same in writing and agree to retire the accounts from the proceeds from the sale of his property, in fact he was a very disappointed character. He produced his insurance policy showing \$1500 insurance on his house and contents, and advised he owned 15 acres of good cultivated land from which he realized \$3,000 to \$4,000 annually from crop returns. He advised that to sell the property for \$607.92 was to him very shameful.

Certainly the writer knows nothing of the value of this property, however we are quoting you statements made by Mr. Tsujita.

WLB.

W. L. Blount

WLB/H

cc - M. L. Brown ✓

Please read!

San Francisco Alta,
Feb 7/46

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

EVACUATION SECTION
Rec'd FEB 11 1946
File No. 3711
Ans.
Referred Anderson

Dear Sir:

I am enclosing a letter of Mr.
Yoshihiko Ikeda's agreement of trans-
ferring half of the credit (\$223.82) re-
Sale of Property of (\$446.45) to me.

Please transfer this amount (\$223.82) to my
off other account and forward the total
sum of money to me

Yours truly.

Takeshi Taniguchi
Reg. No. 13557.

B.
Mr. M. Nishiguchi and I had a agreement
that the claims that have ~~been~~ lodged
against me. That he won't take that
money from my property. He agreed that
I'll pay him (\$217.33) when I could.
So please do not take the claim from
my property which was sold

Yours truly.
Takeshi Taniguchi

Ashcroft, B. C.
February 18th. 1946.

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

File No. 10197, 3411.

Dear Sir:

Re: Takeji TSUJITA - Reg. No. 13557.

Attention: Mr. W. E. Anderson.
Administration Department.

Thank you kindly for your letter dated February 15th. re. the collection of \$217.33 from the above party.

When I took this matter up carefully with M. Nishiguchi, I have been definitely informed that no agreement ever, even verbal one entered between the 2 parties and therefore, I am forced to ignore this mans excuses. Besides, I am convinced no such agreement was entered because at the time of our evacuation, we all left the protected area with understanding with the Canadian Government that no property belong to the evacuees will be forced to sell.

Therefore, in view of the above facts, kindly transfer this amount to the credit of M. Nishiguchi Company Limited.

Thanking you for your kind attention.

Yours truly,

M. NISHIGUCHI COMPANY LIMITED.

Per. *[Signature]*
A. Nishiguchi.

Copy for 10197
200 Nishiguchi 217.33
J. Nishiguchi 15.94

AN:M

EVACUATION SECTION	
FEB 18 1946	
Rec'd	
File No.	3411
Ans.	
Referred	<i>[Signature]</i>

sent to you

3411

5th March, 1946.

Mr. Takeji TSUJITA,
Registration No. 13557,
Iron Springs, Alta.

Dear Sir:

Your letter of the 7th February, stated that M. Nishiguchi Company Limited had agreed for you to postpone payment of your debt to them, and we accordingly referred the matter to them for confirmation. We have now received their reply in which they do not agree to this statement, and request that if funds are available the account should be paid.

In view of the desirability of cleaning up this matter, we have today transferred to the account of M. Nishiguchi Company Limited the sum of \$217.33, and to the account of Isamu UJIMOTO, the sum of \$15.94 in full settlement of your acknowledged debts to them.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

18th March, 1946.

Mr. Takeji TSUJITA,
Reg. No. 13557,
Iron Springs, Alberta.

Dear Sir:

We wish to acknowledge receipt of the share certificates as-listed below:

Cert. No. 31 for 7 shs. Western Canada Hop Co-operative
Cert. No. 204 for 1 sh. United Farmers' Co-operative Union
Cert. No. 69 for 1 sh. Pacific Fraser Co-operative
Cert. No. 290 for 44 shs. Pacific Co-operative Union

The Pacific Fraser Co-operative share is, as far as we know, of no value, but it will be placed in safe-keeping to your credit at this office, together with your 44 Pacific Co-operative Union non-redeemable shares, where they can be dealt with at some future date if they become of value.

