

Name of Claimant

IKEDA, Yoshihiko

Case 671

Custodian File

3399

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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					479.00	80%	383.20			383.20
							383.20			383.20
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount			
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		
					% of Total	Amount				
			46%	174.00						
							80.04		80.04	
TOTAL RECOMMENDATION										463.24

CASE NO: 671.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

September 15th, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHIHIKO IKEDA.

PROCEEDINGS AT HEARING.

Original.

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).

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Lethbridge, Alberta,
 September 15th, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHIHIKO IKEDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A.G. VIRTUE, Esq., K.C., appearing for the
 Claimant.

MIS LILLE THOMAS, Secretary.
 D.J. HANDFORD, Esq., Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

Y. Ikeda,
In Chief.

THE SECRETARY: Case No. 671, Yoshihiko Ikeda.

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

DIRECT EXAMINATION BY MR. VIRTUE:

Q Can you understand some English?

A Not much.

Q Well let's see how far we can get along in English.

I show you a form of summary of evidence in
10 support of claim and it shows your property to
be at Maple Ridge, improvements you put on it,
the buildings you put on it; it shows your per-
sonal property, that is your farm tools and
your household furniture. Is that your signature,
(indicating)?

A: Yes.

Q Was this form prepared by you in my office with
the help of an Interpreter?

A Yes.

Q Are the statements you have made in this form
20 about your land and the improvements and the
buildings and your personal property, true
statements?

A: Yes.

Q What about the values you have put on your land
and buildings and personal property? Are they
fair values?

A: Yes.

Q Now I notice the total cost of your Maple Ridge
property, including what you paid for it in
30 the first place and the improvements you put on
it and the buildings, came to \$4865.00, but you
are only asking for \$2500.00?

Y. Ikeda,
In Chief.

A Yes.

Q Did you put that low value on the property in order to be fair?

A Yes, I put it down as the fair price because I thought if I were buying it that would be a fair price.

THE SUB-COMMISSIONER: If you were buying it?

A Yes, if I were buying it now.

Q That is the price you would pay for it?

10 A That would be a fair price to pay for it.

MR. VIRTUE: I will offer that as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: That property sold for \$420.00, do you know that?

A: Yes, I heard from the Custodian.

Q Was that a decent price for the property?

A No, I don't think so.

MR. RICE: Just for the purpose of keeping the record straight, your Honour, the place sold for
20 \$479.00, according to my record.

MR. VIRTUE: Well that was the net that he got.

THE SUB-COMMISSIONER: That was the net that he got, but the actual selling price was \$479.00?

MR. RICE: Yes, your Honour.

MR. VIRTUE: They actually charged something for selling at that price.

Q I show you a deed, this paper, dated the 11th of May, 1920, from Masunojo Moriwaka and Yazemon Tamura in favour of yourself and
30 Takeji Tsujita, for \$600.00. Is that the paper

Y. Ikeda,
In Chief.

by which you bought this property?

A Yes.

Q In 1920 you paid \$600.00 for this property?

A Yes.

MR. VIRTUE: The next exhibit, Madam Clerk, please.

(DEED MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: It was just bush land at that time?

A Yes.

Q With a small shack that was of no value?

10 A Yes, just a broken down shack.

Q Now you have a power of attorney from Takeji Tsujita in case he has any interest in any buildings on this property; you have a power of attorney from him?

A Yes.

Q And that is it (indicating)?

A Yes.

MR. VIRTUE: I will offer that as an exhibit.

(POWER OF ATTORNEY MARKED EXHIBIT NO. 3).

20 MR. VIRTUE: I don't think Takeji Tsujita has any claim, but just to save any arguments with the Custodian we have that power of attorney. All right, thank you.

MR. RICE : I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that other chattels such as packing shed, woodshed, and bath house, which forms part of the claim amounting to \$250,000 was sold as part of the realty. I am further submitting that if the Custodian is responsible in

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Y. Ikeda,
In Chief.
Cross-Exam.

any manner for the loss, abandonment or destruction of any of the chattels that the claim made to the same is excessive and exorbitant.

I am submitting, your Honour, a farm appraisal report as an exhibit respecting the real estate.

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

I also wish to submit as an exhibit an analysis of personal property claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

10 MR. RICE: I also wish to submit as an exhibit a real property summary showing the valuation of the land and its disposal and sale.

(SUMMARY MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

Q I show you a J.P. form (indicating). Is that your signature? A: Yes.

