

3624

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: IKEDA Teruhiko.

HOME ADDRESS: Moneton Street, Steveston, B.C.

REGISTRATION NUMBER 00341. SEX: Male. AGE: 39.

OCCUPATION: Skipper. Fish Packer.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Nakamura, Fish Packers Co., Vancouver, B.C.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Tsutayo.

ADDRESS OF WIFE OR HUSBAND: Moneton Street, Steveston, B.C.

NAMES OF ANY LIVING CHILDREN: None.

EXHIBIT NO. 670-7

DATE Sept 15/48

FILLED BY M. R. A. Rice

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Moneton Street, Steveston, B.C.

Lot 18, Block 3, Section 10 BR 3 N, Range 7 W, map 249
Disk of New Westminster C.O.T. no 130557 B

2. BUILDINGS AND OTHER IMPROVEMENTS: address as above.

Wooden Frame 1 Storey Building containing 6 Rooms and Store (Dry Goods Store). 1 Woodshed.

3. INSURANCE (Give particulars; state where policies are) \$1,000.00 Fire Insurance.
North West Insurance Co., Vancouver.

4. TAXES (Amount and where payable) About \$40.00 paid in 1941 at City Hall,
Brighouse, B.C.

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

None.

6. OCCUPANCY AND LEASES (If vacant so state)

Self and wife. Store and 4 Rooms rented to sister, Mrs. Miyashita.

When declarant leaves, Miss Jean King has agreed to rent the house.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS IN DECLARANT'S POSSESSION.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. No.

9. IF FARM LAND STATE CROPS SOWN. None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

At Moncton Street, Steveston, B.C.

1 Bedroom Set, 1 Diningroom Set,

There were shipped to the owner many other things along with other goods

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

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

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

\$100.00 Victory Bonds maturing in 1951. In own possession. ✓

\$100.00 Victory Bonds maturing in 1954. ditto. ✓

8. BANK ACCOUNTS: \$1,300.00 approx. in Royal Bank of Canada, ✓

East End Branch, Vancouver, B.C.

9. LIFE INSURANCE: \$2,000.00 Twenty year Endowment. Sun Life Assurance Co. ✓

Vancouver. Beneficiary Tsutayo (wife). Policy number unknown. ✓

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

In own possession.

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: ✓

2. TRADE DEBTS: ✓

REMARKS: _____

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

Dated this 10th day of April. 1942.

(Signature)

J. Tsutayo

Dorothy M. Chape

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE April 12th, 1943

Our File No. 3624

Full Name IKEDA, Teruhiko
(Surname in Block Letters)

Registration No. 00341

Male - Female
(Check)

Age Jan. 5, 1903

Former Address Steveston, B. C.

Date Evacuated 22/4/42

Naturalized - Canadian-Born - National
(Check)

Present Address

George Jaster
C/o Oscar Sanders, Picture Butte, Alberta. (Aug 30/42)

Married - Single
(Check)

Name of Wife IKEDA - Tsutayo #04233

Name of Husband _____

Name of Mother (Nee TAMURA) Isune (Dec'd) Name of Father IKEDA - Kajiro (Dec'd)

Names of Children under 16 _____

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information Skipper - fish packer.

Registration Number 00341

IKEDA, Teruhiko

Moneton Street, Staveston, N. C.

LOCATION AND NATURE OF PROPERTY

Lot 18, Block 3, Sec. 10,
Block 3 North, Range 7 West,
Map 247, Dist. of New West-
minster, C of T #130957B.

OWNERSHIP

I have examined the Title, which is
in the name of Teruhiko Ikeda.

LAND AND BUILDINGS

The buildings consist of a one-storey
frame, shingle store, with 6 living rooms at the back
and a Woodshed at the rear. It is in need of paint,
but otherwise in good condition.

INSURANCE

Policy #205817 for \$1000 - North West
Insurance Company.

