Name of Claimant KADO, Estate of Sueo Case 523

Mrs Masuko KADO claiming as one of the beneficiaries (J.M.Streight Official Administrator)

Custodian File 13495 & 4047

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
		1400.	140.00								140.00

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	

TOTAL RECOMMENDATION	140.00

CASE NO. 523.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) MASUKO KADO.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 523.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

10 Lethbridge, Alberta,

August 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) MASUKO KADO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

30

THE SECRETARY: Case No. 523, Mrs. Masuko Kado.

MR. HUCKVALE: Before we go on with this claim, your Honour, I would like my friend to refer to his file, if he will. You will have noticed that when the claim was filed, item 4 (e), Roman Numeral 5 was marked "unknown". That is the price at which theland was sold by the Custodian was marked "unknown".

THE SUB-COMMISSIONER: On what form?

10 MR. HUCKVALE: On the original claim form.

THE SUB-COMMISSIONER: You say 4(e)?

MR. HUCKVALE: Yes.

THE SUB-COMMISSIONER: I see.

MR. HUCKVALE: It is marked there "unknown".

THE SUB-COMMISSIONER: Quite.

MR. HUCKVALE: Subsequent to the claim being filed I had some correspondence with the Custodian's office and I am advised that the property was sold for $1400.00, so that the claim will have to

20 be changed accordingly.

THE SUB-COMMISSIONER: Yes, I see.

MR. HUCKVALE: Now also with respect to the original claim I would like to point out that Mrs. Kado is the widow of a man named Sueo Kado. So far as the chattelsbeing claimed are concerned, she cannot answer or swear as to their valuations, and as the claim is only a small one she has consented to abandon her claim for chattels altogether.

30 THE SUB-COMMISSIONER: Abandon it altogether?

MR. HUCKVALE: Yes, she hasn't enough personal knowledge to substantiate it.

(MRS.) MASUKO KADO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mrs. Kado, you are the widow of Mr. S. Kado?

A Y es.

10 Q And I believe he died in 1937?

A Yes.

Q And did he leave a will?

A No, he did not.

Q Now he, I believe, was the owner of some farmland in British Columbia? A: Yes.

Q And he bought that land from a Mr. Ikeda?

A Yes, he did.

Q And it is described as Lot "A" of Subdivision 1 of Section 32, Block 5, North Range 2, Map 4080?

20 A Yes.

MR. HUCKVALE: I submit that deed, sir, which shows the purchase price and the description.

(DEED OF LAND MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Were you married to him at the date that he bought this land in 1935?

A Yes, I was.

Q And you went to live with him on this land?

A Yes.

Q And after he died did you continue to farm it with

30 your family? A: Yes, I did.

Q I show you this form with respect to the real property. Would you look at it, please?

A Yes.

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

Q And is that your signature on it?

A Yes, it is my signature.

Q And is that form true and correct to the best of your knowledge, recollection and belief?

10 A Yes, it is true.

MR. HUCKVALE: I will file that, please.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. HUCKVAEE: Now perhaps my learned friend would file the appraisal with respect to this land.

MR. RICE: I wish to point out, your Honour, that on the death of Sueo Kado, the husband of the claimant, who I believe died on June 4th, 1937, and left 7 minor children surviving him, the Public Administrator or J.M. Streight, the Official Administrator of New

20 Westminster, applied for and obtained letters of administration respecting the deceased's estate on August 4th, 1944, and this land was sold, the land was apparently valued at $1200.00 and was subsequently sold for $1400.00 cash.

MR. HUCKVALE: If it was valued, I want the valuation in.

MR. RICE: It was valued by Mr. Streight, or someone on his behalf, and the Custodian had nothing to do

30 with it. Mr. Streight, the Official Administrator at

New Westminster, handled it.

MR. HUCKVALE: You haven't got any valuations; that is what you are saying.

MR. RICE: I have no valuation.

MR. HUCKVALE: That is all I want.

THE SUB-COMMISSIONER: What I was going to say is this; I wonder if Mr. Streight, he is the legal representative of this estate for the whole family, isn't he?

10 MR. RICE: He is the public administrator.

THE SUB-COMMISSIONER: He is the public administrator out there and should he not be joined as a joint claimant along with this lady?

MR. HUCKVALE: I don't think so, sir, it has not been the practice.