Q That is your signature to a J.P. form dated the 13th of April, 1942? A: Yes.

20 MR. RICE: I tender that as an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 7).

MR. RICE: Q: Who is Takeji Tsujita?

A My friend.

Q Your friend? A: Yes.

Q Where is he now? A: Iron Springs.

THE SUB-COMMISSIONER: Has he filed a claim?

MR. RICE: I was just going to ask him, your Honour.

Q Did he file a claim at all, or do you know?

A He owns some other property and I heard that he

30 has a claim for that property.

THE SUB-COMMISSIONER: Q: Pardon?

A He owns some other property and I heard that he has a claim for that property.

Q For that other property? A: Yes.

THE SUB-COMMISSIONER: This power of attorney does not authorize this man to make any claim on his behalf.

MR. RICE: Q: I observe in your J.P. form you don't make a claim, or you do not claim for four cross-cut saws, but you now claim them? Why did you leave them out or do you know? I should say you didn't declare the ^{cut} cross-/saws instead of claim for them?

10

A I evidently must have been in a hurry and forgot to register them at the time.

Q You mentioned four axes, but you didn't mention four saws, and the saws would be more valuable than the axes.

MR. VIRTUE: Well I think you should call to his attention that he described in general terms garden utensils.

20

MR. RICE: But four cross-cut saws aren't garden utensils. A: Yes, they were quite new saws. I bought them just before I was evacuated.

Q You mentioned four wedges which wouldn't have very much value, or I take it they wouldn't, but the saws that had much value you said you didn't declare?

30 A I must have forgotten them in the rush because I

was working right up to the day I was evacuated and I had to do everything at once and I must have forgotten them.

Q You are claiming two peevces that you didn't declare. Were they forgotten in the rush?

A I also forgot those in the rush. Now that I have plenty of time to sit down and think carefully, I remember these things but at the time we were very busy and the registration was done in a rush and I must have left them off.

10

Q You wish us to think that six years later your memory is fresher than when you were evacuated, is that it?

A I was working in a shingle mill at Ruskin until the evening before when we were evacuated, and the Custodian came down and we were very busy at the time, and it was a great rush.

20

Q I also observe that you left out three carpenter saws which you valued at \$10.00. They were not declared although you are now claiming for the same.

A: It is for the same reason.

Q All right.

MR. VIRTUE: All right, thank you.

THE SUB-COMMISSIONER: That is all, thanks.

30

MR. VIRTUE: I wish to call your attention, sir, to the analysis, Exhibit 5. Now, the analysis quite properly shows that the packing shed, wood shed, bath house and barn, valued at \$250.00, and included as personal property, were sold with

Y. Ikeda,
Discussion.

the real property. Now that is quite right, but I point out that in considering the value of the real property that item should therefore be taken to account.

On the farm appraisal report I call attention to the question under "roads: direct access to secondary road, gravel - fair condition." And I call attention to what seems to me to be an extraordinary situation, in the same farm appraisal report, namely, that the 4.48 acres of cultivated and cleared land with mixed small fruit and fruit trees was valued at \$40.00 an acre, whereas the same valuator at paragraph further down shows reclamation cost per acre of the remaining land which is not cleared at \$150.00 to \$250.00 per acre. Now I realize that is a matter for argument, but I call attention to it in passing how a man could make the two statements in the one report is something which I confess I do not understand.

(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
"S.R. HOWARD; Official Reporter."

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

M. Samanson
SUB-COMMISSIONER.

3394

ACKNOWLEDGED

Case No. 671

NOV 27 1947

Proof of Claim

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

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

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

Leth

-
1. Name of Claimant in full: **IKEDA, Yoshihiko.**
 Registration No. **13559.**
 2. Claimant's address at the time of his evacuation from the protected area:
 3. Claimant's present address: **27 th Avenue, Whonnock, B.C.**
 4. Claim relating to real property:
 - (a) Street address of real property:
 - (b) Legal description of property:

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

Ten (10) Acres of small fruit farm.

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

Title No. 34610E.

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

(I) Land— \$ 1000.00.

(II) Buildings— \$ 1280.00 (Size of buildings is 32'x36')
6 rooms.

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

\$ 2280.00.

5. Claims relating to personal property, etc.

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

Farm Equipments - Left in building.
House Furnitures - Left in building.

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

Farm Equipments - Stored in the building.
House Furnitures - Stored in the buildings.
(Locked doors and windows).

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

Consigned to the Custodian.