The seven Western Canada Hop Co-operative shares which you sent to this office, are not being dealt with at the present time, but will be held in safe-keeping at this office, and you will be fully advised if any action is taken regarding them.

Your request for funds has been forwarded through the Department of Labour, and we enclose herewith Custodian cheque in the amount of \$700.00 from funds to your credit here.

It is desired that a brief summary of the administration of your affairs be forwarded to you. Upon completion of this, the full amount of your funds will be remitted. In the meantime we trust the enclosed cheque will meet your present needs.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

VIRTUE & RUSSELL

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

MPARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C. M.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.

PLEASE REFER TO FILE NO. 3212- I72

March, 9th 1946

A. Watson, Esq.
Secretary to Japanese Commission
c/o Custodian,
Royal Bank Building,
Vancouver, B.C.

Re. Takeji Tsujita
Reg. No. 13557

Dear Sir.

Mr. Takeji Tsujita has requested that an amendment be made to his proof of claim dated 19th Nov. 1947 and that the Figures in paragraph (e) which read (I) Land \$2000.00

2 Bldgs. 1250.00

\$3250.00 be

deleted and the following figures substituted therefore and paragraph (e) shall read as follows

I Land \$3670.00
2 Bldgs. 500.00

Total \$4170.00

Yours Truly

MAR 12 1948

Virtue & Russell.

Per O. Hullant.

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.

NOV 27 1947

234
AC 187P
Nov 18
231
AC 186P-2628P
Nov 18

3411

1. Name of Claimant in full: **TSUJITA, Takeji.**
Registration No. **15557.**
2. Claimant's address at the time of his evacuation from the protected area:
3. Claimant's present address: **28th Avenue, Whonock, B.C.**
Iron Springs, Alberta.
4. Claim relating to real property:
 - (a) Street address of real property:
 - (b) Legal description of property: **28th Avenue, 2nd Road, Whonock, B.C.**

**15 acres on Lot 9 and 10 of the South West
Quarter of Section 6.**

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

Farm- 15 acres of small mixed farm.
(5 acres of cultivated land and
9 acres of bush land.)

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

Title No. 117603 E.

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

(I) Land— \$ 2000.00. 3670.00

(II) Buildings— \$ 1250.00 500.00

1. House- 24'x28' with projection 12x 16'
(5 rooms) with 24'x 28' basement.
2. House-12'x36' (2 rooms)

(list continued on following page.)

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

\$ 2656.00

5. Claims relating to personal property, etc.

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

28th Avenue, 2nd Road, Wharfedale, B.C.

- (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:

Furniture- Stored in building.
Tools and farm implements- Stored in east side of
building with locked door.

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

Consigned to Custodian

- (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:

Home Furniture

2 cook stoves
heater
4 bed
4 table
6 chair
3 chair
1 sofa
3 cupboards
4 lamps

Farm Implements

3 shovels
5 saws
3 axes
4 hoes
5 forks
1 wheel barrow
1 crowbar
1 sledge hammer
1 scythe
3 sickles
5 hop baskets
1 dust sprayer
1 water sprayer machine
Hop wires (No. 6 - 200 lbs. and
No. 8 - 700 lbs.)
1 scale
2 mattocks
1 peevs
2 wedges
Valued at \$300.00

Cert. No. 31 for 7 shs. Western Canada

Hop Co-operative -- \$ 70.00

Cert. No. 290 for 44 shs. Pacific

Co-operative Union \$440.00

Value of Shares

\$510.00

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

~~\$1000.00~~

\$1010.00.

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

7. An Interpreter will ~~not~~ be required.

DATED this

12th

day of October, A.D. 1947.

November

[Signature]
Witness to Signature of Claimant.

[Signature]
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

BUILDINGS. (continued).

