Name of Claimant IKEDA, Gunjiro Case 559

Custodian File 3885

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					302.00		360.55				75.00 360.55

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	
1255	313.75							313.75

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	
			46%	936.75	430.90			430.90

TOTAL RECOMMENDATION	1180.20

CASE NO. 559.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 11th, 1948.

IN THE MATTER OF THE CLAIM OF

GUNJIRO IKEDA.

PROCEEDINGS AT HEARING.

Original.

CASE No. 559.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

Lethbridge, Alberta,
August 11th, 1948.

IN THE MATTER OF THE CLAIM OF

GUNJIRO IKEDA.

PROCEEDINGS AT HEARING.

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.

THE SECRETARY: Case No. 559, Gunjiro Ikeda.

GUNJIRO IKEDA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Ikeda, you are claiming with respect to farm property described as Ward 2, Lot "B", Block 1, re-sub division of the West Half of 32, Block 5, North Range West 2? A: Yes.

Q Now with respect to your claim for that farmland, I want to show you this form (indicating).

A He understands this but he also wants to add that in 1940 he had a bath-house built and improved his chicken house.

Q But apart from that are the particulars contained in this form true and correct? A: Yes.

Q And is that your signature on the form?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now as I understand you, Mr. Ikeda, you originally bought three lots, "A", "B", and "C", is that right? A: Yes.

Q Well did you buy three lots or not?

A I bought originally one lot which I later divided into "A", "B" and "C" lots.

Q And that contained 25 acres, is that right?

A Yes.

Q And you paid $1000.00 for those 25 acres?

A Yes.

A Yes.

Q And then you sold Lot "C" consisting of four acres, is that correct? A: Yes.

Q For $240.00? A: Yes.

Q And that, I take it, was all bush land, is that right? A: Yes.

Q And then you transferred Lot "A" to a Mr. Kado?

A Yes, it consisted of ten acres.

Q And that left you with 11 acres which is theproperty we are talking about? A: Yes.

Q Now this house you had on your property which you say was 26 x 36 ? A: Yes.

Q Do you know roughly what the material for that house cost? A: About $670.00.

Q And did you build that yourself or did you employ somebody to build it?

A It was built by carpenters.

Q And can you remember what you paid approximately for those carpenters?

A About $450.00.

Q Did you do any work yourself on it?

A No, I was busy elsewhere and therefore I didn't have much time to do anything with the building.

Q Now you also built a barn, 24 x 28, is that right?

A Yes.

Q And approximately what would the materials in that barn cost? A: Approximately $340.00.

Q And did you build it or did carpenters build it?

A I employed carpenters also but I put in some time myself, too.

Q Can you remember how much you paid the carpenters you employed?

A Approximately $280.00.

Q You also had, I think, a chicken house on this place? A: Yes.

Q When did you build it? A: About 1935.

Q And can you remember how much the material cost?

A Approximately $30.00.

Q And did you build that yourself or did you employ others to build it?

A I employed carpenters but also helped myself.

Q And can you remember approximately what you paid the carpenters?

A I paid them at the rate of $4.00 a day and it took about nine days so that it would mean $36.00.

Q And you had a bathhouse you built?

A Yes, in 1940 I built it.

Q And how much did the material for that bathhouse cost? A: About $75.00 or perhaps more.

Q And did carpenters build it for you?

A Yes, I employed carpenters but also helped a little myself.

Q How much did you employ the carpenters for? How much did you pay the carpenters whom you employed?

A About $40.00.

Q Now did you insure your house?

A Yes, I did.

Q I show you this policy (indicating) which shows that the house was insured for $700.00 with $300.00 on the furniture; is that the policy?

A Yes.

Q Did anybody inspect that house before it was insured? A: Yes, they did.

MR. HUCKVALE: I tender that policy.

(POLICY MARKED EXHIBIT No. 2).

MR. HUCKVALE: And perhaps my learned friend would file the appraisal for the Crown now.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Now you are claiming for some crops, Mr. Ikeda, as well? A: Yes.

Q Did you make any lease of your property yourself?

A No, I did not; I did have an offer but I had no time to make the arrangements.

Q I want to show you this statement (indicating) and will you tell me if that has been prepared by you or on your instructions?

A Yes, this was prepared by my children.

Q Well does it show the revenue produced in 1941?

A Yes.

Q Well now, according to that statement you got $857.20 for jam plus another $660.33 or a total of $1517.53, is that correct?

A Yes.

Q And in addition to that you sold some some everbearing strawberries for $54. and sixty some cents?

A Yes.

Q And some beans, were there not? Will you tell me

how much you sold the beans for?

A Yes.

Q How much for thebeans? A: $234.41.

Q And you are prepared to state that that is a true statement of your revenuesx for the year 1941?

A Yes, it is true.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now did you have as much crop in in 1942 as you did in 1941?

A Yes, it would have been about the same or perhaps more because I planted an extra acre.

Q Well, so far as you could tell when you left the place was the crop going to be a good one in '42 or just a fair one or a bad one?

A It might have been better, but as I didn't harvest it myself I don't know.

Q Well I know he doesn't know, but I am trying to get at what the prospects at the date you left would be. A: I think it would have been better than '41.

Q Now so far as your strawberry crop is concerned, you have set it out on that paper which you have filed in terms of jam, is that right?

A Yes.

Q Why do you state it in terms of jam instead of in terms of crates? A: I mentioned jam because that was a fruit which was to be shipped to the factory, jam factory. Those mentioned as crates were to be delivered to various

other places.

Q Now out of that crop, out of that revenue which you have set forth, roughly what would your expenses have been in 1941?

A About $400.00.

Q And would the expenses in '42, had you been there, been the same or greater?

A If the crop had been bigger in '42, the expenses would have been proportionately bigger.

Q Now you also claimed, Mr. Ikeda, with respect to a list of chattels, is that right?

A Yes.

Q And thosechattels were set forth in the supplement to your original claim?

A Yes.

Q Now with respect to that claim for chattels, I want to show you this form (indicating). Will you just take a look at that, please?

A Yes.

Q Are the particulars that you have given in that form correct to the best of your knowledge, information and belief? A: Yes.

Q And have you signed that form?

A Yes, I have.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: And I would ask my friend, on behalf of the Crown, to file the analysis of personal property.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUCKVALE: My friend will have noticed in this that there is one item in the chattel claim that has been abandoned, and that is the one dealing with the 500 feet of lumber, and that would reduce the chattel claim by $20.00, apparently.

THE SUB-COMMISSIONER: $30.00?

MR. HUCKVALE: $20.00.

Q I show you this document which purports to be an inventory of chattels (indicating). Will you take a look at that and tell me if you received it from the Custodian? A: Yes.

Q And did you sign it and return one copy to the Custodian? A: Yes.

MR. HUCKVALE: I will tender that, sir.

(INVENTORY MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: And I show you these four sheets which list chattels and your estimate of their proper value; has that list been prepared under your instructions? A: Yes.

MR. HUCKVALE: I will tender that, sir.

(LIST MARKED EXHIBIT NO. 8).

MR. HUCKVALE: Now you will observe, sir, if you have seen the analysis of personal property that this farm was apparently vandalized and everything scattered about while under the control, of course, of the Custodian. There are one or two items on the personal property analysis that I want to ask about.

Q Did you sell any beds yourself, Mr. Ikeda?

A No, I did not.

Q And did you leave five beds behind, as you allege?

A Yes.

Q Now you had three tables, is that correct?

A Yes.

Q How many were home made and how many had you purchased? A: I bought one and made two myself.

Q The two that you made, what were they made of? What kind of lumber?

A I made it out of flooring wood.

Q And are you skilled at that sort of work?

A Yes, I had done some work like that before.

Q You claim 15 garden hoes; do you recollect those?

A Yes.

Q Were any of those broken at the date of your evacuation?

A No, they were as good as new.

Q Were there any broken handles amongst them?

A There might have been a few on the place but I didn't list those.

Q And the ones that you listed had no broken handles?

A No, I didn't include those. There were none with broken handles.

Q Now you claim some mattocks? A: Yes.

Q Had any of those broken handles at the time you left? A: No, they didn't have broken handles.

Q This pump that you claim for, a hand water pump, where was it?

A It was left in the basement.

Q Was it loose? A: I disconnected it from the well and took it into the basement.

Q Yes. You took it into the basement?

A Yes.

Q It has been suggested in the analysis that it might have been a fixture and I just wanted to clear up that it wasn't.

Will you answer Mr. Rice, please.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair value. I am submitting the chattels sold or disposed of by the Custodian were sold at their fair value. I am submitting the other chattels claimed by the claimant were not disclosed in his claim and the Custodian is not responsible for the same, and if he is the claim is exorbitant.

MR. HUCKVALE: May I ask what we failed to disclose? You certainly don't show it on your own analysis.

MR. RICE: Well, look at the first two items of the first page, and we show it isn't inventoried. It is shown as not inventoried.

MR. HUCKVALE: That doesn't mean that we failed to disclose them, if you fail to inventory them.

MR. RICE: They are not disclosed on your inventory or your claim. Your signed inventory doesn't show it.

MR. HUCKVALE: You just look at it and see.

MR. RICE: We say it isn't inventoried.

CROSS-EXAMINATION BY MR. RICE:

Q Is that yoursignature on that document (indicating)?

A Yes.

Q This is an inventory of chattels that you left on the property, which was prepared by the Custodian or a member of his staff and forwarded to you in December of 1942?