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

2 Packing shed
1 wood shed
1 Bath house
1 Barn
Valued at \$250.00.

2 Stoves
1 Linoleum
12 Chairs
5 Case jars
2 Beds
Valued at \$125.00

4 (7 ft.) Crosscut saws
2 Peevees
2 Axes
4 Mattocks
6 Hoes
3 Potatoe forks
3 Carpenters saws
1 Sythe
4 Wedges
2 Sledgehammers
1 Spray tank
1 Cultivator
3 Shovels
3 Nail hammers
Valued at \$125.00.

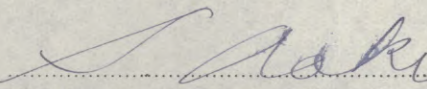
(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

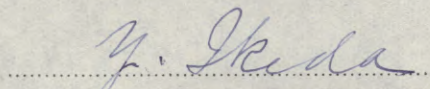
\$500.00.

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

7. An Interpreter will..... be required.

DATED this 11 th day of ~~October~~, A.D. 1947.
November


Witness to Signature of Claimant.


Signature of Claimant.

STATUTORY DECLARATION

I, Yoshihiko IKEDA.
(Full Name of Claimant)

of Turin, Alberta. Farm Laborer.
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

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

\$256.85 from the Custodian.

N.B.

This cheque was remitted to Mr. T. Tsujida but he in turn gave me power-of-attorney, to file claim.

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

DECLARED at Edmonton
in the Province of Alberta,
this 17th day of November
A.D. 1947.

Y. Ikeda

Robert D. Lutz
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

STATUTORY DECLARATION

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

(Full Name of Claimant)

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

Form Laborer,
(Occupation)

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

DO SOLEMNLY DECLARE:

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

Proof of Claim

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

DECLARED at
in the Province of Alberta,
this
day of
A.D. 1947.
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. **32**

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Yoshihiko IKEDA**

2. Registration Number: **13559**

3. Present Address: **c/o E. Hammon, Turin, Alberta.**

4. Address Prior To Evacuation: **27th Avenue, Whonnock, B.C.**

EXHIBIT NO.

DATE

FILED BY

671-1

Sept 15/48

A. G. Virtue

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

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

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

(This land is held by Tenancy in Common by the Claimant IKEDA and Takeji TSUJITA, but the Claimant herein claims for the whole of the land under Power of Attorney from Takeji TSUJITA.)

- (a) Nearest Post Office adjacent to land. Whonnock, B.C.
- (b) Number of acres: 9.95 more or less
- (c) When purchased: August 1920
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

The land was covered with bush, and there were no buildings, excepting one small shack, which was torn down when the land was purchased.

(e) Purchase Price\$600.00

6. IMPROVEMENTS:

- (a) Clearing.....5.....acres at \$.200.00....per acre \$ 1000.00
- (b) Fencing \$
- (c) Tillage \$
- (d) Drainage \$ 500.00
- (e) Weed Eradication (labour only) \$ 125.00
- (f) Planting \$
- 2 1/2 acres strawberries.....\$125.00
- " raspberrry..... 25.00
- (g) " black cap..... 25.00 \$
- 1 1/2 " fruit trees..... 25.00
- \$200.00
- (h) \$ 200.00

Total	\$ 1825.00	\$ 1825.00
Carried Forward	\$	\$ 2425.00

Brought forward

\$ 2,425.00

(i) Buildings: (The following buildings are those of claimant only, and do not include those built by Takeji TSUJITA)

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
dwelling house four rooms, only	14 X 24	1928	\$ 450.00	\$ 800.00	\$ 1250.00
addition of two rooms and finishing whole house, making the complete house	32 x 36	1941	600.00	250.00	850.00
Barn	14 x 32	1930	100.00	25.00	125.00
Bathouse	12 x 24	1930	25.00	25.00	50.00
Packing shed	12 x 24	1935	35.00	20.00	55.00
Woodshed	12 x 32	1930	50.00	20.00	70.00
Packing shed	8 x 10	1930	25.00	15.00	40.00

Total Cost of Buildings \$2440.00 \$2440.00

Total Cost of Land and All Improvements \$ 4,865.00

Fair Market Value \$ 2,500.00

Sold by Custodian for (the total selling price of \$ 420.00
 all of the property including the buildings of
 Takeji TSUJITA.....\$470.00)
 on basis of Appraisal above prop. sold for \$420.00) 2,080.00
 Loss Claimed on Parcel 1

8. Assessment for 1940:

Land \$ 550.00
 Improvements \$ 700.00
 Total \$1,250.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 288.60
Improvements	\$ 400.00
Total	\$ <u>688.60</u>

10. Rental Value per Year: \$ 500.00

11. Fire Insurance on Buildings:

(List amount on each building):

.....\$
.....\$
.....\$
.....\$

12. Documents in Support:

(a) Photographs:

(b) Deeds **Title to the Property**
 Deed dated May 11th , 1920

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence **Notice from office of Custodian**
 advising of Sale of Property,

(g) **Tax assessment for 1940**
 Power of Attorney from Tsujita to Ikeda.
 Appraisal of Custodian.