THE SUB-COMMISSIONER: It has not been?

MR. HUCKVALE: No, sir, it has not.

THE SUB-COMMISSIONER: Are any of the beneficiaries

20 making a claim?

MR. HUCKVALE: She is making the claim as a widow.

THE SUB-COMMISSIONER: But are the children also interested in the estate?

MR. HUCKVALE: They are. I will admit that any money that might be recovered as the result of these proceedings should go into her hands or into the public administrator's hands as a trustee.

MR. RICE: I am going to object right here. She has no proper claim to this estate. If she claims

30 at all, it is on behalf of herself and her seven

children.

MR. HUCKVALE: Correct.

THE SUB-COMMISSIONER: That is the reason, I think, that the public administrator should be appointed as a trustee.

MR. HUCKVALE: The public administrator is the claimant if anyone is.

THE SUB-COMMISSIONER: Why shouldn't he then be joined along with this woman so that the thing will be in proper form?

MR. HUCKVALE: There have been a number of these cases, sir, where the people have died before the evacuation, or in many cases since, and the same thing has happened. I had one before Mr. Justice Bird similar to this, and Mr. Justice Bird made no suggestion of that kind. We simply took it that any recovery that is made is made on behalf of the estate, and I do not think the Commissioner has anything to say as to the distribution of those moneys.

THE SUB-COMMISSIONER: No, except that I suppose that there is such a thing as having a proper claimant before the Commissioner.

MR. HUCKVALE: She is the widow.

MR. RICE: The public administrator of the Province of British Columbia in the New Westminster district handled this estate, and if he handles it and sells it, surely the Custodian cannot be held responsible.

THE SUB-COMMISSIONER: Of course that will be something

Mr. Justice Bird will have to take into consideration.

MR. RICE: That is the stand we take at the present time, none of this property came into our hands and we did not deal with it in any manner.

THE SUB-COMMISSIONER: That would be proper evidence on behalf of the Custodian at the final hearings.

MR. HUCKVALE: If he wants to take that stand, he may; but it has never been taken before.

THE SUB-COMMISSIONER: I think we should reserve the
10 right to the claimant or to this lady to apply to have the public administrator added as a joint claimant if she thinks it advisable later on. I mean I do not think that I should dispose or anyone should dispose of the thing on technicalities at this time.

MR. RICE: Well, your Honour, none of this property has gone into the hands of the Custodian and he didn't have it in any way, shape or form.

MR. HUCKVALE: I think he did have it. He rented it on
20 the 10th of December, 1942.

MR. RICE: If you have a claim for rent, there is no record of it here.

MR. HUCKVALE: You have got a record of it if you will look at your analysis of the real property claim on your own file.

MR. RICE: But that is abandoned.

MR. HUCKVALE: If you will look at your analysis on the real property claim. Here, I will show it to you onyour own file. The property wasleased by
30 the Custodian on December 10th, 1942. This is from

your own records.

Q Now, Mrs. Kado, did you, before evacuation, rent this property to anybody?

A No, I didn't.

Q I think that is all, thank you, Mrs. Kado. Will you answer Mr. Rice, please?

MR. RICE: Well, I repeat again, your Honour, that this is a case where the Custodian is not responsible in any way for any claim. While some rent may have
10 come into his hands, and if it has it has been accounted for, the sum that he actually got. The matter was taken out of his hands by an official in the Province of British Columbia, the Official Administrator for the New Westminster District, Mr. Streight, and he administered the estate and sold the land.

MR. HUCKVALE: If my learned friend would file this document which he has, it shows the whole history of the dealing and it is given by the Custodian.

20 THE SUB-COMMISSIONER: What is that?

MR. HUCKVALE: The analysis of the real property claim made by the Custodian and which I got off his files, and this is my copy.

THE SUB-COMMISSIONER: Why not file that as part of the record? Ask to have it filed.

MR. HUCKVALE: I will ask Mr. Rice to file it now. The Custodian actually took title to this property.

MR. RICE: I will file that analysis of real property.

30 (ANALYSIS MARKED EXHIBIT NO, 3).

THE SUB-COMMISSIONER: You see what you submit, Mr. Rice, may be a final disposition of the whole claim insofar as the Custodian is concerned, but as far as I am concerned I haven't any responsibility in making a decision of that kind, because my whole duty is to have this evidence taken and then it goes to Mr. Justice Bird subsequently, and any argument in that connection will be submitted to him and that is the reason why I say I cannot make any disposition at this time. Is that all you have, Mr. Rice?