MR. HUCKVALE: It is already in evidence, your Honour. I put it in.

MR. RICE: Not this one you didn't.

MR. HUCKVALE: A copy of your own document I put in. I take it it is the same.

A Yes, I remember this.

MR. RICE: I tender this one as an exhibit.

MR. HUCKVALE: I want to preserve the file from getting too bulky. I think it is already in.

MR. RICE: It is already in, but there are additions on the other one that is filed that are not on this one at all.

THE SUB-COMMISSIONER: On the inventory that is in as Exhibit No.7.

MR. RICE: Yes. And I wish to file this one as Exhibit 9.

THE SUB-COMMISSIONER: You say it is different from the one that has been filed?

MR. RICE: Well there is an item added in pencil on Exhibit 7 that is not on this which will be marked as Exhibit 9, which I propose filing now.

(INVENTORY MARKED EXHIBIT NO. 9).

MR. RICE: Q What crops did you grow on your land?

A Strawberries, blackberries, black currants, raspberries,

that is for the fruits, and I also grew vegetables.

Q What vegetables did you grow?

A Beans, potatoes, cabbages, lettuce, and also asparagus.

Q And how much money did you say that you made in the year 1941?

A After deducting expenses about $1000.00.

Q About $1000.00? A: Yes, about $1000.00.

Q And you say you would have made as much in 1942, I believe? A: Yes, I wouldn't have made less than that.

Q You wouldn't have made any less than that although you hadn't planted your beans or potatoes or lettuce or cabbage?

A No, I hadn't.

Q You hadn't planted any of those vegetables when you were evacuated? A: Yes, because I was evacuated before seeding time.

Q And you are sort of making a wild guess as to what the profits would have been for 1942, are you not?

A Apart from the strawberries it is just an estimate but the strawberries were already in and were ready.

Q And the frost or a blight could have destroyed the strawberries, or a drought?

A I don't think there was any danger of that.

Q Why didn't you claim for the years '43, '44, '45, and right up to the present time?

MR. HUCKVALE: Because you had sold our land.

A Well I couldn't do that because strawberries need replanting every 2 or 3 years.

MR. RICE: Q: How much did your crop amount to in 1940?

A There were about five tons, approximately.

Q How much in money after expenses were paid?

A Approximately about $100.00.

Q Approximately how much?

A A ton, $100.00 a ton.

Q No, but how much were all your returns from the farm in 1940, the net returns, how much would they amount to in dollars?

A About $1000.00.

MR. RICE: I am tendering, your Honour, as an exhibit the real property memorandum showing the assessment and the sale.

(MEMORANDUM MARKED EXHIBIT NO. 10).

MR. RICE: That is all, thanks.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. Howard"
Official Reporter.

Certified correct.

Sub-Commissioner.

NOV 21 1947 Case No. 5559.

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

3885

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

(1) NAME IKEDA (Print) Surname GUNJIRO Given Name (RCMP) Reg. No. 11511

(2) Pre-Evacuation Address SURREY, B. C.

(3) Present Address RAYMOND, ALBERTA

(4) REAL ESTATE

(a) Street Address (if any) SURREY City or Municipality, B. C. Province

(b) Legal description (lot number, block number, section number, etc.) WARD 2; LOT B; BLOCK 1; TOWNSHIP ; RE-SUB DIVISION pt; Quarter W ½; SECTION 32; BLK 5 N R.W. 2;

(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 - - - - - - - - - - - - - - - - - - $ 3975.00

(ii) Buildings - - ~~see supplement~~ - - - - - - $ ~~1050.00~~ 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)~~ Crop. - see supplement - - - - - - - - - - - - - - - - $ 1350.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 6825.00

(v) Amount at which Custodian sold property and credited your account - - $ 302.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 6523.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation ~~In house~~

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

(c) How stored or packed at time of evacuation Left in house

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This section 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") Custodian

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $ 1651.75

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) - $ 8134.75

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

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, Genzo Ikeda of the Town
of Raymond in the Province of Alberta
DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the Town)
of Raymond)
in the Province of Alberta)
this 18th day of November)
A.D. 1947. W. L. Jones)

G. Ikeda

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

NOV 21 1947

STATEMENT OF PERSONAL PROPERTY

5	beds complete	$ 75.00
3	tables	20.00
3	loose windows	4.00
1	platform scale	10.00
1	sink	5.00
10	chairs	10.00
1	kitchen range	75.00
1	kitchen built-in cupboard	20.00
	kitchen utensils and dishes	5.00
1	two gallon thermos.	1.50
15	garden hoes	15.00
4	mattocks	5.00
50	feet rubber hose	15.00
1	book cabinet	2.00
6	truck tires	60.00
1	hand cultivator and attachments	4.50
2	crowbars	3.00
2	roll sheet iron	2.00
1	oil can	1.25
2	barrels lime	2.00
2	sacks of cement	2.50
1	wooden drum bluestone	2.00
1	gramaphone	15.00
1	square linoleum	5.00
1	roll building and tar paper	2.00
1	box tools	3.00
3	sledge hammers	3.00
1	large auger	5.00
1	small auger	3.00
2	truck jacks	18.00
1	spirit level	2.00
1	anvil	12.00
1	grease gun	2.00
1	cable choker	5.00
1	dresser	20.00
10	shovels	10.00
4	buck and cross saws	30.00
3	~~hauling~~ falling saws	54.00
2	peavey	5.00
7	potatoe rakes	10.00
2	double blade axe	5.00
8	Japanese sickles	8.00
2	falling wedges	5.00
3	split wedges	5.00
3	blocks	24.00
1	pipe wrench	3.50
4	umbrellas	6.00
300	feet iron pipe	25.00
	canvas hose	3.00
2	motor cycle tires	5.00
11	boxes preserving jars	11.00
1	hand water pump	25.00
3	axe heads	3.00
1	chain and hook for truck	5.00
1	spray pump	10.00
1	food chopper	2.00
1	heater	5.00
1	stove	5.00
1	hand power washer	25.00
1	large scythe and extra blade	3.00
70	picker trays	28.00
1	log hook	5.00
1	double tree	5.00
500	feet lumber	5.00
2	sets of truck fences	20.00
2	horse collars	6.00
524	jam crates	63.00
1	pair hames	2.50
1	wood cutting machine	100.00
1	can motor oil	5.00
		$ 966.75

NOV 21 1947

Amount brought forward for chattels		$ 966.75
Truck:		
Federal 1936 2 ton truck		
Serial No. 89853		
Engine No. 569328		
Estimated Value	$ 1800.00	
Amount sold for	1245.00	
Amount of claim		555.00
Truck:		
Federal 1927 1 ton truck		
Serial No. 49106		
Engine No. 100010		
Estimated Value	150.00	
Amount sold for	20.00	
Amount of claim		130.00
TOTAL CLAIM FOR PERSONAL PROPERTY LOSS		$ 1651.75

SUPPLEMENT

LAND:

11 acres assessed @ $75 per A.	825.00	
Cost of clearing 9 acres @ $350	3150.00	
Total value of land		$ 3975.00

BUILDINGS:

1 house - 28 X 38
1 barn - 24 X 30
1 chicken shed - 12 X 16
1 packing shed - 12 X 20
1 bath house - 10 X 20

Total estimated value of buildings $ 1500.00

CROP:

Strawberries 3½ acres @ $300 per A.	1050.00	
Fruit trees 60 trees @ $4.00 per tree	240.00	
Currants 1/5 of acre	60.00	
Total estimated value of crop		$ 1350.00

IKEDA G.
(Claimant's Name)

REAL ESTATE
(Farm Land)

14511
Reg. No.

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 Cultivated not planted Cultivated and not in crop List Crops	11	1927		See below	All bush	Nil	
Strawberries 2.7 acres " 3.9 " Fruit trees 60							
Total							

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

Description	When Made	Cost
7 acres cleared 2 partly cleared	1927-41	$3000.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	26 x 36	Frame	1927					
Barn	24 x 28		1930					

EXHIBIT No. 559-1
DATE Aug 11/48
FILLED BY W. R. Huckvale

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

In 1927 I purchased lots A, B & C. for $1000.00. In 1935 I sold lot C. (4 acres) to Mr. Nakamura for $240.00. In 1935 I transferred lot A. to S. Kado. This contained 10 acres and as he was related to me the transfer was without consideration. The land therefore cost me $40.00 per acre.

This land was fertile. According to appraiser it would not even grow strawberries. This statement is completely erroneous, as in 1941 I made about $1000. clear from strawberries.

I note from Custodian's file that land was rented after evacuation to Murray Co. I had nothing to do with this lease.

The dwelling house was originally built in 1927. I have however continuously improved it, digging basement, new window frames, ~~xxxxxxxxxxxxxxxx~~ also put on a verandah on front of house in 1941. Appraiser says there is no basement in my house. I dug a basement half the size of house in 1939. I had never fully completed this basement but had 3" x 12" lumber on floor and walls were boarded. I had house insured in 1940 for $700. After this I built verandah and finished upstairs in shiplap. Barn was kept in good repair up to the time I left. (over)

G. Ikeda
Signature

I have not kept a record of my repairs. I used it for truck and storage.

The land never dried out in hot weather as stated in the appraisal. My crop returns will show that the appraiser's statement that my land was almost valueless is completely erroneous. I sold through Surrey Berry GrowersCo-op., strawberries. Raspberries were mostly used by ourselves, but some were sold privately. Beans were sold to Pacific Cannery & Dominion Cannery. I am quite willing to have the records of these Purchasers from me examined.