(h)

Parcel 2:- (Add additional sheets if necessary)

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

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ 2,080.00
Parcel 2	\$
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$2,080.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
Stove	1939	\$30.00	\$20.00	
stove	1930	25.00	12.00	
linoleum	1940	50.00	40.00	
2 beds	1930	15.00	7.00	
12 chairs	1940	15.00	7.00	
4, 7' crosscut saws	1939	50.00	40.00	
2 peevees	1935	7.00	5.00	
2 axes	1936	5.00	3.50	
6 hoes	1934	6.00	4.50	
4 mattocks	1930	4.00	3.00	
3 potato forks	1932	3.75	2.50	
3 carpenter saws	1930	12.00	10.00	
1 schythe	1938	3.50	2.50	
4 wedges	1937	3.00	2.00	
2 sledge hammers	1937	3.50	2.50	
1 spray tank	1937	7.00	4.00	
1 cultivator	1935	10.00	6.00	
3 shovels	1934	3.75	2.50	
3 nail hammers	1930	3.75	3.50	
		<u>TOTAL</u>	<u>\$177.50</u>	

(ADD ADDITIONAL PAGE IF NECESSARY)

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

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount.</u>
			nil

Total: \$ nil

Total Claim for Personal Property \$177.50

Deduct Payments from Custodian \$ nil

Net Loss on Personal Property \$177.50

I Certify the above to be True and Correct.

St. Ardi
Witness

Y. Ikeda
Signature of Claimant.

This Indenture,

Made in duplicate the **eleventh** day of **May** in the year of Our Lord one thousand nine hundred and **twenty**

In Pursuance of the "Real Property Conveyance Act"
Between

Masujōjo Moriwaka and Yazemon Tamura
both farmers of the town of Port Haney
in the province of British Columbia.

(hereinafter called the "Grantor ")

AND

Yoshihiko Ikeda and Takeji Tsujita
farmers of the town and province
aforesaid.

(hereinafter called the "Grantee ")

EXHIBIT NO. 671-2
DATE Sept-15/42
FILED BY A. G. Virtue

Witnesseth, that, in consideration of **six hundred (\$600.00)**-----

Dollars of lawful money of Canada now paid by the said Grantee **s** to the said Grantor**s**
(the receipt whereof is hereby acknowledged by the Grantor**s**) **they** the said
Grantor**s** **Do TH** Grant unto the said Grantee**s** **their** heirs and assigns FOREVER)

All and Singular th 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 nine decimal ninety-five (9.95) acres more or less of the East half of the South East Quarter section one (1) Township twelve (12) as shown and outlined in red on sketch deposited No. 3508.

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 ~~they the~~ the said Grantor^s in, to, or upon the said premises.

To have and to hold unto the said Grantee^s ~~their~~ heirs and assigns
to and for ~~his or~~ 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^s Covenant with the said Grantee^s that ~~they~~ ha^{ve} the right to convey the said lands to the said Grantee^s, 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^s Covenant with the said Grantee^s that ~~they~~ will execute such further assurances of the said lands as may be requisite.

And the said Grantor^s Covenant with the said Grantee^s that they
ha^{ve} done no acts to encumber the said lands.

And the said Grantor^s Release to the said Grantee^s All their
Claims upon the said lands.

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

Yataro Nakayama } *Masunojo Moriwaka*
Pont Kanpyo Bl. } *Zazemon Tamura.*
Farmer }

TO BE
CORRECTED
BY THE
COURT

FOR MARRIED WOMEN

I Herby Certify that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, personally known to me (by who is personally known to me, proved)

the evidence on oath of _____ to be the wife of _____ appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of the hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily, without fear or compulsion, or undue influence of her said husband; and that she is of the full age of twenty-one years and competent understanding and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and _____

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 this 19th day of August 1920

Yoshihiko Ikeda
Yasomichi Tamura
Takeji Tsujita

—TO—

Deed of Land

SITUATE IN

0.88
9.95 acres of L¹/₄ of
S¹/₄ Sec. 1 Tp. 12
N.W.D.