GENERAL REMARKS

The furniture listed under "Personal
Property" is owned jointly by his mother and sister,
who live in a house on Chatham Street and will be
reported in their Forms "JP". They have arranged to
rent the Chatham Street house to Miss Jean King, who
has also undertaken to act as Caretaker for the
property herein.

RECOMMENDATIONS

Ikeda has expressed the wish that the
property be not rented, that Miss Jean King take charge
of same during his absence. I would recommend that
this arrangement be approved.

April 22, 1942.

A. Marken

EXHIBIT No. _____
 DATE Sept. 15/48
 FILED BY A.G. Virtue

This Agreement, made in duplicate this First day of March in the year of Our Lord one thousand nine hundred and twenty-six
 BETWEEN

MANKICHI TAMURA

of #575 Hastings Street West, City of Vancouver,
 Province of British Columbia, Gardener.

Name,
 Address and
 Occupation
 of Parties

hereinafter called the "Vendor"
 of the one part

AND

"Teruhiko"

TERUHIKO IKEDA

Of Steveston, Province aforesaid, Laborer.

hereinafter called the "Purchaser"
 of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say: ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond, Province aforesaid, more particularly known and described as Lots 3 & 4 in Block 22 of Section 3 Block 3 North - Range 7 West - New Westminster District - Map #249.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Eight hundred Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Six hundred Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:
One hundred Dollars on the 1st day of March 1927
One hundred Dollars on the 1st day of March 1928

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Eight per cent. per annum, payable on the same dates as the several amounts of purchase price are due and payable

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOth COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expenses of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers, or documents or copies of any deeds papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said lands and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whatsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Ternhiko Ikeda

Steveston, B.C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness	"Samuel Shepherd"	}	
Street Address			"M. Tamura"
City	"Steveston B.C."		"T. Ikeda"
Occupation	"Notary Public"		

AFFIDAVIT OF WITNESS

Province of British Columbia)
To Wit:

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

Sworn before me at _____
in the Province of British Columbia, this _____ }
day of _____, 1922 }

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

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
October 28th, 1928.

B. Mulvihill

REAL PROPERTY SUMMARY.

October 14th, 1947.

CATALOGUE NO. 826 REGH. NO. 00341
FILE NO. 3624

JAPANESE NAME: Teruhiko IKEDA

CIVIC ADDRESS: 77 Moncton St., Steveston, B. C.

LEGAL DESCRIPTION: Lot 18, Blk. 3 of Sec. 10, B 3 N, R 7 W, Map 249, Municipality of Richmond, District of New Westminster, B. C.

CLASSIFICATION: A one-storey frame, shingle store, with 6 living rooms and woodshed at rear.

CERTIFICATE OF TITLE: No. 130557-E. dated March 25/39 in name of:
Teruhiko IKEDA,
Box 445, Steveston, B. C., (LRO Search 20/8/42).

STATUS OF TITLE: No Encumbrances, no Judgments. (LRO Search 20/8/42).

WHEREABOUTS OF TITLE: § Geo. F. Jacobs,
245 East Hastings St.,
Vancouver, B. C. (LRO Search 20/8/42).

VESTED: Vesting Order No. 24653 filed August 31/42, C of E No. 50145 dated October 1/42 on file.

APPRAISED VALUE: Building \$1138.20, lot \$132.00, Total \$1270.20.
Coulthard, Sutherland & Co. Ltd. report dated April 26/44.

ASSESSED VALUE: (1942) Improvements \$1,570.00
Land 495.00
Total \$2,065.00
Taxable Value \$1,280.00
Taxes \$28.16/DyKing charge \$1.30 - Total taxes \$29.46.

FIRE INSURANCE: Transferred to new owners.

CHATELS: Not involved.

SOLD TO: Mrs Ethel Fisher.
Wife of Harry James Fisher, storekeeper of 77 Moncton St.,
Steveston, B. C. (tenants).