I used chicken and pig manure on the older land as well as bone meal, fish meal etc. to keep the land in good shape, and it was continuously kept fertile during all the years I was on the place.

559

STOCK COMPANY

NATIONAL UNION FIRE INSURANCE COMPANY

HEAD OFFICE FOR CANADA
METROPOLITAN BLDG.
TORONTO, ONT.

PITTSBURG, PA.

MANAGERS FOR CANADA
DALE & COMPANY
LIMITED

Policy No. 201453

Replacing Cover Note No.

Replacing Policy No. new

Cancelled
Expired

AGENT DALE & COMPANY, LIMITED
ADDRESS VANCOUVER, B. C.

Insurance Plan Reference: Vol: ISOLATED Sheet Block No.

Sum Insured	Rate	Premium	Term	From Noon	To Noon
$-1000.00	3.50	$-35.00	THREE YEARS	APRIL 20TH -- 1940	APRIL 20TH --1943

Whereas - - - - - - - - - - GUNJIRO IKEDA - - - - - - - - - - - - - - - - - -
(hereinafter called the Assured) having agreed to pay to NATIONAL UNION FIRE INSURANCE COMPANY (hereinafter called "the Company"), the amount of premium above stated, the Company hereby agrees with the Assured (but subject to the terms and conditions printed on the back hereof, which are to be taken as part of this policy), that if the property hereinafter described, or any part thereof, shall be destroyed or damaged by fire or lightning at any time within the period above mentioned, or at any time afterwards, so long as the Assured or his, or her, or their Representatives in interest shall duly pay to the Company, and it shall accept the sum required for the renewal of this Policy, the Company will, out of its Capital Stock and Funds pay or make good all such loss or damage, to an amount not exceeding in respect of the several matters below specified the sum set opposite thereto respectively (unless previously altered by endorsement on back hereof) and not exceeding in the whole the sum above mentioned.

EXHIBIT No. 559-2
DATE Dec 11/48
FILLED BY Mr Hutchvale

FARM PROPERTY

On the following property owned by the Insured and occupied by - - -GUNJIRO IKEDA - - - - for farm purposes only, situate (Insured or Tenant)
On West side of Sandell Road, on Lot "B", Block 1, WEST 1/2 SECTION 32, BLOCK 5 N., R. W. 2, GROUP 2, Municipality of Surrey, Province of British Columbia.

Loss, if any, on buildings only payable to - the Insured - - - - - - - - - - - - - - - - - -

subject nevertheless, to all the terms and conditions of this policy.

DESCRIPTION OF PROPERTY INSURED	Dimensions of Buildings	Height	Built of	Roofed with	Amount insured by this Policy
Item No.					
1. On the Dwelling House and its additions communicating and in contact therewith. No. 1 on diagram and	x	1-1/2 story	Frame	Shingle	$ 700.00
2. On Household Contents as per clause hereunder.					300.00
3. On the building occupied as barn No.....on diagram and	x				nil
4. On Farm Produce only while contained therein.					nil
5. On the building occupied as barn No.....on diagram and	x				nil
6. On Farm Produce only while contained therein.					nil
7. On the building occupied as a granary No..... on diagram and	x				nil
8. On Farm Produce only while contained therein.					nil
9. On the building occupied as a.....No..... on diagram and	x				nil
10. On Farm Produce only while contained therein.					nil
11. On the building occupied as a.....No..... on diagram.	x				nil
12. On In consideration of the rate at which this policy is written, PERMISSION is hereby granted for the use of a STOVE-PIPE CHIMNEY in the above described dwelling.					
On the following property, while contained in any of the above-described buildings, or on the premises.					
13. On vehicles, farm implements (excluding threshing machines and motor vehicles), tools utensils, harness and robes. (Not more than one mower and one reaper or binder covered under this item, and those covered are the newest and best on the farm.					nil
14. On livestock, not more than two-thirds of the cash value recoverable on any one animal, unless specifically insured.					nil
Such vehicles, horses, livestock and farm produce as are insured under this policy are also covered against loss or damage by fire while en route to or from markets or stables.					
The livestock is insured against lightning anywhere.					
On household furniture, supplies and personal effects (including paintings, sculpture, curiosities, works of art, articles of vertu, all at not exceeding cost), printed books, plate, plated ware, jewellery, scientific and musical instruments, clocks, watches, trinkets and mirrors, the property of the Insured or of any member of the Insured's family, only while contained in dwelling No. 1.					
No insurance shall apply to the item or items opposite which no specific amount is inserted.					
If the insurance under this policy covers more than one of the above items, the liability under each item shall be limited to the specific amounts set opposite each item.					$1000.00

Lightning and Electrical Current Clause:—See Statutory Conditions.

Threshing Machine:—No threshing operations by steam power are permitted within 25 feet of any of the buildings, unless special permit is granted.

Incubators and Brooders:—In consideration of additional premium of $....., permission is granted to use an incubator or brooder heated by.....in building marked No.....on diagram for a period of..... from.....to.....

Attached to and forming part of Policy No. 201453 --- of NATIONAL UNION FIRE INSURANCE COMPANY, Pittsburg, Pa.

Dated --April 20th 1940. 193x DALE & COMPANY, LIMITED.
Vancouver, B.C.

Per: .....Agent.

B.C. STANDARD FORM P.U.F.

No. 7 (Sept., 1937)
5M-11-38

No insurance attaches under any of the above items unless an amount is specified and inserted in the blank immediately preceding the wording of the item.

Permission granted to make ordinary alterations or repairs, not to exceed fifteen days at any one time, but it is understood that extraordinary alterations, repairs, or additions are prohibited without notice to and the consent of this Company obtained in writing.

This Policy is made and accepted in reference to the conditions herein contained and hereunto annexed, which are hereby declared to be part of this contract, and to be used and resorted to, in order to explain the right and obligations of the parties hereto, in all cases not herein otherwise specially provided for.

In Witness Whereof, this Company has executed and attested these presents; but this Policy shall not be valid until countersigned by the duly authorized Agent of the Company at Vancouver, B. C.

Secretary

British Columbia 6135 FOLIO

President

Countersigned at Vancouver, B. C., DALE & COMPANY, LIMITED.

this 20th day of April - - - - - - - 1940. Per: ..... Agent.

ONTARIO, MANITOBA,
SASKATCHEWAN, ALBERTA,
BRITISH COLUMBIA,
NEW BRUNSWICK,
NOVA SCOTIA.

STATUTORY CONDITIONS

Misrepresentation **1.** If any person applying for insurance falsely describes the property to the prejudice of the insurer, or misrepresents or fraudulently omits to communicate any circumstance which is material to be made known to the insurer in order to enable it to judge of the risk to be undertaken, the contract shall be void as to the property in respect of which the misrepresentation or omission is made.

Form of Contract **2.** After application for insurance, if the same is in writing, it shall be deemed that any policy sent to the insured is intended to be in accordance with the terms of the application, unless the insurer points out in writing the particulars wherein it differs from the application, in which case the insured may, within two weeks from the receipt of the notification, reject the policy.

Property Not Insured **3.** Unless otherwise specifically stated in the policy, money, books of account, securities for money, evidences of debt or title, and automobiles, tractors and other motor vehicles, are not insured.

Risks Not Covered **4.** Unless otherwise specifically stated in the policy, the insurer is not liable for the losses following, that is to say:

(a) for loss of or damage to property owned by any person other than the insured, unless the interest of the insured therein is stated in the policy;

(b) for loss or damage caused by invasion, insurrection, riot, civil commotion, military or usurped power;

(c) for loss due to the want, within the knowledge of the insured, of good and substantial chimneys; or caused by ashes or embers being deposited, with the knowledge and consent of the insured, in wooden vessels; or by stoves or stove-pipes being, to the knowledge of the insured, in an unsafe condition or improperly secured; or

(d) for loss of or damage to goods while undergoing any process in or by which the application of fire heat is necessary.

Risks Not Covered Except by Special Permission **5.** Unless permission is given by the policy or endorsed thereon, the insurer shall not be liable for loss or damage occurring:

Repairs (a) to buildings or their contents during alteration or repair of the buildings and in consequence thereof; fifteen days being allowed in each year for incidental alterations or repairs without such permission;

Inflammable Substances (b) while illuminating gas or vapour is generated by the insured, or to his knowledge, in the building insured or which contains the property insured, or while there is stored or kept therein by the insured, or to his knowledge, by any person under his control, petroleum or any liquid product thereof, coal oil, camphene, gasoline, burning fluid, benzine, naphtha, or any of their constituent parts (refined oil for lighting, heating or cooking purposes only, not exceeding five gallons in quantity, gasoline, if contained in a tightly closed metallic can free from leaks and not exceeding one quart in quantity, or lubricating oil not being crude petroleum nor oil of less specific gravity than is required by law for illuminating purposes, not exceeding five gallons in quantity excepted), or more than twenty-five pounds weight of gunpowder, dynamite or similar explosives;

Change of Interest (c) after the interest of the insured in the subject-matter of the insurance is assigned, but this condition is not to apply to an authorized assignment under *The Bankruptcy Act* or to change of title by succession, by operation of law, or by death;

Vacancy (d) when the building insured or containing the property insured is, to the knowledge of the insured, vacant or unoccupied for more than thirty consecutive days, or being a manufacturing establishment, ceases to be operated and continues out of operation for more than thirty consecutive days.