The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B. C.

J. B. Martyn
Port Haney B.C.

34-610

FOR MAKER

I Herby Certify that, on the _____ day of _____, 19____, 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 _____ the person mentioned in the annexed Instrument as the maker thereof, and whose name _____ subscribed thereto as part, that _____ know the contents thereof, and that _____ 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 _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord, one thousand nine hundred and _____

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.

FOR WITNESS

I Herby Certify that, on the 19th day of August 1920, 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 _____ is the person whose name is subscribed to the annexed Instrument as Witness, and that _____ he is of the full age of sixteen years, and having been duly sworn by me did prove to me that _____ did execute the same in _____ presence 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 _____ in the Province of British Columbia, this 19 day of August 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.

Know All Men by These Presents THAT I,

TAKEJI TSUJITA, of Iron Springs, in the Province of Alberta,
Farmer,

Do Hereby make, nominate, constitute and appoint

YUSHIHIKO IKEDA, of Turin in the Province of Alberta

True and Lawful Attorney for me and in my name, place and stead and for my sole use and benefit to, and only to

Prepare and make a claim to the Commission to inquire and report upon the claims of persons of the Japanese race with respect to my equity in the land only known as Section One (1) Township Twelve (12) Subdivision "A", District of Maple Ridge, Province of British Columbia, and to appear before the said Commission at the appropriate time and place and plead, claim, make representations, and call witnesses and adduce evidence on my behalf pursuant to such claim of loss by virtue of the sale of my said equity by the Custodian or otherwise but the said Attorney not authorized to make any claim on my behalf with respect to losses sustained or claimed by me with respect to any buildings belonging to me and standing on the said land.

EXHIBIT NO. 671-3
DATE Sept 15/48
FILED BY J. Y. Virtue

And for all and every of the purposes aforesaid **Do Hereby Grant and Give** unto the said Attorney full and absolute power and authority to do and execute all acts, deeds, matters and things necessary to be done in and about the premises, and also to commence, institute and prosecute all actions, suits and other proceedings which may be necessary or expedient in and about the premises as fully and effectually to all intents and purposes as I could do if personally present and acting therein and also with full power and authority for my said attorney to appoint a substitute or substitutes and such substitution at pleasure to revoke **?** hereby **Ratifying** and confirming and agreeing to ratify and confirm and allow all and whatsoever my said Attorney or such substitute or substitutes shall lawfully do or cause to be done in the premises by virtue hereof

In Witness Whereof I have hereunto set my hand and seal this 21st. day of November one thousand nine hundred and forty-seven.

Signed, Sealed and Delivered

Etsuko Tsujita
Marjorie Kamara

Takeji Tsujita



Canada
Province of

To Wit: } I, Etsuko Tsujita
 } of the Village of Iron Springs
 } in the Province of Alberta

make oath and say:

1. That I was personally present and did see Takeji Tsujita
named in the within instrument who is personally known to me to be the person named therein,
duly sign, seal and execute the same for the purposes named therein.

2. That the same was executed at the City of Lethbridge
in the Province of Alberta, and that I am a subscribing witness thereto.

3. That I know the said Takeji Tsujita and
in my belief of the full age of twenty-one years.

Sworn before me at the City
of Lethbridge
in the Province of Alberta
this 21st day of November
A.D. 1947

Etsuko Tsujita

[Signature]

A. Commissioner for Oaths
in and for the Province of

Dated 21st day of Nov. 1947

TAKEJI TSUJITA

TO

YOSHIHIKO IKEDA

Power of Attorney

THE WILLSON STATIONERY CO., LTD.

VIRTUE & RUSSELL
Barristers, Etc.,
Lethbridge, Alta.

BC-186-P
BC-2623-B

Farm Appraisal Report

File No. JL-131

Land Description Pt. 9.95 Acs. of E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 1, T $\frac{12}{2}$,
"A" on Plan 3508.

Containing 9.95 Acres

Owner's Name Y. IKEDA & T. TSUJITA Post Office Address R.R., Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 2 miles

Market Town New Westminster Distance 28 "

Church (give denomination) Whonnock-Protestant Distance 2 "

Nearest School Whonnock Distance 2 "

State how property was identified: Map location and corner posts.