MR. RICE: That is all.

MR. HUCKVALE: That is all, Mrs. Kado, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
COURT REPORTER.

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

SUB-COMMISSIONER.

Lethbridge, Alberta,

August 4th, 1948. 9:00 A.M.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. RICE: Your Honour, there was a case yesterday, the Sueo Kado estate, my learned friend asked me for a copy of the farm appraisal report and it wasn't on the file but I found it afterwards. I do not know if it has anything to do with the property because the property was sold by the Official Administrator at New Westminster.

THE SUB-COMMISSIONER: You mean that would be Case No. 11 on the list?

THE SECRETARY: Case 523.

MR. RICE: If my learned friend wishes this farm appraisal report filed, I am prepared to file it.

THE SUB-COMMISSIONER: Would you like to have that filed?

MR. HUCKVALE: Yes, I think so. I think it should be filed. I know Mr. Justice Bird always insisted on that being filed by the Crown. He wants it filed by the Crown always.

THE SUB-COMMISSIONER: That will be Exhibit 4 then.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 4).

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
OFFICIAL REPORTER.

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

SUB-COMMISSIONER.

NOV 19 1947 Case No. 523

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

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

ACKNOWLEDGED

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

(1) NAME Kado (Print) Surname Masuko (Mrs.) Given Name (RCMP) Reg. No. 12574

(2) Pre-Evacuation Address R.R. #4 New Westminster B.C.

(3) Present Address Raymond, Alberta.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
Lot "A" Block 1 of section 32, Block 5 North Range 2 West Map 5671

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 1750.00
(ii) Buildings and other improvements - - - - - - - - - - - - $ 1500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3250.00
(v) Amount at which Custodian sold property and credited your account - - $ unknown 1400.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3250.00 1850.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation ~~Left neither packed nor stored.~~

(over)

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

In no one's care.

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

1.	Lumber (2 by 4 and 1by 6) 1000'	Estimated Value $ 12.00
2.	75 strawberry boxes	Estimated Value $ 18.75
3.	195 jam boxes	Estimated Value $ 29.25
4.	9 hoes	Estimated Value $ 9.00
5.	4 shovels	Estimated Value $ 4.00
6.	4 rakes	Estimated Value $ 6.00
7.	1 pickle	Estimated Value $ 1.00
8.	2 wedges	Estimated Value $ 2.00
9.	1 wheel barrow	Estimated Value $ 4.00
10.	3 saws other sheet	Estimated Value $ 30.00

TOTAL CLAIM FOR PROPERTY LOSS $ 174.00

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

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

Kado

(4) REAL ESTATE.

Fair market value at date of sale.

Land -----	5 acres of cleared @ $275 per acre	$ 1375.00
	5 acres of non-cleared @ $75 per acre	$ 375.00
	Total	$ 1750.00

Value of Building and other improvements.

House	(26' by 26') constructed in 1937	$ 600.00
Barn	(30'by 20') constructed in 1931	$ 100.00
	Total	$ 700.00

Crops planted

2½ acres strawberrys	6000plants per acre @ $.05	$ 750.00
10 fruit trees @ $ 5.00		$ --50.00
	Total	$ 800.00
	Total for Real Estate	$ 3250.00

(5) PERSONAL PROPERTY.

11.	wedge hammer	$ 3.50
12.	30 strawberry trays	$ 15.00
13.	2 stoves	$ 25.00
14.	1 sink	$ 5.00
15.	5 chairs	$ 7.00
16.	1 table	$ 2.00
	Total	$ 58.00
	Total from other sheet	$ 116.00
	Total	$ 174.00

DEED OF LAND, L. R. ACT, 1921.

This Indenture

Made the SECOND day of DECEMBER in the year of our Lord one thousand nine hundred and ~~twenty~~ thirty-five.

In Pursuance of the "Real Property Conveyance Act"

Between

GUNJIRO IKEDA, of Rural Route Number 3, New Westminster, in the Province of British Columbia. (FARMER).

Insert full Name, Street Address and Occupation of Grantor and of Grantee.