(3) House-26'x24' (4 rooms)

(4) Woodshed - 16'x30'

(5) Packing sheds - (a) 10'x12'
(b) 10'x16'
(c) 14'x16'

(6) Rabbit house - 10'x24'

Ref (3) and (6)

Municipality of Maple Ridge, Part 9.95 acres more or less
of the East half of the South East quarter of Section 1,
Township 12, shown lettered "A" on sketch dep. 3508,
District of New Westminster, C. of E. 50268.

STATUTORY DECLARATION

I, Takeji Tsujita

(Full Name of Claimant)

Iron Springs, Alberta

Farm Laborer.

(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:

Amount received from Custodian \$594.00

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 Iron Springs
in the Province of Alberta,

this 19 day of Nov
A.D. 1947.

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

T. Tsujita

Virtue & Russell
Barristers & Solicitors
Lethbridge, Alberta

3411

Home Furniture

2. cookstoves	\$60.00	3. benches	\$ 3.00
1. heater	3.00	1. sofa	8.00
4. beds	80.00	1. cupboard	22.00
4. tables	15.00	4. lamps	3.00
6. chairs	6.00		
			Value
			\$200.00

Farm implements

3. shovels	\$ 3.75	5. Hopbaskets	\$ 15.00
5. saws	35.00	1. dust sprayer	17.00
3. axes	6.00	1. water sprayer	120.00
4. hoes	5.00	1. scales	16.00
5. forks	6.25	2. mattocks	2.50
1. wheelbarrow	6.50	1. peevce	4.00
1. crow bar	2.00	2. wedges	2.00
1. sledgehammer	2.00		
1. scythe	3.00		
1. sickles	3.00		
	12.50		

Hopwires

no 6 - 200lbs
no 8 - 700lbs 40.50

Value

\$300.00

Iron Springs, Alta

Takeji Tanigita

Mr. Russell

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. **141**

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Takeji TSUJITA**

2. Registration Number: **13557**

799
EXHIBIT No. **752-1**
DATE **Sept. 29/48**
FILED BY **W. A. Russell**

3. Present Address: **Iron Springs, Alberta.**

4. Address Prior To Evacuation: **28th Ave., Whonnock, B.C.**

Obtain copy analysis

First claim Nov/47
Land 2000
Improvement 1250

3250

Completed by
little book Nov/48
3670
500

4170

Now
2000^m
1000^m

3000^m

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)

Lots Nine (9), and Ten (10), of the South West Quarter of Section Six (6), Township Fifteen (15), Map Two Thousand Seven Hundred and Twenty-One. (2721). In the District of New Westminster.

- (a) Nearest Post Office adjacent to land. **Whonnock, B.C.**
- (b) Number of acres: **15.23**
- (c) When purchased: **1936**
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

2 1/2 acres cleared, remaining portion was covered with bush. One dwelling house on the property, the interior, unfinished.

- (e) Purchase Price **\$1500.00**

6. IMPROVEMENTS:

- (a) Clearing **2 1/2 and 1 acre** at \$..... per acre **\$ 700.00 X**
1 acre of bush clearing.
- (b) Fencing **none** \$
- (c) Tillage **ploughing and cultivation** **\$ 200.00**
- (d) Drainage **\$ 200.00 X**
- (e) Weed Eradication **from fall of 1941 to Spring of 1942** **\$ 150.00**
- (f) Planting **Hops(wiring, posts, plants)** \$
..... **\$200.00**
- (g) **Fruit Trees (4-42125) 30.00 X**
Strawberries (4-42125) 30.00
- (h) **Total \$520.00 \$ 920.00**

Total	\$	2,170.00	\$	2,170.00
Carried Forward	\$		\$	3,670.00

Brought forward

\$ 3670.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Finishing Const. of dwelling with 34x28 projection	18 x 16	1934	200.00	100.00	300.00
3 packing sheds	10 x 16 10 x 12 14 x 16	1934	125.00	75.00	200.00
House 2 rooms	12 x 36	1936	35.00	15.00	50.00
Woodshed	16 x 30	1934	25.00	10.00	35.00