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

Direct access to secondary road, gravel - fair condition.

Is this district a good one? Fair.

Employment opportunity Extremely limited, 8 miles to Haney Sawmills.

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: Nil Value \$

Water supply: Two wells - poor supply in dry years Value \$

BUILDINGS ON FARM

3411 - 3399

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE No. 1	21 x 24	Frame & Shg.	1 st.	Shgl.	20 yr.	Wood	Poor	100.00
	x							
No. 1x	30 x 36	Frame	1 st.	"	20 "	"	Fair	300.00
BARN	x							
Shed	12 x 33	Pole & Shke.	1 st.	Shake	20 "	"	-	-
BARN	x							
Shed	21 x 27	Pole & Shke.	1 st.	"	20 "	"	-	-
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value \$ 400.00

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: No basement - metal chimneys

No. 1 4 nil Wood, paper

No. rooms downstairs? 5 Upstairs? nil How finished "

Are buildings painted? No. Condition of paint -

Distance from nearest bush 160 feet.

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
4.48	Decided slope to South	Light sdy. gravelly loam 10" to 18"	Sand & Gravel	Mixed small fruit & fruit trees	40.00	179.20
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
5.47	Decided slope to South	Lt. sdy. gravelly loam	Sand & Gravel	Clearing, rocking, levelling-drain- ing.	150. to 250. per acre	20.00 wood value
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 \$ 288.60

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 \$ 488.60

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

Property in poor condition. No cultivation taken place for over month. Advised owners had left property in April. Japanese woman & children in occupation of house No. 1.

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

Small fruits and poultry.

Noxious weeds:

Thistle.

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

1942 - \$25.83. District of Maple Ridge.

Date:

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 20th day of May 1942.

Inspector's Signature

"H.L. SINCLAIR"

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

Farm Appraisal Report

WJL-131 - Y. IKEDA &
T. TSUJITA

Remarks:

This is a decidedly poor property. The land has a decided slope to the south and soil consists mainly of a light sandy gravelly loam over sand and gravel, porous, not retentive to moisture. Throughout the area under cultivation large boulders pertain, and numerous stumps of considerable dimension have been left untouched. Bracken and second growth brush is encroaching on the cultivated area in several places.

The two houses are shacklike with metal chimneys, and no basements. Outbuildings pole and shake construction.

I was advised by the Japanese owner of the 9.95 acre property, which lies immediately to the south, that owners of this property had left the holding early in April and had been unable to arrange a lease.

Electric power is not available for this property; nearest connection for power 700 yards to West.

(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.)

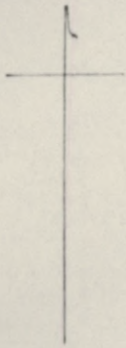
						<u>Present Value</u>
Strawberries	-	1.53	acs.	poor to fair condition		
Raspberries	-	.32	"	Fair	"	\$
Blackberries	-	.46	"	"	"	\$
Fruit trees, small- brush		.82	"	Very poor	"	\$
Bracken & fruit trees-		.22	"	"	"	\$
Boysenberries	-	.30	"	Fair	"	\$
Uncultivated & lane-		.83	"	-		\$
						\$
						\$
						\$
Total \$						\$