(hereinafter called the "Grantor")

AND

SUEO KADO, of Rural Route Number 3, New Westminster, in the Province of British Columbia. (FARMER).

(hereinafter called the "Grantee")

Witnesseth, that, in consideration of ($400.00)

FOUR HUNDRED - - - - - - - - - - - - - XX/100

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER

EXHIBIT No. 523-1
DATE Aug. 3/48
FILLED BY W. R. Stuchvale

All and Singular that certain parcel or tract of land and premises situate, lying and being in the District of New Westminster, Province of British Columbia, and more particularly known and described as LOT "A" of Subdivision of Lot ONE (1), of Subdivision of a portion of Section Thirty-two (32), Block FIVE (5) North, Range Two (2) West, according to Map or plan fyled in the Land Registry Office at New Westminster, B. C. and numbered 4080.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

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

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require).

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED and DELIVERED

IN THE PRESENCE OF

Signature of Witness: R. K. Chapman

Street Address: Notary Public

City or Town: New Westminster

Occupation of Witness: B.C.

Gunjiro. Ikeda

FOR ATTORNEY

I HEREBY CERTIFY that, on the day of 192 , at in the Province of British Columbia (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said knows the contents of said instrument, and subscribed the name of the said thereto voluntarily as the free act and deed of the said under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at , this day of , in the year of our Lord one thousand nine hundred and twenty-

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

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

Dated DECEMBER 2nd 1935.

GUNJIRO IKEDA,

TO

SUEO KADO.

Deed of Land

Jackson Printing Company, Ltd., Legal Form Printers

Lot "A" of Subdvn. of Lot 1, Subdn. of a ptn. of Section 32, Blk. 5, N. R. 2, West, Map 4080.

A. N. MACINTOSH, LIMITED
REAL ESTATE, INSURANCE, NOTARIES
PUBLIC & CONVEYANCERS
NEW WESTMINSTER, B. C.

Registered Dec 3/35 No. 113796

FOR MAKER (INCLUDING MARRIED WOMAN)

I HEREBY CERTIFY that, on the Second day of December 192 35 at New Westminster, , in the Province of British Columbia, GUNJIRO IKEDA (~~whose identity has been proved by the evidence on~~ oath of , who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at New Westminster, in the Province of British Columbia, this Second day of December in the year of our ~~Lord, one~~ thousand nine hundred and ~~twenty~~ thirty-five.

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

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

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

I, , of the of , in the Province of British Columbia, make oath and say:

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

Sworn before me at in the Province of British Columbia, this day of , 192

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

REAL ESTATE
(Farm Land)

KADO Mrs. M. 12574
(Claimant's Name) Reg. No.
(Widow of Sueo Kado)

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	5 acres						
Cultivated not planted	10						
Cultivated and not in crop	$2\frac{1}{2}$	1935	G. Ikeda	$400.00			
List Crops							
Strawberries	$2\frac{1}{2}$ acres				Uncleared	Nil	$1750.00 plus $700.
Total							

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

Description	When Made	Cost
Clearing 5 acres	1935 on	$275.00 per acre - $1375.00
Drainage, ditches		
Well		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	26 x 26	Frame	1937	$600.00		$250.00	$200.00	$650.00
Barn	30 x 20	"	1931					100.00

EXHIBIT No. 523-2
DATE Aug 3/48
FILLED BY
W. T. Huckvale

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

The dwelling described above was built after husband's death out of Insurance moneys. Material cost $600. and neighbours built it for me.
In 1940 strawberries (sold through Surrey Berry Growers Association) yielded approximately $1200.00.
Expenses (including taxes) were approximately $690.00. In addition we had our own vegetable garden and fruit trees.
Place supported husband and wife and 7 children.
My husband died in 1937. I cannot, therefore, give accurate information as to cost of drainage, ditches, well and barn.
The property was apparently offered for sale by public ~~au~~ tender in October 1945. I cannot say what condition it was in then. When I was evacuated place was in good shape and free and clean of weeds.

M. Kado
Signature

523 - 3
EXHIBIT No.
DATE Aug. 3/48.
FILED BY G. E. A. Rice

ANALYSIS OF REAL PROPERTY CLAIM

FILE NO.: 13495

CLAIMANT: Masuko Kado

CLAIM: Land $1750.00
Improvements $1500.00
$3250.00

LEGAL DESCRIPTION: Lot "A", Block 1, of Section 32, Block 5 North Range 2 West, Map 5671, Municipality of Surrey, District of New Westminster.