Total Cost of Buildings

585.00

585.00

Total Cost of Land and All Improvements

\$ 4255.00

Fair Market Value Land \$2000.00 Buildings \$1000.00

\$ 3000.00

Sold by Custodian for

\$ 594.00

Loss Claimed on Parcel 1

\$ 3404.00

8. Assessment for 1942:

Land \$ 1100.00

Improvements \$ 800.00

Total \$ 1900.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 305.15
Improvements	\$ 300.00
Total	\$ 605.15

10. Rental Value per Year: \$ 800.00

11. Fire Insurance on Buildings:

(List amount on each building):

dwelling	\$ 1000.00
.....	\$
.....	\$
.....	\$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies North West Fire # 199789

(f) Correspondence

Certificate of Title # 117603 R
Assessment papers Maple Ridge
Statement of Sale price from Custodian

(g)

(h)

Parcel 2

TAKEMI TSUJITA

Buildings only on property jointly owned with Yoshihiko IKEDA
Legal Description.

Municipality of Maple Ridge, Part 9.95 acres more or
less of the East half of the South East Quarter of Section
One (1) Township Twelve (12), Shown letter "A" on Sketch
deposited No. 3508 Municipality of Maple Ridge.

Land held by Tenancy in Common by Claimant and Yoshihiko
Ikeda who claims for whole of land under Power of Attorney
from Claimant excepting for two buildings listed below.

		<u>Built</u>	<u>Material</u>	<u>Labour</u>	<u>Value</u>
4 room house	21' x 34' 24x36	1920	\$ 225.00	\$ 75.00 - \$500.00	\$200.00
Rabbit shed	10x24	1932	70.00	35.00 - 105.00	50.00
TOTAL VALUE.....					\$250.00

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1		\$	2406.00 3576.00
Parcel 2	<i>\$250 less selling price</i>	\$	
Parcel 3		\$	
Parcel 4		\$	

TOTAL:

2406.00
3576.00

PERSONAL PROPERTY:

Item	Year	Price Paid	Value	Remarks
Home Furniture	Purchased			
2 Cook stoves	1936	85.00	60.00	
1 Heater	1942	4.00	3.00	
4 Beds	1936	120.00	85.00	
4 Tables	1936	18.00	10.00	
3 Chairs	1941	4.00	3.00	
2 Chairs	1936	8.00	6.00	
1 Sofa	1936	18.00	8.00	
3 Cupboards	1936	50.00	22.00	
4 Lamps	1936	8.00	3.00	
Farm Implements				
3 Shovels	1942	3.75	3.75	
3 Saws	1936	50.00	35.00	
3 Axes	1941	9.00	6.00	
4 Hoes	1942	5.00	5.00	
3 Forks	1940	6.75	6.25	
1 Wheel barrow	1936	9.00	6.50	
1 Crowbar	1936	2.50	2.00	
1 Sledge hammer	1936	2.50	2.00	
1 Scythe	1936	3.50	3.00	
3 Sickles	1941	3.75	3.00	
2 Hop baskets	1940	17.50	18.00	
Water sprayer machine	1940	130.00	130.00	
1 Dust sprayer	1940	18.00	17.00	
Hop wires (No. 6-300 lbs. and No. 8-700 lbs.)	1940	45.00	40.50	
1 Scale	1936	18.00	16.50	
2 Mattocks	1941	3.00	2.50	
1 Peavee	1936	5.00	4.00	
2 Wedges	1942	2.20	2.00	
9 shs. Western Canada				
Hop Co-operative			70.00	
44shs. Pacific Co.				
Co-operative Union				
			440.00	
			1010.00	
			870.00	
			240.00	
			170.00	
			44.00	
			88.00	

valued at 200⁰⁰ in claim.

Claimed by Nishikawa

valued at 300 in claim

200
170
44
88

(Add additional page if necessary)
(If claim for vessel describe on separate sheet numbered 6A)

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

Item:

Year:

Month:

Amount.