Explosion and Lightning **6.** The insurer will make good loss or damage caused by lightning or by the explosion of coal or natural gas in a building not forming part of gas works, whether fire ensues therefrom or not; and loss or damage by fire caused by any other explosion; but, if electrical appliances or devices are insured, any loss or damage to them caused by lightning or other electrical currents is excluded and the insurer shall be liable only for such loss or damage to them as may occur from fire originating outside the article itself.

Material Change **7.** Any change material to the risk and within the control and knowledge of the insured shall avoid the policy as to the part affected thereby, unless the change is promptly notified in writing to the insurer or its local agent; and the insurer, when so notified, may return the unearned portion, if any, of the premium paid and cancel the policy, or may notify the insured in writing that, if he desires the policy to continue in force, he must within fifteen days of the receipt of the notice pay to the insurer an additional premium, and in default of such payment the policy shall no longer be in force and the insurer shall return the unearned portion, if any, of the premium paid.

Other Insurance **8.** (a) If the insured has at the date of this policy any other insurance on property covered thereby which is not disclosed to the insurer, or hereafter effects any other insurance thereon without the written assent of the insurer, he shall not be entitled to recover more than sixty per cent. of the loss in respect of such property; but if for any fraudulent purpose the insured does not disclose such other insurance, this policy shall be void.

(b) The insurer shall be deemed to have assented to such other insurance unless it dissents by notice in writing within two weeks after notice thereof.

(c) In the event of there being any other insurance on property herein described at the time of the happening of a loss in respect thereof, the insurer shall be liable only for payment of a rateable proportion of the loss or a rateable proportion of such amounts as the insured shall be entitled to recover under clause (a) of this condition.

Mortgagees and Other Payees **9.** Where the loss, if any, under a policy has, with the consent of the insurer, been made payable to some person other than the insured, the policy shall not be cancelled or altered by the insurer to the prejudice of such person without reasonable notice to him.

Termination of Insurance **10.** (1) The insurance may be terminated:

(a) subject to the provisions of condition 9, by the insurer giving to the insured at any time fifteen days' notice of cancellation by registered mail, or five days' notice of cancellation personally delivered, and, if the insurance is on the cash plan, refunding the excess of premium actually paid by the insured beyond the *pro rata* premium for the expired time;

(b) If on the cash plan, by the insured giving written notice of termination to the insurer, in which case the insurer shall, upon surrender of this policy, refund the excess of premium actually paid by the insured beyond the customary short rate for the expired time.

(2) Repayment of the excess premium may be made by money, post office order or postal note, or by cheque payable at par and certified by a chartered bank doing business in the Province. If the notice is given by registered letter, such repayment shall accompany the notice, and in such case the fifteen days mentioned in clause (a) of this condition shall commence to run from the day following the receipt of the registered letter at the post office to which it is addressed.

Salvage **11.** After any loss or damage to insured property, it shall be the duty of the insured, when and as soon as practicable, to secure the insured property from further damage, and to separate as far as reasonably may be the damaged from the undamaged property, and to notify the insurer of the separation.

Insurance on Goods Moved **12.** If any of the insured property is necessarily removed to prevent damage or further damage thereto, that part of the insurance under this policy which exceeds the amount of the insurer's liability for any loss already incurred shall for seven days only, or for the unexpired term if less than seven days, cover the property removed and any property remaining in the original location in the proportions which the value of the property in the respective locations bears to the value of the property in them all; and the insurer will contribute *pro rata* towards any loss or expense connected with such act of salvage, according to the respective interests of the parties.

Entry, Control, Abandonment **13.** After any loss or damage to insured property, the insurer shall have an immediate right of access and entry by accredited agents sufficient to enable them to survey and examine the property, and to make an estimate of the loss or damage, and, after the insured has secured the property, a further right of access and entry sufficient to enable them to make appraisement or particular estimate of the loss or damage, but the insurer shall not be entitled to the control or possession of the insured property, or the remains or salvage thereof, unless it accepts a part thereof at its agreed value or its value as ascertained according to condition 17 or undertakes replacement under condition 19, and without the consent of the insurer there can be no abandonment to it of insured property.

Who To Make Proof of Loss **14.** Proof of loss must be made by the insured, although the loss is payable to a third person, except that, in case of the absence of the insured or his inability to make the same, proof may be made by his agent, such absence or inability being satisfactorily accounted for, or in the like case or if the insured refuse to do so, by a person to whom any part of the insurance money is payable.

Requirements After Loss **15.** Any person entitled to claim under this policy shall:

(a) forthwith after loss give notice in writing to the insurer;

(b) deliver, as soon thereafter as practicable, a particular account of the loss;

(c) furnish therewith a statutory declaration declaring:

(i) that the account is just and true;

(ii) when and how the loss occurred, and if caused by fire, how the fire originated, so far as the declarant knows or believes;

(iii) that the loss did not occur through any wilful act or neglect or the procurement, means or connivance of the insured;

(iv) the amount of other insurances and names of other insurers;

(v) all liens and encumbrances on the property insured;

(vi) the place where the property insured, if movable, was deposited at the time of the fire;

(d) if required and if practicable, produce books of account, warehouse receipts and stock lists, and furnish invoices and other vouchers verified by statutory declaration, and furnish a copy of the written portion of any other policy. The evidence furnished under this clause shall not be considered proofs of loss within the meanings of conditions 18 and 19.

Fraud **16.** Any fraud or wilfully false statement in a statutory declaration, in relation to any of the above particulars, shall vitiate the claim of the person making the declaration.

Arbitration **17.** If any difference arises as to the value of the property insured, the property saved, or the amount of the loss, such value and amount and the proportion thereof, if any, to be paid by the insurer shall, whether the right to recover on the policy is disputed or not, and independently of all other questions, be submitted to the arbitration of some person to be chosen by both parties, or if they cannot agree on one person, then to two persons, one to be chosen by the insured and the other by the insurer, and a third to be appointed by the persons so chosen, or on their failing to agree, then by a Judge of the County or District Court of the County or District in which the loss has happened; and such reference shall be subject to the provisions of *The Arbitration Act* and the award shall, if the insurer is in other respects liable, be conclusive as to the amount of the loss and the proportion to be paid by the insurer; where the full amount of the claim is awarded the costs shall follow the event; and in other cases all questions of costs shall be in the discretion of the arbitrators.

When Loss Payable **18.** The loss shall be payable within sixty days after completion of the proofs of loss, unless the contract provides for a shorter period.

Replacement **19.** The insurer, instead of making payment, may repair, rebuild, or replace the property damaged or lost, giving written notice of its intention so to do within fifteen days after receipt of the proofs of loss. In such event the insurer shall commence to so repair, rebuild or replace the property within thirty days after receipt of the proofs of loss and shall thereafter proceed with all due diligence to the completion thereof.

Action **20.** Every action or proceeding against the insurer for the recovery of any claim under or by virtue of this policy shall be absolutely barred unless commenced within one year next after the loss or damage occurs.

Agency **21.** Any officer or agent of the insurer who assumes on behalf of the insurer to enter into a written agreement relating to any matter connected with the insurance shall be deemed *prima facie* to be the agent of the insurer for the purpose.

Waiver of Condition **22.** No condition of this policy shall be deemed to have been waived by the insurer, either in whole or in part, unless the waiver is clearly expressed in writing signed by an agent of the insurer.

Notice **23.** Any written notice to the insurer may be delivered at or sent by registered post to the chief agency or head office of the insurer in the Province or delivered or so sent to any authorized agent of the insurer therein. Written notice may be given to the insured by letter personally delivered to him or by registered letter addressed to him at his last post office address notified to the insurer, or, where no address is notified and the address is not known, addressed to him at the post office of the agency, if any, from which the application was received.

Subrogation **24.** The insurer may require from the insured an assignment of all right of recovery against any other party for loss or damage to the extent that payment therefor is made by the insurer.

Form to be Used in Case of Sale

The property within described having been sold and conveyed to .....
..... of .....
.....do hereby transfer, assign, and set over unto.....and.....assigns all.....right, title, and interest in this Policy of Insurance, and all benefit and advantage to be derived therefrom, subject, nevertheless, to all the terms and conditions of the policy.

Dated at.....this
.....day of.....19.....

.....Insured

Witness:
.....

Assented to by NATIONAL UNION FIRE INSURANCE COMPANY at .....
this.....day of.....19.....

.....
Agent.

Form to be Used in Case of Mortgage

The property within described having been mortgaged to.....
of .....NATIONAL UNION FIRE INSURANCE COMPANY, is hereby requested to make loss, if any, payable to said Mortgagee as.....interest may appear, subject, nevertheless, to all the terms and conditions of the policy.

Dated at.....this
.....day of.....19.....

.....Insured

Witness:
.....

Assented to by NATIONAL UNION FIRE INSURANCE COMPANY at .....
this.....day of.....19.....

.....
Agent.

Form to be Used in Case of Transfer of Mortgage Interest

For value received,.....hereby transfer, assign and set over unto
.....and.....assigns, all.....right, title and interest in this Policy of Insurance, and all benefit and advantage to be derived therefrom, subject, nevertheless, to all the terms and conditions of the policy.

Dated at.....this
.....day of.....19.....

.....
Mortgagee.

Witness:
.....

Assented to by NATIONAL UNION FIRE INSURANCE COMPANY at .....
this.....day of.....19.....

.....
Agent.

Assignment of Interest

This is to certify that.....interest in above policy has ceased.

Dated at.....this
.....day of.....19.....

.....

Witness:
.....