TITLE: Registered in the name of Sueo KADO

ENCUMBRANCES: None registered.

Original Vesting filed No. 25171, dated December 14, 1942.
Special Vesting Filed No. 25171, dated March 27, 1945.

ASSESSED VALUE: Land $600.00
Improvements 400.00 $1000.00 Taxes - $27.65

CLASSIFICATION: Ten acre piece of property with dwelling and out-buildings. Custodian representative reported December 17, 1942, that this property had an area of 10 acres, 4 acres had been cleared and was overgrown with weeds. There were 16 fruit trees on the farm.

RENTAL ARRANGEMENTS: The property was leased by the Custodian on December 10, 1942, to George Saastad for a term of 1 year from September 1, 1942 to August 31, 1943. Consideration $30.00 payable August 1, 1943.

ADMINISTRATION: When it was found that the property was registered in the name of a deceased person, the widow, Mrs. Masuko Kado was requested to take out Letters of Administration. She refused to do so or to reply to correspondence. As there were debts filed against the Estate, the Official Administrator, J. M. Streight, New Westminster, was requested to undertake administration.

Letters of Administration were granted to Mr. Streight on August 4, 1944. Mr. Streight had this property transferred to his name "In Trust". The Administrator then had the property appraised by Hugh Fabian, Real Estate Agent at Cloverdale, who placed the value at $1200.00. We were advised by Mr. Streight that he advertised the property for sale by public tender on October 10, 1945, and, receiving no offers, again on February 6, 1945. One offer of $1400.00 was received by Mr. Streight and accepted. Custodian Vesting was vacated and title was delivered to the purchaser by Mr. Streight, proceeds from sale being retained by him for the credit of the Estate of Sueo Kado.

Net proceeds derived from rental of the property in the sum of $11.44 were turned over to Mr. Streight on March 28, 1945.

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

P. Pollard

September 10th, 1948.

BC-536-P

S.S. Form No. 43
(Sheet 1)

COPY

Farm Appraisal Report

File No. J.L. 444

Land Description Lot A, Blk.1 of Sec.32, Blk.5N, Rge.2W, Map 5671, N.W.D.

Containing 10 Acres

Owner's Name Sueo KADO Post Office Address New Westminster, R.R.#4

Nearest Rail Point Kennedy - B.C.E.R. Distance 2¼ miles

Market Town New Westminster Distance 5 "

Church (give denomination) Anglican - all denominations reasonable distance. Distance 2 "

Nearest School Queen Elizabeth; Simon Cunningham Distance 2 "

State how property was identified: Map; adjacent property lines and corner.

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

Yes on N.W.corner; no other. Trail out to east at present in use.

Is this district a good one? Looks like subsistence homes with outside work.

Employment opportunity Fairly good at New Westminster.

Predominating Nationality and religion: British; Protestant - a lot of Japanese farms just here.

Describe Fencing and its condition: None Value $

Water supply: Well probably goes dry. Value $

BUILDINGS ON FARM

13495

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	26x26 x12	Frame	8'eave	Shgls.	Old	Wood	Poor	$ 250.00
Barn 1 "	18x26 x15	"	12' "	"	"	"	"	30.00
	x							
BARN	x							
	x							
BARN	x							
	x							523-4
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT No. 523-4
DATE Dec. 4/48
FILED BY G. A. Rice

No lights available.

Total present day value $ 280.00

Total Value Buildings add to farm $ 200.00

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

$

Describe the basement and chimneys: Metal
Couldn't get in or see in; probably shiplap lined with 4 or 5 rooms up.

No. rooms downstairs? Upstairs? How finished Unfinished

Are buildings painted? No Condition of paint

Distance from nearest bush 50'

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.1	Undulating	Sand merging into sand		Abandoned strawberries	$30	$ 123.00

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
5.9	Undulating	Sandy throughout		Clear bush - some slashed and grown up again.		$10	59.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 182.00

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 $ 382.00

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

Unoccupied: Probably tilled till this spring; strawberries are done; weedy, small and yielding a peculiar tasting berry in small quantity. Would consider the farm thoroughly run down, being a poor one in first place.

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

In my opinion it is not suitable for agriculture.