Total: \$ NIL

Total Claim for Personal Property \$ ^{880.00} 1010.00

Deduct Payments from Custodian \$ NIL

Net Loss on Personal Property \$ ^{880.00} 1010.00

I Certify the above to be True and Correct.

.....
Witness

J. Fujita
.....
Signature of Claimant.

CASE NO. 722.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
October 15th, 1945.

IN THE MATTER OF THE CLAIM OF

YASUKI TSUNITA.

PROCEEDINGS AT HEARING.

G.E.A. Rice, K.C.

1
CASE NO. 772.

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

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

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

10

Lethbridge, Alberta,
October 15th, 1948.

IN THE MATTER OF THE CLAIM OF
TAKEJI TSUJITA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

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

appearing for the
Dominion Government.

A.G. VIRTUE, Esq., K.C.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

8
T. Tsujita,
In Chief.

THE SECRETARY: Case No. 799, Takeji Tsujita.

TAKEJI TSUJITA, the claimant herein,
being first duly sworn, testified
through the interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Before you were evacuated I believe you lived at
Whoneck, British Columbia? A: Yes.

Q Is Whoneck in the Fraser Valley?

A Yes.

10 Q And how far from New Westminster?

A About twenty miles.

Q And how big a place is Whoneck? How many people
lived in Whoneck?

A: About forty or
fifty Japanese families and the same number of
white families.

Q And had you a little over fifteen acres of land
there?

A: Yes.

Q When did you buy that land? A: 1936.

Q Did you pay \$1800.00 for it? A: Yes.

20 Q At that time I believe there was only two and a
half acres cleared and the balance was covered
with bush?

A: Yes.

Q There was a dwelling house on the property but
it wasn't finished inside? A: Yes.

Q Now, you cleared three and a half acres and
another acre that you partly cleared?

A Yes.

Q And you put in drainage, and you planted hops
and fruit trees and four acres of strawberries?

30 A Yes.

5
T. Tenujita,
In Chief.

Q What all cost you about \$2170.00, is that right?

A Yes.

Q Now, you finished the house and you put on three
packing sheds and built a two roomed house and a wood-
shed?

A: Yes.

Q And the value of that or the cost of that was
\$555.00, to build them?

A: Yes.

Q So that the land and the improvements and the
clearing and the buildings cost altogether about
\$4225.00?

A: Yes.

Q But you only value that land at the time you were
evacuated at \$3000.00?

A: Yes. I don't think
that is a very high estimate.

Q You don't what?

A: I don't consider
that a very high estimate.

Q Do you know that the Custodian sold it for \$594.00,
the whole property?

A: Yes.

Q What do you think about that price?

A I think it is cheap; it doesn't even cover the cost of
the house.

Q It doesn't cover the cost of the house?

A Yes.

Q Now, you also owned some buildings on land, the
land being owned by Yoshihiko Ikeda?

A Yes.

Q You aren't making any claim for the land that is in
the joint names of Ikeda and yourself?

A No, I am not claiming for that.

Q You are allowing Ikeda to claim for that and you
aren't going to claim that land at all?

4
T. Tenjito,
In Chief.

A Yes, that is correct.

Q But you do claim for the buildings on it, the four room house which you value at \$200.00, and the rabbit shed which you value at \$50.00?

A Yes.

Q Is that a fair price for those buildings?

A Yes, I would consider it.

Q Now, you left some personal property other than this property, furniture and farm implements behind, did you, when you were evacuated?

A Yes, I did.

Q And is this the list prepared by you of your furniture and your farm implements?

A Yes.

Q And did you leave all those things behind when you were evacuated?

A: Yes.

Q Where did you leave them?

A: The furniture was left in the house, the implements were left in an east room.

Q Of the house?

A: Of the house.

Q Now, you put a value on them of \$250.00; what do you say about that value?

A Well, I have nothing particular to say.

Q Well, do you think it is a high value or a fair value or a low value?

A: I think it is a fair value.

Q Is that your signature on that form (indicating)?

A Yes.