Amount fruit trees add to value of farm \$

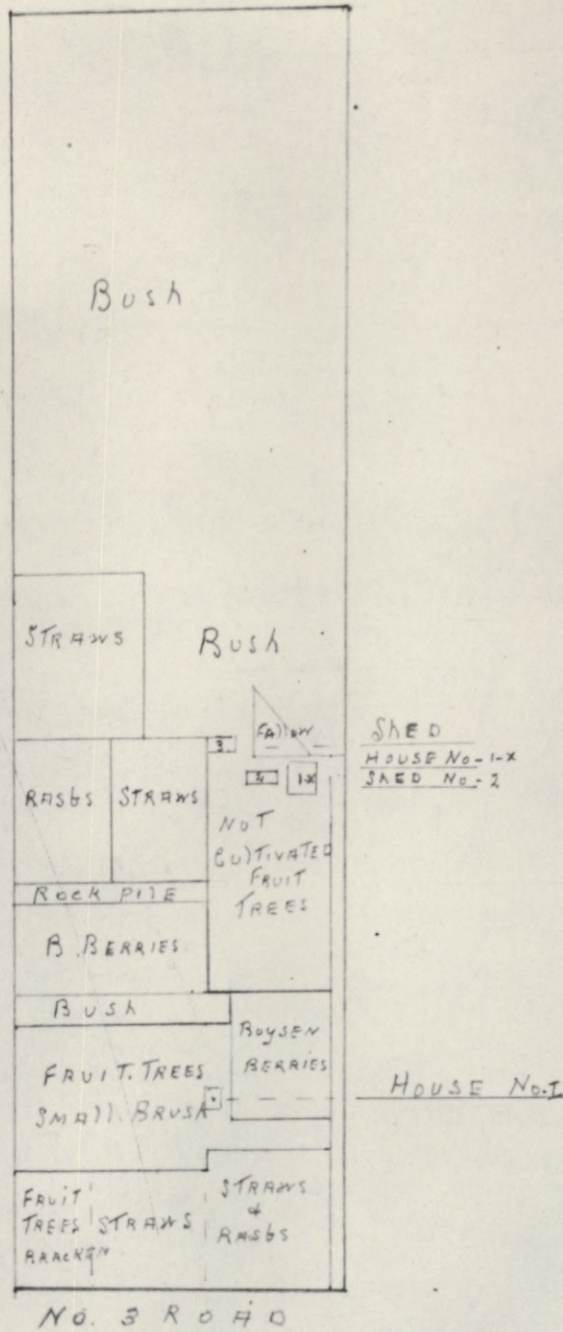
Diagram of Property

PT. 995 Acs. of E 1/4 of S.E. 1/4 of Sect 1 - Twp. 12 "A" - PLAN 3508

Y. IKEDA & T. TSUJITA



Scale 1-inch = 200 ft.



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

value is \$ 500.00

Date 26th May 1942.

"I. T. BARNET"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3399

EXHIBIT No. _____

NAME IKEDA, Yoshihiko (Mr.)

REG. No. 13559.

DATE DECLARATION <u>Apr. 13/42.</u> EVACUATION <u>Apr. 16/42.</u>	INVENTORY TAKEN BY _____ DATE _____	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER & C		
Household furniture kitchen utensils cutlery garden implements 4 falling axes 3 sledge hammers 4 wedges in my house at Whonnock, B.C. Key will be left with the Custodian		2 packing shed)	250.00		250.00	
		1 wood shed)				
		1 bath house)				
		1 barn)				
		2 stoves)				
		1 linoleum)				X
		12 chairs)				
		5 case jars) * 125.00				X
		2 beds)				
		4 (7 ft.) Crosscut saws)				
		2 Peevees)				
		2 Axes)				
		4 Mattocks)				
		6 Hoes)				
		3 Potato forks)				
		3 Carpenters saws)				
		1 Sythe)				
		4 Wedges)				
		2 Sledge hammers)				
		1 Spray tank) 125.00				
		1 Cultivator)				
		3 Shovels)				
		3 Nail hammers)				
			500.00			
		<p>RECAP OF CLAIM:</p> <p>\$250.00 - Sold with Real Prop.</p> <p>* 125.00 - See above.</p> <p>125.00 - No account, theft etc.</p> <p><u>\$500.00</u></p>				

3399

EXHIBIT No. _____

CASE No. _____

13559.

VENUE LETHBRIDGE

LES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT. THEFT &c	UNSOLD	REMARKS
-----	-----------	----------------------	-----------------	----------------------	-----------	----------------------	--------	---------

250.00

Sold with Real Property.

X

X

8 chairs

Only found 8 chairs

X

X

125. 00

EXHIBIT No. 671-5
 DATE Sept 15/48
 FILED BY Chapman

J. Spratt

REAL PROPERTY SUMMARYDATE.....Sept. 15/48
FILED BYFile Nos. 3399, ~~G.E.A. Rice~~
3411

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

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

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

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

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

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

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

ASSESSED VALUE: 1943 - 9.95 acres.
Land \$550.00
Improvements \$700.00 Total \$1250.00 Taxes \$25.83.CLASSIFICATION: Berry farm with buildings. Inspector(s) report of May 22nd, 1942 reported 2 acres strawberries, 1 acre raspberries, $\frac{1}{2}$ acre potatoes, and a number of fruit trees. Also a one storey frame house 30 x 32 of 6 rooms, fair condition, and woodshed, barn 2 small packing houses and well.HISTORY OF ADMINISTRATION: Property leased by the Custodian on the 27th June 1942, to Peter A. Rempel at a rental of $\frac{1}{2}$ of crop to the end of 1942. The returns shown by the Pacific Co-operative Union for this crop amounted to \$83.25, placed to the credit of the Joint owners.