Noxious weeds:

Some Canadian Thistle

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Surrey - $26.50

Date: July 2, 1942.
Place: CHILLIWACK, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 23rd day of June 19 42.

Inspector's Signature "R. L. RAMSAY"

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

Farm Appraisal Report

Remarks: This is probably the worst farm I have seen in my two months of this work. It is badly located without proper access to a constructed road using a grass grown trail out over other private property. There is however a constructed road to the N.W.corner and a road allowance on the west side of this place. The soil is almost pure sand being black on the northern side; subsoil also is sand. Buildings are old and very cheaply constructed, the house having shiplap or wide siding out, and probably shiplap inside. It is certainly submarginal, or worse.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

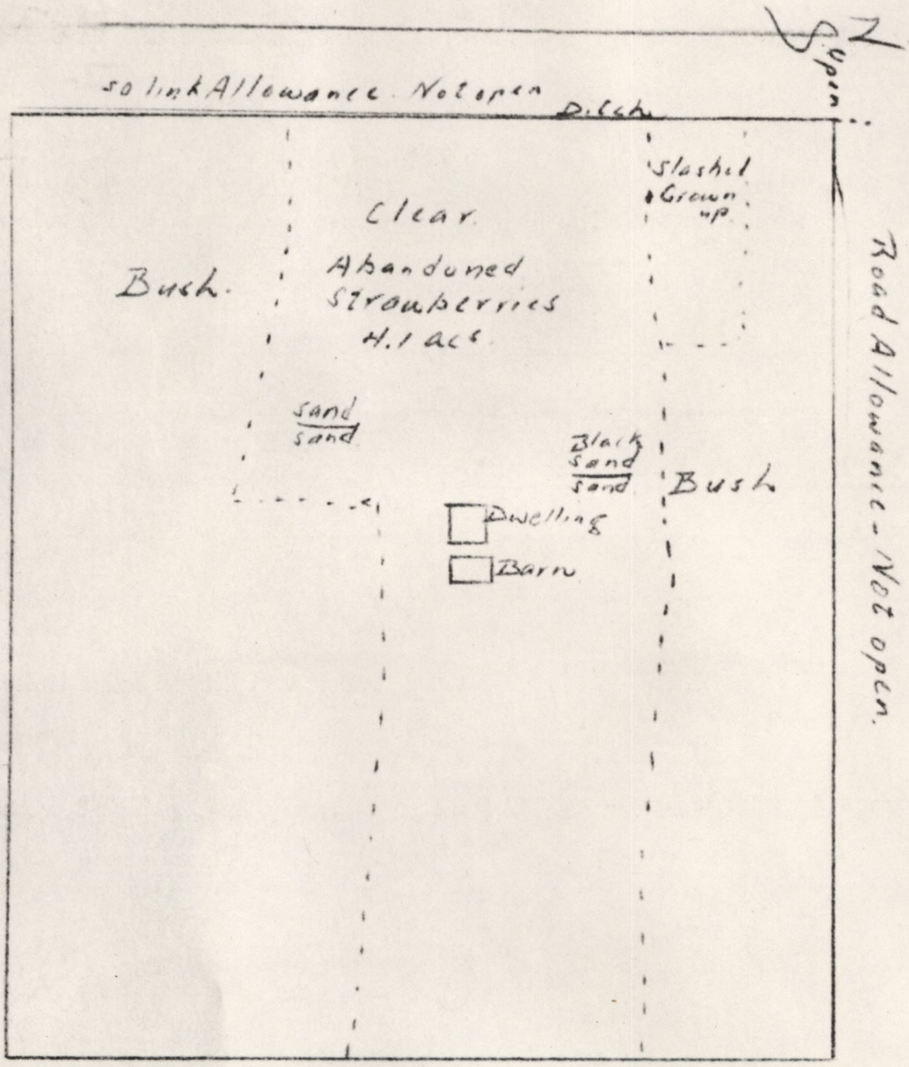
	Present Value
11 old fruit trees in poor shape - no value	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Suso KADO.

Lot A.Blk. 1 of Sec 32, Blk. 5N, Rge 2 W., Map 5671,N.W.D.



K Kado.

1 kado

Following careful review of this appraisal report, it is my opinion that the present value is $ 300

Date 7th July 1942.

"I.T.BARNET"

District Superintendent.