APPROVED: By Advisory Committee June 14/44.

SOLD AS AT: July 27/44.

PURCHASE PRICE & TERMS: \$1,275, Cash

EXHIBIT NO. 670-8
DATE Sept 15/48
FILED BY Sho Rine

DATE RECEIPT OF
PURCHASE PRICE:

July 27/44.

DATE RECEIPT OF FINAL
ADJUSTMENTS:

January 2/45.

C.O.F T.TO NEW OWNER:

Receipt of C of T No. 177643 - E acknowledged by signature under date of January 2/45.

JAPANESE ADVISED AND
FUNDS RELEASED:

Funds released to open credit of Ikeda on November 27/44.
Statement of Account and advice re sale despatched February 10/45.

JAPANESE COMMENTS
RE SALE

None recorded on file.

HISTORY OF ADMINISTRATION.

This property was rented on October 15/42 to a Mr. W. Bucknell at a monthly rental of \$25.00 plus \$2.00 for water. This arrangement existed without arrears of rental or water rate until June 28/43 when Bucknell vacated in favour of a Mr. H. J. Fisher.

Mr. Fisher continued the tenancy under the same rental arrangement as Bucknell until July 27/44, at which time the property was sold to him (and registered in his wife's name.

During the occupancy of this property by tenants, only 2 items of repair were necessary, viz:

Repairs to roof	\$ 6.00
Cleaning Septic Tank	21.00
Total	\$ 27.00

The above work was paid for by a rental deduction (on the June 1943 statement) during Bucknell's tenancy.

On April 26/44 the property was appraised as per previous notation, and on April 28/44, Mrs. Fisher (tenant) tendered a bid of \$1,250.00. This office refused this bid on May 30/44, and accepted a bid of \$1,275.00 on June 29/44 on receipt of Mrs. Fisher's revised offer of June 1/44.

Original C of T No. 130557-E was requested of Ikeda in letter of July 28/44. As no further correspondence is on file in this regard, it is considered by the undersigned that the certificate is still in his possession.

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

JC:DP

[Signature]
S. Cuming

22 Oct 47

REAL PROPERTY SUMMARY

October 15th, 1947.

RP 700
17

CATALOGUE NO: 780

REG. NO. 00341
FILE NO. 3624

JAPANESE NAME: Teruhiko IKEDA

CIVIC ADDRESS: 89 Chatham St.,
Steveston, B. C.

LEGAL DESCRIPTION: Lots 3 & 4 of Blk. 22, Sec. 3, Blk. 3N, Rge 7 W, Map 249 in
the Municipality of Richmond, District of New Westminster, B.C.

CLASSIFICATION: 2 roomed dwelling with lean-to and 2 sheds, outside toilet,
city light and water. Poor construction--foundation being
posts set into ground (rotten), tin chimney, open sewerage.

CERT. OF TITLE: No. 77650-E dated May 3/28, registered in name of Teruhiko
IKEDA. (LRO Search 9/1/43).

STATE OF TITLE: No registered encumbrances nor judgments. (LRO Search 9/1/43).

WHEREABOUTS OF
TITLE: In possession of LRO, New Westminster, B. C. (LRO Search 9/1/43).

VESTED: In Custodian. Application dated January 9/43, registered as
No. 25363 January 26/43, Certificate of Encumbrance No. 51030
issued January 22/43.

APPRAISED VALUE:

House	\$332.00
Lot 3 ..	100.00
Lot 4	75.00
Garage.....	75.00
	<u>\$582.00</u>

Coulthard, Sutherland & Col Ltd., April 24/44.