Assented to by NATIONAL UNION FIRE INSURANCE COMPANY at .....
this.....day of.....19.....

.....
Agent.

DALE & COMPANY
LIMITED

GENERAL AGENTS

FOR THE

PROVINCE OF BRITISH COLUMBIA

MARINE BUILDING

VANCOUVER

Standard Fire Insurance Policy for Provinces of
ONTARIO, MANITOBA, SASKATCHEWAN,
ALBERTA, BRITISH COLUMBIA
NEW BRUNSWICK and NOVA SCOTIA

Assured GUNJIRO IKEDA

Property FARM DWELLING and FURNITURE & EFFECTS

Expires APRIL 20TH 1943

Amount - - - $1,000.00

Premium - - - $35.00

No. 201453

NATIONAL UNION FIRE INSURANCE COMPANY

PITTSBURG, PA.

MANAGERS FOR CANADA
DALE & COMPANY, LIMITED
METROPOLITAN BUILDING
TORONTO

廣
瀨
彰

N.B. Please examine your Policy, and if you find any error, return it immediately to be rectified, and if you effect or have effected Insurance on same Property with other Offices, you are particularly requested to see that the wording and terms of the Policies coincide, so that in the event of a loss, delay in the settlement may be avoided.

No. of Policy.....

No. of Renewal.....

Amount Insured $.....

	Year	Month	Day
Date of Cancellation			
Date of Policy . . .			
Time in Force . . .			

Premium Paid . . . . . $.....

Premium Earned at.....rate $.....

Premium Returned . . . $.....

IF PRO RATA, STATE REASON WHY:

.....

.....

Form of Surrender

NOTE: A receipt should be taken for return premiums in all cancellations and signed by the Assured and Payee.

Dated at.....19.....

In Consideration of NATIONAL UNION FIRE INSURANCE COMPANY, having agreed to pay to the Assured .....Dollars return premium, this Policy (and the last renewal receipt, if any issued in renewal thereof) is hereby cancelled and surrendered to this Company.

.....
Assured

.....
Payee

Removal Permit

Permission is hereby granted to remove the property insured under (1st, 2nd, 3rd or all)

items of this policy to the storey building built of

and roofed with only while occupied as

and situate

Insurance map reference: Vol. *Sheet* *Block* *No.*

and for not exceeding five days from date hereof, this insurance, under the respective items affected, shall attach in both locations in proportion as the value of the property covered by such items affected in each location bears to the value in both locations, and after such five days in new location only, and not as heretofore.

Dated *19*

Per.....
Agent.

BC-526-P

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

Farm Appraisal Report

File No. JL 436

Land Description Lot "B" of Blk. 1, Sec.32, Blk. 5N., R.2, Map 5671.
(No number on house)

Containing 10.91 **Acres**

Owner's Name IKEDA, Gunjiro **Post Office Address** R.R. #4, New Westminster South Westminster P.O. 2½ miles.

Nearest Rail Point Kennedy, B.C. B.C.E.Rly. **Distance** 2½ miles

Market Town New Westminster **Distance** 5 miles

Church (give denomination) St. Helen's (Anglican) **Distance** 2 miles

Nearest School Queen Elizabeth and Simon Cunningham **Distance** 2 miles

State how property was identified: By map and roads.

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

On side road ½ mile west of Sandell Road and 1 mile north of Townline Rd. Gravel, fair. Road little used and grown up at sides with brush, bracken, etc.

Is this district a good one? Poor farming district, variation in soil, some sandy, some hardpan. Seasonal work on farms, mainly berry picking. Industries such as sawmills, etc., along the Fraser River, 4 miles distant.
Employment opportunity

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing. **Value $**

Water supply: From wood-cribbed well which apparently does not go dry. Creek runs through corner of property. **Value $**

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 36	frame	8'	shgl.	20	cedar posts	poor	200.00
	x							
Shack & Bathhse.	10 x 24	"	8'	"	5	" "	fair	25.00
BARN	x							
	x							
BARN	24 x 28	poles & shk	12'	shk.	20	poles	poor	50.00
	x							
GRANARY	x							
	x	Several sheds of no value.						
	x							
	x							
	x							

Total present day value $ 275.00

Total Value Buildings add to farm $ 150.00

Is dwelling habitable without repairs? **If not what is your approximate estimate of cost to make it habitable?** Of poor construction, unfinished, not worth spending money on.

$

Describe the basement and chimneys: No basement, stove-pipe chimney.

No. rooms downstairs? 5 **Upstairs?** 1 **How finished** Unfinished.

Are buildings painted? No. **Condition of paint** -

Distance from nearst bush 50 yards.

559-3
EXHIBIT NO.
DATE Aug. 11/48
FILED BY

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
6.85	level & sloping	sdy.loam & lt.sdy.lm. also black sand 8"-20"	sand	some straws, poor some hay	20.00	137.00

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	
.6	level	sdy. 8"-20"	sand	partly cleared, stumps	100.00	10.00	6.00
3.0	level & sloping	"	"	clearing of bush some cordwood	150.00	5.00	15.00

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	
.46	creek channel - waste	-	-	-

Total value of Land $ 158.00

Total added by buildings to value of farm $ 150.00

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

Total value of farm $ 308.00

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

Poor farm in poor state of cultivation, almost straight sand. Part of straws now grown up with hay, etc.

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

Hardly suitable for cropping. Would require building up by cover cropping to even grow strawberries.

Noxious weeds:

Thistle.

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

Date: July 2nd, 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 25th day of June, 1942.

Inspector's Signature "R.W. BROWN"

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

Farm Appraisal Report

JL 436

Remarks: Property is located on unnamed road running west from the Sandell Road one mile north of the Townline Road. This is a poor property as it is almost straight sand and would require building up by cover cropping to even grow strawberries, lacking in humus. It would dry out quickly in hot weather. It has received little attention this year and the straws are grown up with weeds and hay. Some land has been slashed but stumps have not been removed. The balance is fairly heavy clearing with some cordwood. Buildings are poor, of cheap construction, and in poor state of repair. There are no fences. Water is obtained from a wood cribbed well which apparently does not go dry. A creek runs through the corner of the property. There is no electricity in the house but a power line runs about ½ mile to the south-east. There are a few fruit trees near the house but of no commercial value.

(FOR ORCHARD LANDS ONLY)

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

In the vicinity of this property the soil is mostly light and sandy and has been pretty well cropped out. Although I have placed a nominal value of $20.00 per acre on the cultivated land I consider it is almost valueless.

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
Approximate acreage in small fruits -	$
2.7 ac. straws, partly grown up with weeds and hay,	$
.2 ac with no crop and	$
3.95 ac now with hay growing.	$
	$
	$
	$
	$
	$
Total	$

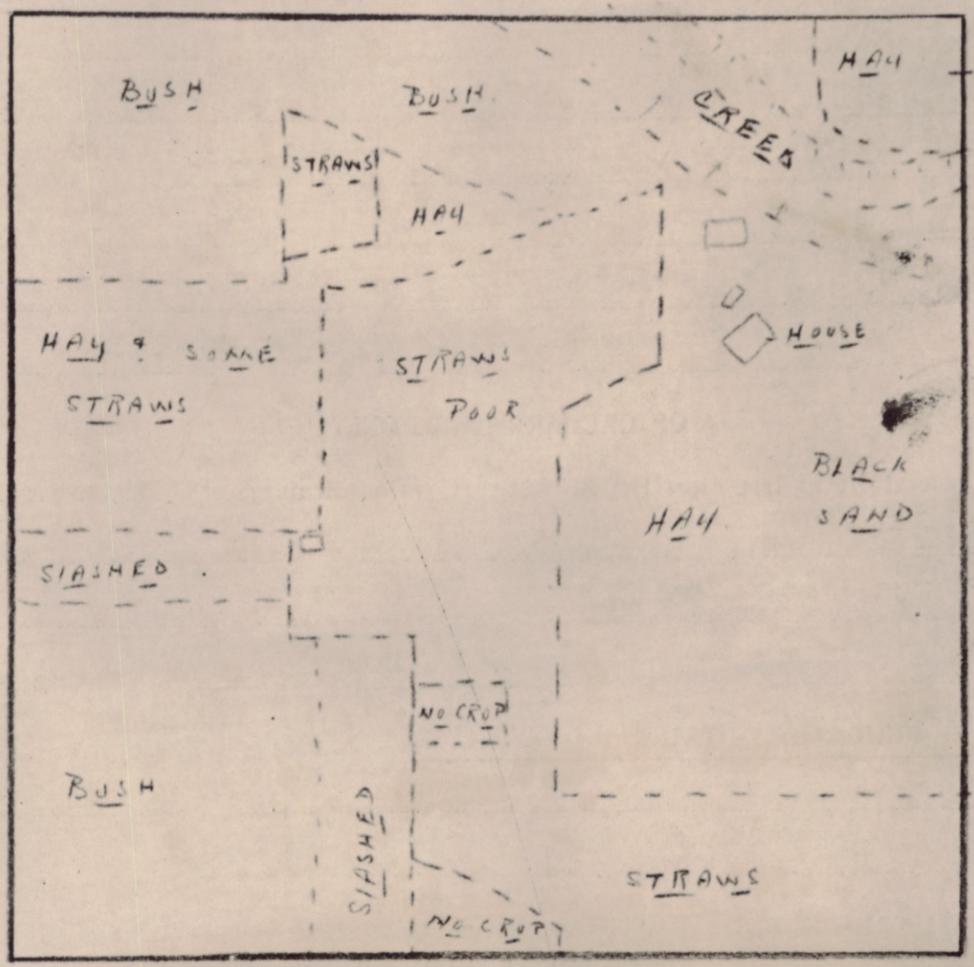
Amount fruit trees add to value of farm $

Diagram of Property

SCALE 2CH = 1"

N

ROAD TO SANDELL ROAD →



LOT B of BLOCK 1, Sec 33, BLOCK SN, R 2, MAP 5691 - 1091 AC

R.W. BROWN

Following careful review of this appraisal report, it is my opinion that the present value is $ 300.00

Date 7th July, 1942.