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

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

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

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

Yoshihiko

IKEDA and Takeji TSUJITA, sale price \$479.00 plus rental from Rempel \$83.25, total \$562.25; less Certificate of Encumbrance \$1.00, registration fee \$3.00, taxes \$29.55, legal fee \$15.00, total \$48.55. Net amount released \$513.70.

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

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

DATED January 22, 1946.

"Ian MacPherson"

IM:ML

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

October 28, 1948.

C. M. C. Hughson
J. M.

EXHIBIT No. 671-8

DATE April 19/49

FILED BY

Mr. D. Y. Braidwood

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

P.O. Box No.1059
Vancouver, B.C.
6th October 1949.

D.T. Braidwood, Esq.,
Japanese Property Claims Commission,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir,

Japanese Property Claims Commission
Case No.671 - IKEDA, Y. BC/186-P.
(BC/2623-B. - H.P. Jones)

Replying to your letter of the 28th ultimo I beg to advise that Mr.H.P. Jones, a veteran qualified as a small holder, applied for and was established on the above property under date 1st May 1947 and has been in occupation since. In this regard I might say that the requirements governing qualification of a small holder under the V.L.A. are employment or income from a pension or other source, or a combination of these. In principle, the small holding is not deemed capable of producing a full-time living from farming as distinguished from the full-time farm and veteran sufficiently experienced to qualify to make his living from farming.

The property or small holding referred to herein as shown on Mr. Sinclair's report of 20th May 1942 is not a good one - soil, buildings and water supply poor, and not in an attractive locality; in other words, a low grade holding (typical of most of the former Japanese holdings in the particular locality under review). This is further evidenced by the fact that it was 1947 or about two years after the War, before a veteran applied for it. The latter, although only now some 54 years of age, is a veteran of World Wars I & II, having served in the latter (R.C.A.F.) in Canada for fully two years until discharged as medically unfit for further service, in October 1942. He has a 30 per cent disability and inclusive of dependents receives a pension of \$51.30 per month at present. His family consists of himself, wife and three boys ages 8, 11 and 12 years. He has been fairly steadily employed away from home since establishment and for about the last year as a timekeeper on Fraser Valley Dyking projects. In so far as use of the land is concerned he maintains an average domestic garden, besides having a cow and a few hens to supply milk, eggs and vegetables in season for the home. In other words, the property is not capable of providing an average family living and has been mainly used as a home from which to work out and earn a livelihood, which was a fairly general practice even amongst the former Japanese owners in the locality.

Local employment, of course, is still very limited as evidenced by the fact that the veteran in question has been employed on the dykes at Dewdney some 30 miles west of his holding. Since construction of these new dykes throughout the Fraser Valley is about completed, also employment in the logging and lumbering industry slackening off on easier markets, employment opportunities in the locality are not improving. Even if this condition can be ameliorated to an extent on a small holding, a full living from farming is not possible from this holding, as evidenced by the progress of the veteran concerned. Also

our files show that on two score or so former Japanese properties in the whole of the Whonock district only two veterans have been qualified and settled on full time farms and that to do so in each case three and five former Japanese properties were combined to provide a suitable full time farming unit. In both instances commercial small fruit production has gone by the board entirely and which now applies to a large extent throughout this district.

The need of combining or enlarging many of these holdings to engage in full scale farming I believe was clearly indicated when these Japanese lands were appraised in 1942, particularly in this and similar outlying localities, although at that time there was no clear indication what use the properties might be put to or what future conditions might govern farming activities.

With regard to present day home conditions on the property, in establishing the veteran the V.L.A. is now in the process of completing expenditures totalling \$4,021.00 to provide a modest home. In addition, it is judged that the veteran himself has spent approximately \$500.00, not inclusive of his own labour. In other words, not including the price of \$479.00 paid to the Custodian for the property as agreed upon, we still have a low grade small holding now capitalised at around \$5,000.00, with an ageing veteran entering the deepening shadows, carrying the load on a long term agreement.

In this case it is suggested that reference also be made to the brief (particularly the last few paragraphs on page 4) which I submitted to Crown Counsel under date of October 1st 1948, on (typical) case 1063 Hidaka, K. whose property is situated about one-half mile west of that of Y.Ikeda.

Yours very truly,
H.Allam
A/District Superintendent
Per: (Sgd.) J.D. PATTERSON

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

October 12th 1949

M. Scoble