Q And do you say that the statements made in this form are true?

A: Yes.

T. Tsuchida,
In Chief,
Cross Exam.

Q They are true?

A: Yes.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: There is a tax notice for 1941?

A Yes.

Q And the improvements are assessed at \$800.00
and the land at \$1100.00, assessed for \$1900.00?

A Yes.

(ASSESSMENT MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: Did you have some fire insurance on
your property?

A: Yes, I had

\$1500.00 worth of insurance, \$1000.00 on the
house and \$500.00 on my furniture.

Q Is this the insurance policy?

A Yes.

Q \$1000.00 and \$500.00?

A: Yes, that is right.

(POLICY MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q: This is your deed for your land, is it?

A Yes.

(DEED MARKED EXHIBIT NO. 4).

MR. VIRTUE: All right.

MR. RICE: I am submitting, your Honour, that this
claim should be considered along with that of
Yoshihiko Ikeda, listed as Y-52, file No. 3399.
It was 52 on Mr. Virtue's list.

MR. VIRTUE: I think we have made it plain in both
cases what the arrangement was.

THE SUB-COMMISSIONER: Pardon?

MR. VIRTUE: I think both in the Ikeda case and in
this case we have made it plain what the arrangement
was, that on the second property listed, although

T. Taulita,
Cress Exam.

it was held jointly, Ikeda was allowed to make the claim to the land, and he will not make any claim to the land, and is only making a claim with respect to the buildings sitting on the land.

THE SUB-COMMISSIONER: Yes.

MR. RICE: I understand the land, according to your statement, is held by tenancy in common.

MR. VIRTUE: Yes, but we have stood back and allowed Ikeda to claim for it. In other words, we say that he can make the claim for the land and we are not making any claim at all.

THE SUB-COMMISSIONER: That is the second parcel?

MR. VIRTUE: Yes, your Honour.

THE SUB-COMMISSIONER: And there are two buildings on it which this man is claiming for.

MR. RICE: The East Half of the Southeast quarter of One.

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

I am submitting that the chattels that are claimed for by the claimant, if the Custodian is held responsible in any manner, the claim made to the same is exorbitant. I am submitting that certain of the chattels were declared and never found, and it would appear that there is no accounting on account of theft of others. One item, a water sprayer, \$150.00, the claim has been abandoned.

I am submitting the following documents as exhibits in the claim: Farm appraisal report.

T. Trafts,
Cross Exam.

(APPRAISAL REPORT MARKED EXHIBIT NO. 5).

MR. RICH: Three real property summaries.

(SUMMARIES MARKED EXHIBIT NO. 6).

MR. RICH: An analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

CROSS EXAMINATION BY MR. RICH:

Q I show you a J.P. form (indicating); will you look at that and tell me if it was completed and signed by you? It is dated the 13th of April, 1948.

A Yes.

MR. RICH: I tender the J.P. form.

(J.P. FORM MARKED EXHIBIT NO. 8).

MR. RICH: I observe, your Honour, that the claim as originally filed for the land by this claimant was \$2250.00, that was in November, 1947, and in March, 1948, an amended claim was filed for the land amounting to \$4170.00; and today the claim is apparently further amended claiming \$3000.00, am I right?

MR. VIRTUE: Yes. In order to see just how those figures apply, we have to follow the proof of claim. That is, the amendment was to Clause (c) of the proof of claim, and the amendment there was, fair market value of land \$3670.00 and the buildings \$500.00, total \$4170.00. Now, then, the claimant in preparing his summary of evidence has reduced the fair market value for the entire property to \$3000.00.

MR. RICH: And the claim for the chattels has been reduced

T. Toujila,
Discussion.

from \$1010.00 to \$280.00?

MR. VIRTUE: Yes.

MR. RICE: All right.

THE SUB-COMMISSIONER: That is all, thank you.

MR. VIRTUE: I merely refer to the analysis of personal property, sir, and under the "Declared, not found" column we have eight items, and under "No account, theft, etc.," we have about double that number of items.