"I.T. BARNET"
District Superintendent.

Jam

SO2	5946 #	@ .049	# 291.35
BS. Jam	9841 #	@ .05 3/4	# 565.85
Total	15,787 #		# 857.20

Crates

Co. Can.	122 c/s.	180.92
B.S. Shipping	201	346.36
B & L.	315	458.64
Total	638 c/s	# 985.92

EXHIBIT No. 559-H.
DATE Aug 11/48.
FILED BY W. R. Stuchbale

Returned 1 crate 18 #
" " 638 c/s 11484 #
Cost per lb. # .05-75
" " 11484 = 660.33 # 660.33

Total ~~returns~~ for 2½ acre # 1,517.53
" " 1 acre : # 607.01
2½ acre yields 15,787 # 11484 # = 27271 # (13.636 T.)
1 acre yields 5.45
½ acre Ever L. - Strawberry

51 crates @ 5-1 x 18 # = 950 #
1 lb. @ # 05-3/4 #
950 # @ 950 x # .05-75 = # 54.625

Beans:
1026 lbs. - { Pacific @ 2.5 ¢ 114.85
{ Can. Can. 2.11 ¢ 119.56
234.41

IKEDA G.

(Claimant's Name)

PERSONAL CHATTELS

14511

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1936 Federal Truck	1941	Used	$1500.00	Fair	~~$150.00~~ $1800.00
1927 Federal Truck	1927	New	1500.00	"	150.00
5 beds complete	1927 (3) 1939 (2)	"	95.95	"	50.00
3 tables	1927 (1) 2 home made	"	32.00	"	20.00
1 Kitchen Range	1927	"	125.00	Good	50.00
3 Blocks	1937	"	35.00	Good	25.00
1 Hand Power Washer	1941	"	27.00	Excellent	25.00
2 Truck Jacks	1937	Used	24.00	Good	18.00
2 sets Truck fence	1940	New	30.00	Good	20.00
539 Jam Crates	1935-41	New	64.68	Good	54.00
1 Wood Cutting machine	1930	Used	150.00	New points - good condition.	100.00

Description of Storage of Goods: Left on farm

EXHIBIT No. 559-5
DATE Aug. 11/48
FILLED BY W. R. Stuckvale

General Statement as to Chattels not Described above: I have attached to my claim a list of the chattels left on my farm with resale values set out opposite each item. I can give, if necessary, the cost price of each article and have tried to allow reasonable depreciation in each case.

Additional Comments, if any:

It is apparent from Custodian's file that my place was vandalised soon after I left. Moreover Custodian leased property without my permission and allowed tenant use of buildings and farm tools. ~~M~~ Further that such of my chattels the Custodian actually collected were mixed with my neighbour's. Since puchasing Federal Truck in 1941 I built the box on it. I was offered $1800. for this truck, hence my valuation. The 500' of lumber which I claimed for I now abandon. The platform scale was not broken when I left. The sink was not old. It was bought in 1940 and was not a fixture.

G. Ikeda

Signature

No copy of PP analysis supplied claimant. One copy only on Custodian's file

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3885 EXHIBIT No. _____

NAME IKEDA, Gunjiro

REG. No. 14511

DATE
DECLARATION Apr.15/42
EVACUATION Apr.20/42

INVENTORY
TAKEN BY _____
DATE _____

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL NOT FOUN
1 Gramaphone					
Furniture including:					
kitchen utensils					
chairs					
table					
beds etc.					
Farm Equipment					
hand cultivater					
cultivater machine					
iron pipe 300'					
Blacksmith's tools					
(7 truck rubber tires 825 x 32)					
5 beds complete	75.00				
3 tables	20.00				
3 loose windows	4.00				
1 platform scale	10.00				
1 sink	5.00				
10 chairs	10.00				
1 kitchen range	75.00				
1 kitchen built-in cupboard	20.00				
kitchen utensils and dishes	5.00				
1 two gallon thermos	1.50				
15 garden hoes	15.00				
4 mattocks	5.00				
50 feet rubber hose	15.00				
1 book cabinet	2.00				
6 truck tires	60.00				
1 hand cultivator and attachments	4.50				
2 crowbars	3.00				
2 roll sheet iron	2.00				
1 oil can	1.25				
2 barrels lime	2.00				
2 sacks of cement	2.50				
1 wooden drum bluestone	2.00				
1 gramaphone	15.00				
1 square linoleum	5.00				
1 roll building & tar paper	2.00				
1 box tools	3.00				
3 sledge hammers	3.00	+			
1 large auger	5.00				
1 small auger	3.00				
2 truck jacks	18.00				
1 spirit level	2.00				
1 anvil	12.00				
1 grease gun	2.00				
1 cable choker	5.00				
1 dresser	20;00				
10 shovels	10.00				
4 buck & crosscut saws	30.00)				
3 falling saws	54.00)				
2 peaveys	5.00				
7 potato rakes	10.00				
2 double blade axes	5.00				
8 Japanese sickles	8.00				
2 falling wedges	5.00				
3 split wedges	5.00				
3 blocks	24.00				
1 pipe wrench	3.50				
4 umbrellas	6.00				
300 ft. iron pipe	25.00				
canvas hose	3.00				
2 motor cycle tires	5.00				
11 boxes preserving jars	11.00				
1 hand water pump	25.00				
3 axe heads	3.00				
1 chain and hook for truck	5.00				
1 spray pump	10.00				
1 food chopper	2.00				
1 heater	5.00				
1 stove	5.00				
1 hand power washer	25.00				
1 large scythe and extra blade	3.00				
70 picker trays	28.00				
1 log hook	5.00				
1 double tree	5.00				

885

4511

EXHIBIT No. _____

11

CASE No. _____

VENUE Lethbridge, ALBERTA.

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS from Inventory signed by Mr. IKEDA.
							Inventory signed by Mr. Ikeda shows two of the beds to be sold.
							All home-made
							Broken
							Old enamel - a fixture.
							6 kitchen chairs-1 chair(no back) - 2 stools.
							Old
							Fixture
							Few old utensils-no value;20 dishes; box dishes.
							Metal water jug.
							11 only - 3 with broken handles.
							5 - 1 broken handle
							Approx. 35' of 1" hose.
							1 corner book cabinet - fixture?
							Only 2 old ones inventoried.
							Containing quantity of Bluestone.
							The case only.
							Old
							Part of roll of bldg. paper and 1 of tar.
						+	Only 1 & it was included in box of tools above.
						+	Included in box of tools above.
							Not inventoried.
							Inventoried as sideboard with mirror
							(Only 1 cross cut handle and 4 saws Inventoried
							(
							Only 1 inventoried
							Only 1 rake head Inventoried.
							Only 6 inventoried
							Only 1 small steel block inventoried.
							Not inventoried
							Not inventoried
							Only 120 feet inventoried
							Not inventoried
							Not inventoried
							11 boxes of mixed bottles & 1 box assorted sealers.
							Fixture?
							4 short pieces of chain and hook.
							1 old stirrup pump
							1 old heater
							Not inventoried - one range mentioned above
							Not inventoried.
							Not inventoried
							80 Inventoried.

EXHIBIT NO. 559-6
DATE Aug. 11/48
FILLED BY G.R. & Reid

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3885 EXHIBIT No. ___

NAME IKEDA, Gunjiro REG. No. 14511

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY			AUCTION	TENDER &c		
EVACUATION	DATE						
		500 feet lumber	5.00				
		2 sets of truck fences	20.00				
		2 horse collars	6.00				
		524 jam crates	63.00				
		1 pair hames	2.50				
		1 wood cutting machine	100.00				
		1 can motor oil	5.00				
			966.75				
		Truck, Federal 1936, 2 ton Serial No. 89853, Engine No. 569328. Estimated Value	1800.00		$1235.00		
		Truck, Federal 1927, 1 ton Serial No. 49106, Engine No. 100010. Estimated Value	150.00		$20.00		
		TOTAL CLAIM.....	$2,916.75		$1,255.00		

Note:

Mr. S.
property was b
equipment were
removed to Auc
He stat
at the same ti
have been cred
The not
effects did no
Please

NOTE - Governm

3885

14511

EXHIBIT No. _____

11

CASE No. _____

VENUE _____

_____ TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS
							No lumber was inventoried on the back of our Inventory signed by Mr. IKEDA. He added "200' new flooring lumber"
							2 pairs of truck sides 2 old horse collars
							Not inventoried some cans but no oil inventoried
$1235.00							Appraised value - $400.00.
$20.00							Appraised value - $20.00.
$1,255.00							

Note:

Mr. S. C. Carlsen, Custodian Representative, reports that this property was broken into by vandals and household effects and farm equipment were scattered around the premises. Anything of value was removed to Auction and the remaining goods were abandoned on the property.

He states further that as goods from several farms were removed at the same time, proceeds from the sale of Mr. IKEDA's effects must have been credited to the wrong account.

The notations on the Original Inventory would indicate Mr. IKEDA's effects did not have much value.

Please see letter dated June 14, 1948.

NOTE - Government Counsel: Possible Agency:

Murray Company Limited, Lessee, and
Sub-tenant, Mr. George Saastad.

W. J. Johnston.

File No. 3885 December 29th, 1942.
Name: Gunjiro IKEDA
Reg. No. 14511
Address: Sandell Rd, R. R.#4, New Westminster.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In House (upstairs)

4 hauling saw 8'

30# 1 wooden drum cont. quantity of Blue stone
~~1 Bed complete,~~ 1 H.M. bunk & bench
~~1~~ Homemade table
~~1 loose window~~
~~1 school case~~
1 240 platform scale (broken)
1 Box and 1 carton of books & magazines
1 box of rags
Large quan. of magazines, books & old clothes scattered about the room
3 hauling saw

In House (Main Floor)

1 old enamel sink
~~1 kitchen table~~ & 6 chairs - 4 chairs
1 ~~old~~ kitchen range
In kitchen cupboard: 20 dishes, part sack salt, 2 lamp bases, few old utensils (N.V.) 1-1gal crock, 1 box of dishes, 1 box of asst. sealers, 1 qt. oil bottles, 1 1 load cinch, 1 cultivator att. 1 sml. steel block, 1 steam valve, 1 crock bowl, 1 dishpan, 1 pr logging boots
1 homemade bench
1 ~~chair~~ (no back)
1 2 gal. metal water jug 1 dresser
15 3 hoes
2 mattocks
1 round dining table & 2 leaves
~~2 beds complete~~ with mattress
~~1 bed spring~~
~~3 old mattresses~~
1 home made bunk, 1 home made table
App. 35' of 1" hose - 15.00
1 corner book cabinet
1 car seat
4 2 ~~old~~ truck tires - 1-8.25 3-32x6 2-30x5
1 hand cultivator - 4.50 & attachments
2 crowbars (1 large)
2 loose windows
2 rolls of sheet iron, tied - 80 - 160
1 4 gal. oil can
2 barrels & 2 part sacks of lime, 2 sacks of cement 30# blue stone 200 18 3 4
Part sack of sulphur
1 gramaphone case
1 old linoleum square
1 part roll of Bldg & 1 of tar paper
1 box cont. rim wrench, few pipe fittings, 1 garden scratcher
2 1 sledge hammer, 1 large auger - 500 350 1 small auger
2 truck jacks
1 ½ gal. measure
1 spirit level
1 box of iron pieces, 1 box of old car parts, 1 100 l. anvil
Under bench in back room: 2 garden scratchers, 1 hand grease gun, 1 1" cable choker, 1 old suitcase, 1 Aladdin lamp, 1 tin lime sulphur, 1 bottle of Nictine Sulphate, 1 lamp bracket
1 sideboard with mirror
~~8 hoes (3 broken handles)~~
3 4 shovels & 3 heads, 1-X cut handle and 4 saws buck saw
1 rake head, 1 peavey, 5 bent shovels
4 1 spud digger and 2 heads
2 D.B. axes, 6 Jap sickles
2 3 wedges (2 falling) 2 5 prong hand cultivators
3 blocks 500

3 00' iron pipe 25
can as hose 3

150 4

1 cable
3 ~~splitting wedge~~ ~~3 hauling wedge~~
~~3 sledge hammer~~
1 pipe wrench 5
4 umbrellas
2 motorcycle tire

~~30# blue stone~~
1½ barrel lime

EXHIBIT No. 559-7
DATE Aug. 11/48
FILLED BY C. E. Hackwood

File No. 3885

INVENTORY OF CHATTELS CONTINUED

Basement

1 15' and 1 10' lengths of 1½" pipe, 2 10' lengths of 2" pipe
11 boxes of mixed bottles
3 Jap tubs, 1 hand water pump - 25.00
1 lantern
1 box of pipe fittings
3 axe heads, 1 length and damper of stove pipe
2 mattocks (1 broken handle)
4 short pieces of chain and 1 hook, 1 old stirrup pump
3 barrels, 1 car wheel
1 truck headlight
2 4 gal. oil cans
2 boxes of old clothes
1 old car starter
~~1 old bed complete~~
1 mounted spray tank
Quan. of box shooks, 10 pickers trays
1 large metal block pulley
App. 30 lbs of berry wire ~~1.00~~
1 food chopper
1 25 gal gas drum

Woodshed

App. 2 cords of wood, 1 H.M. screened cooler, 1 metal block pulley

Bath House

65 new fire bricks
1 H.M. table and 2 stools
1 old heater and 4 gal. oil can
1-40, 1-20, 1-15' lengths of 1½" pipe

Brooder House

70 pickers trays - 80
1 old car rim and 1 old set of car chains
2 shaft hooks, 1 hog hook, & app. 24' of ⅝ cable
1 mattock, 1 double tree, and 1 wooden barrel

Barn

1 old bed complete, 2 prs. of truck sides, 2 old 45 gal. oil drums
1 car wheel & rim, 1 large log hook, 1 large billows, 1 single tree
3 large crates cont. strawberry boxes, 4 sacks of tin, 2 old horse collars
Large quan. rope, app. 524 jam crates, 1 pr. haimes & 1 5 gal oil can

Outside

1 wheelbarrow (~~no wheel~~) 1 frame cont. 4 shafts, 3 pulleys, 3 bearings, few fence posts, 1 tar barrel, 1 H.M. bench

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

Confirmed:

Date . . Jan 7/43 . . . . . Signed: G Ikeda . . . . . .

Please sign and return one copy to the Custodian.

File No 3885.
Reg No 14511

In the House (upstairs

3 handsaws (2'-8 ft. 1'-7½ ft.)

200 ft. new flooring lumber.

In House (Main Floor)

1 dresser

4 umbellas.

2 motorcycle tire.

6 truck tires 1 size 825 altogether
3 32 by 6
2 30 " 5

Bath House.

1 washing machine (hand power.

Barn -

11 bail No 1 straw.

Outside.

1 wood cutting machine

Description of Major Items	Approx. date Of Purchase	New or used When Purchase	Price Paid	Condition When Evacuated	Estimated Value at Time When Evacuation
5 beds complete	31927 2 1939	new	$95 95	fair	$ 50
3 tables	1 27	new	32	fair	20
3 loose windows	1937	new	725	good	4
1 platform scale	1927	new	14	fair	10
1 sink	1940	used	6	good	5
10 chairs	1941	new	1250	good	10
1 kitchen range	1927	new	125	good	50
1 built in kitchen cupboard	1937	new	30	good	20
kitchen utensils &dishes		new	app 10	fair & some new	5
1 2gal. thermos	1941	new	250	used a few times	1 50
15 garden hoes	8-35 7-40	new	1875	some excellent some fair	10
4 mattock	1927	new	6	good	3
50 ft. rubber hose	1940	new	16	good	14 50
1 book cabinet	1940	new	3	good	2
6 truck tires 3(32/6) 2(30/5) 1(825)	1-1940 5-1936	new	240	used for spares good condition	60
1 hand cultivator & attachment	1940	new	4 50	good	3
2 crowbars	1940	new	3	good	2 50
2 roll sheet iron	1940	neww	2	never been used	2
1 oil drum	1940	used	2	good	1

6 30 45

EXHIBIT No. 559-8
DATE Aug. 11/48
FILED BY W. R. Huckabee

Remember to write your full name and address, and class letter and number plainly in the space provided on this sheet and on the envelope so that there will be no loss or delay. Advise us promptly and definitely of any change of name or address.

Woman's Institute
of Domestic Arts & Sciences

A Division of
International Correspondence Schools

Do not write questions on these sheets. Number each answer to correspond with the question, but do not write out the question. Only the answer is required.

Use both sides of this paper, as it saves postage for you and us.

Answers to Examination Questions

Subject_____

Your Name_____

St. and No., Box No., or R. F. D. No. _____

Post Office State or Country _____

Class Letter and No._____

This Report Merits_____ _____

PRINTED IN U.S.A. 15WI—38970

Description of Item	approx date of Purchase	New or Used When Purchased	Price Paid	Condition When Evacuated	Estimated Value at ti of evacuati
8 Japenese sickles	35	new	8	not used-	7
2 falling wedges	1927	new	5 50	no handle on good	5
3 split wedges	1940	new	6	fair	3
3 blocks	1937	new	1-25 2-5 35	good	25
1 pipe wrench	1940	new	3 50	hardly used	3
4 unbrells	1941	new	10	hardly used	6
300 ft. iron pipe	1940 used	used	42	good	25
1 canvas hose	1940	used	3 50	good	2 50
2 motor cycle tires	1940	used	5	bought & not used	4
11 case preserving jars	1941	new	12 65	good (dust 1 case used	10
1 hand waterr pump	1940 n-	new	30	good	25
3 axe head	1927	new	6	fair	3
1 chain & hook for truck	1940	new	7	good	5
1 spray pump	1939	new	14	fair	7
1 food chopper	1927	new	3	fair	1
1 heater	1937	new	850	fair	5
1 stove (sawdust boiler	1937	new	9	fair	5
1 hand power washer	1941	new	27	excellent	25
1 lge. scythe & extra blade	194-	new	3	good	2 50
70 pickeer trays		new	7	fair	350
1 hog hook	1927	new	8	good	5
			247 65		177 50

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Answers to Examination Questions