Then in the farm analysis or farm appraisal we have that the nearest rail point is three-quarters of a mile, Market town Hancey, six miles, the nearest school a mile. "Roads: Fronts on No. 3 Road and 28th Avenue, good gravelled municipal roads." "Water supply: Good dug domestic well, adequate." Then the buildings are valued. And I call attention to this, because he gives the state of repair as very fair and fair for type, and the total present day value of \$440.00, and he cuts that down to \$300.00.

Then the value per acre of the land, the cleared and planted land, he gives at \$65.00, and at the same time he gives the reclamation cost per acre as \$150.00 to \$200.00. And over on the back he shows .77 acres of hops and over three acres of strawberries, and he doesn't put any value on them at all.

That is all, thank you, sir.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DEED)

I hereby certify the transcript accurate;

"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.

Defence Brief

Takeji TSUJITA

File No. 3411

Case No. 799[^]

LETHBRIDGE
15 Oct. 48
V.L.A. Deal

REAL PROPERTY CLAIMS

1. Real Property Claim

\$3000.00 Lots 9 & 10 of v
S^W 1/4 Sec. 6 Tp. 15

Appraised at

\$605.15

Sold for

\$594.00

Witness: T. Godfrey, Appraiser.

- Ex. 1 - Summary of evidence.
- Ex. 2 - Tax Notice
- Ex. 3 - Fire Ins. policy.
- Ex. 4 - Certif. of Title.
- Ex. 5 - S.S.B. Appraisal.
- Ex. 6 - Real property summaries.

Sold for fair market value.

2. Real Property Claim

\$250.00 - See Case No. 671 File 3399 Yoshihiko IKEDA

This is a claim for two buildings only built by Claimant on property jointly owned with Y. IKEDA. Should an award be made, the amount on account of these buildings should be specified. It will be noted that on Ex. 671-4 the appraiser values the house only at \$100.00, the other building as of no value. He then reduces this to 50.00 as the value of the building to the farm.

PERSONAL PROPERTY CLAIM

3. Chattel Claim

\$880.00
Less 510.00 Shares outside terms of reference.
\$370.00

(a) Goods valued by claimant at 208.00 lost, destroyed or stolen.

Witness: W. E. Anderson.

See Memo 6 Feb. 45 Anderson to file, whereon Anderson states that when he visited the property he found no chattels of any value there. The property was vacant several times between tenancies (Custodian tenants) and although there is no specific evidence of theft on file the above claimed articles, which are those inventoried 22 May 42, disappeared.

(b) Goods valued by claimant at 162.00 declared and not found.

Witness: H.R. Coffey, Cust. Staff.

Goods declared very generally see
J.P. form dated 13 Apr. 42. Claimant
evacuated 16 Apr. 42. Inventory by
H.R. Coffey Cust. Staff dated 22 May 42
on file. Condition or quality of
goods not mentioned.

Ex. 7 - Analysis of personal property
claim.

Ex. 8 - J.P. form.

Submission: Chattels that are claimed for, if Custodian
is held responsible in any manner, the claim made is
exorbitant. That certain of the chattels were declared
and never found, and it would appear that there is no
accounting on account of theft of others. One item, water
sprayer \$130.00, the claim has been abandoned.

RWN/nw

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

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

22nd June, 1949

PLEASE REFER TO FILE NO. 3212 - 172

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
TAKEJI TSUIJITA, Case No. 799
Custodian File No. 3411

We are pleased to return Settlement Award form
approved.

We note that real estate fairly valued at \$4,670.00
and actually assessed at \$1,900.00, was sold for \$594.00.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L
encl.

*acknowledged
25/6*

Name of Claimant

TSUJITA, Takaji

Case

729

Custodian File

3411

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		
					294.	263.61				557.61
PERSONAL PROPERTY										
Motor Vehicles				Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			40%	370.00	170.20				170.20	
TOTAL RECOMMENDATION										1053.61