Subject_____

Your Name_____

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Post Office State or Country_____

Class Letter and No._____

This Report Merits_____ _____

PRINTED IN U.S.A. 15WI—38970

Description of Major Items	Approx. Date of Purchase	New or Used When Purchased	Price Paid	Condition When Evacuated	
2 barrels of lime	1940	new	3 50	approx. 10 # used	2
2 sack cement	194-	new	2 50	not used at all	2
1 wooden drum bluestone	1939	new	2 40	usable	2
1 gramophone	1938	used	15	fair	5
1 square linoleum	1937ne	new	15	fair	5
1 roll building & tar paper	1940	new	1 25	never been used	1 25
1 box tools	19	new	approx 9	used-fair	3
3 sledge hammer 9#, 8#, 6#	1927	new	6	fair	3
1 lge. augar	1937	new	5 50	good	4 50
1 small augar	1937	new	3 25	good	2 50
2 truck jacks	1937	used	20,4 24	good	18
1 spirit level	1927	new	2 50	good	2
1 anvil	1927	new- used	15	good	10
1 grease gun	1940	used	3	good	2
1 cable & choker	1940	new	8	good	6
1 dresser	1938	used	25	fair	15
10 shovels 5 bent 5 bost.	1934-40	new	14 25	fair & good	10
4 buck & cross saw	1927	new	52 50	fair	30
3 falling saw	1927	new	54	bought & never used	50
2 peavey	1927	new	5,2.75 7 75	good	5
7 potato rake	1927-3 1940-4	new	11 55	some fair good	8
2 double blade axe	27	new	6	good	4
			286 95		190 25

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Answers to Examination Questions

Subject_____

Your Name_____

St. and No., Box No., or R. F. D. No. _____

Post Office State or Country _____

Class Letter and No._____

This Report Merits_____ _____

PRINTED IN U.S.A. 15WI—38970

Description of Item	Approx. Date of Purchase	New or Old When Purchased	Price Pd.	Condition When Evacuated	Estimated Value at Time of Evac
1 double tree	1927	new	750	fair	5 ~~5~~
2 sets truck fence	1940	new	30	good	20
2 horse collar	1927	new	15	fair	9
539 jam crates	1935-41	new	64 68	used ones still good others excellent	53 90
1 pr. haimes	1927	new	3	fair	1
1 wood cutting machines	1930	~~new~~-used	150	new pts. added-good	100
1 can motor oil	1941	new	5	not opened	5
			1,571.98		835 15
					21
					856 15
)MITTED					
chicken net	1927	new	10 50	used once	7
vice	1927	new	10		5
2 wheel barrel		new	3.50 5 50		2
brick	1941	new	87 35	350 ft. new	7
1 falling saw	1927	new	18	used	10
			406 93		224 90

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Use both sides of this paper, as it saves postage for you and us.

Answers to Examination Questions

Subject_____

Your Name_____

St. and No., Box No., or R. F. D. No. }_____

Post Office State or Country }_____

Class Letter and No._____

This Report Merits_____ _____

PRINTED IN U.S.A. 15WI—38970

EXHIBIT No. 559 - 9
DATE Aug. 11/48
FILED BY G.F.A.Rice

File No. 3885
Name: Gunjiro IKEDA
Reg. No. 14511
Address: Sandell Rd, R. R. #4, New Westminster.

December 29th, 1942.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In House (upstairs)

1 wooden drum cont. quantity of Blue stone
1 Bed complete, 1 H.M. bunk & bench
1 Homemade table
1 loose window
1 school case
1 240 platform scale (broken)
1 Box and 1 carton of books & magazines "H.M. - Home-made"
1 box of rags
Large quan. of magazines, books & old clothes scattered about the room

In House (Main Floor)

1 old enemel sink "N.V. - no value"
1 kitchen table & 6 chairs
1 old kitchen range
In kitchen Cupboard: 20 dishes, part sack salt, 2 lamp bases, few old utensils (N.V.) 1-1gal crock, 1 box of dishes, 1 box of asst. sealers, 1 qt. oil bottles, 1 1 load cinch, 1 cultivator att. 1 sml. steel block, 1 steam valve, 1 crock bowl, 1 dishpan, 1 pr logging boots "attachment"
1 homemade bench
1 chair (no back)
1 2 gal. metal water jug
3 hoes
2 mattocks
1 round dining table & 2 leaves
2 beds complete with mattress
1 bed spring
3 old mattresses
1 home made bunk, 1 home made table
App. 35' of 1" hose
1 corner book cabinet
1 car seat
2 old truck tires
1 hand cultivator
2 crowbars (1 large)
2 loose windows
2 rolls of sheet iron, tied
1 4 gal. oil can
2 barrels & 2 part sacks of lime, 2 sacks of cement
Part sack of sulphur
1 gramaphone case
1 old linoleum square
1 part roll of Bldg & 1 of tar paper
1 box cont. rim wrench, few pipe fittings, 1 garden scratcher
1 sledge hammer, 1 large auger
2 truck jacks
1 ½ gal. measure
1 spirit level
1 box of iron pieces, 1 box of old car parts, 1-100 lb. anvil
Under bench in back room: 2 garden scratchers, 1 hand grease gun, 1 1" cable choker, 1 old suitcase, 1 Aladdin lamp, 1 tin lime sulphur, 1 bottle of Nictine Sulphate, 1 lamp bracket
1 side board with mirror
8 hoes (3 broken handles)
4 shovels & 3 heads, 1-X cut handle and 4 saws
1 rake head, 1 peavey, 5 bent shovels
1 spud digger and 2 heads
2 D.B. axes, 6 Jap sickles
3 wedges (2 falling) 2 5 prong hand cultivators

File No. 3885

INVENTORY OF CHATTELS CONTINUED

Basement

1 15' and 1 10' lengths of 1½" pipe, 2 10' lengths of 2" pipe
11 boxes of mixed bottles
3 Jap tubs, 1 hand water pump
1 lantern
1 box of pipe fittings
3 axe heads, 1 length and damper of stove pipe
2 mattocks (1 broken handle)
4 short pieces of chain and 1 hook, 1 old stirrup pump
3 barrels, 1 car wheel
1 truck headlight
2 4 gal. oil cans
2 boxes of old clothes
1 old car starter
1 old bed complete
1 mounted spray tank
Quan. of box shooks, 10 pickers trays
1 large metal block pulley
App. 30 lbs. of berry wire
1 food chopper
1 25 gal. gas drum

Woodshed

App. 2 cords of wood, 1 Home-made H.M. screened cooler, 1 metal block pulley

Bath House

65 new fire bricks
1 H.M. table and 2 stools
1 old heater and 4 gal. oil can
1-40, 1-20, 1-15' lengths of 1½" pipe

Brooder House

70 pickers trays
1 old car rim and 1 log chain / old set of car chains
2 shaft hooks, 1 hog hook & app. 24' of ⅝ cable
1 mattock, 1 double tree, and 1 wooden barrel

Barn

1 old bed complete, 2 prs. of truck sides, 2 old 45 gal. oil drums
1 car wheel & rim, 1 large log hook, 1 large billows, 1 single tree
3 large crates cont. strawberry boxes, 4 sacks of tin, 2 old horse collars
Large quan. rope, app. 524 jam crates, 1 pr. haimes & 1 5 gal oil can

Outside - 1 wheelbarrow (no wheel) 1 frame cont. 4 shafts, 3 pulleys, 3 bearings, few fence posts, 1 tar barrel, 1 H.M. bench

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

Confirmed:

Date . . ."Jan. 7/43". . . . . Signed: . . . . ."G. Ikeda". . . . . .

Please sign and return one copy to the Custodian.

"File No. 3885"
"Reg. No. 14511"
"P.T.O."....

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

September 16, 1948. M. B. Hyde

(written in ink)

In the house upstairs

3 hauling saw (2' - 8' 1' - 7½'
200' new flooring lumber "not Inv."

In house (Main Floor)

1 dresser "not Inv."
4 umbrellas "not Inv."
2 motorcycle tires "not Inv."
6 truck tire 1 size 825 altogether
332 by 6
230 by 5

Bath house

1 washing machine (handpower "not Inv."

Barn

11 bail No. 1 straw

Outside

1 wood cutting machine "not Inv."

EXHIBIT No. 559 - 10
DATE Aug. 11/48
FILED BY G.E.A.Rice

File No. 3885 June 14, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Gunjiro IKEDA
Registration No. 14511

Veterans' Land Act transaction.

One Real Property only included, being:

Lot "B" Block 1 of Section 32, Block 5 North, Range 2 West, Map 5671, Municipality of Surrey in the District of New Westminster.

Property Address: Westerman Road, Surrey, B. C.

Assessment: (1943) Taxes: $26.50.

Land	$600.00
Improvements	400.00
TOTAL	$1000.00

Soldier Settlement Board Valuation:

Land	$158.00
Buildings	150.00
TOTAL	$308.00

Claimant's Valuation:

Land	$3975.00
Buildings	1500.00
TOTAL	$5475.00

Sold to Director, Veterans' Land Act for $302.00

Relative documents attached to claim file.

Note - Government Counsel:

Mr. IKEDA is claiming $1,350.00 for crops.
The Custodian accepted an offer from The Murray Company Limited and the proceeds of $125.00 for the 1942 crop were credited to Mr. IKEDA's account. This was the best offer received.

WJJ/HMS "W. J. Johnston"

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.
September 16, 1948. E. May
H.M.A.