ASSESSED VALUE:
(1944)

Lot 4. Land	\$135.00
Improvements	600.00
Total Ass'd. Value	<u>\$735.00</u>
Taxable Value	<u>555.00</u>
1944 Rates Bylaw	\$ 12.21
Dyking chge.	1.30
Total Taxes	<u>\$ 13.51</u>

Lot 3. Land	\$135.00
Improvements	nil
Taxable Value	<u>\$135.00</u>
1944 Rates Bylaw	\$ 2.97
Dyking Chge.	1.30
Total Taxes	<u>\$ 4.27</u>

<u>Consolidation</u>	Land	\$870.00
	Improvements	600.00
	Total Assesed Value	\$870.00
	Taxable Value	690.00
	Total Taxes & Dyking chgs	\$17.78

FIRE INSURANCE: Transferred to new owner.

CHATELS: Not involved.

SOLD TO: Chas Milligan (tenant)

SOLD AS AT: August 29/44

SALE APPROVED: By Advisory Committee August 23/44

PURCHASE PRICE: \$585.00 - Cash
AND TERMS:

DATE OF RECEIPT
OF PURCHASE PRICE: October 26/44

DATE OF RECEIPT OF
FINAL ADJUSTMENT: January 19/45

CERTIFICATE OF
TITLE TO NEW
OWNER:

Acknowledgment of receipt of Certificate of Title and insurance policy signed January 19/45.

JAPANESE ADVISED
& FUNDS RELEASED
TO CR. OF:

February 10/45.

JAPANESE COMMENTS: None recorded on file.
RE SALE

HISTORY OF ADMINISTRATION.

The property was rented for \$3.00 per month plus \$1.00 per month for water to Chas. Milligan in May 1942. He rented the premises continuously until date of his purchase of the property, and no evidence of change of rental price nor arrears is recorded.

On July 28/44 the garage was rented to a Mr. WINCENT for \$2.00 per month. As this was immediately prior to sale, only one months rental was received by this office

TENDERS TO PURCHASE.

On April 26/44 Milligan submitted a bid in the amount of \$400.00, which was refused on June 7/44.

A tender of \$450.00 by Wm. J. Shaw on April 28/44 was considered unacceptable and he was so advised July 10/44.

J. W. Fairhall, realtor of Vancouver, B. C., submitted a bid of \$300.00 for a client named Harry ZACHARUK, and upon being advised of the appraised value re-submitted a bid of \$585.00 to cover, on August 10/44.

Zacharuk's offer, as forwarded by Fairhall, was refused by this office on August 23/44 due to the tenant Chas Milligan having submitted on August 20/44 a bid for a like amount. Milligan due to having tenanted the property since evacuation of the owners was considered to have acquired priority on bids of an equal amount.

As Milligan's bid was \$3.00 in excess of the valuation placed on the property by Coulthard, Sutherland & Co. on April 24/44, his bid was accepted in this office, letter of August 29/44.

Although the LRO Search of January 9/43 disclosed the Certificate of Title to be in the possession of the Land Registry Office, a letter to IKEDA is on file under date of September 5/44 in which he is advised of the impending sale and requested to forward the Certificate of Title. No answer to this request was received.

On February 10/45 a Statement re Sale and Adjustments plus a complete Statement of Account were supplied IKEDA.

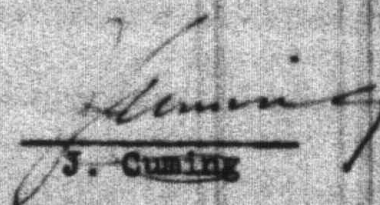
No comments whatsoever from IKEDA are contained in the file.

Taxes, Water Rates and Insurance premiums were deducted from rents received, and the file does not indicate any disbursements for repairs etc.

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

JC:DP

October 15th, 1947


J. Cumming

FIRE INSURANCE SUMMARY

(Catalogue 780)

October 15th, 1947.

No specific report is apparent in the case of this property,
and perusal of the file, Declaration and Ledger does not
disclose the existence of any insurance until May 27/45 when
a policy was placed through F. E. King, the agent, for a face
value of \$300.00.

The above policy was London and Lancashire No. 3403067 with
expiry date of May 15/45.

Statement of Adjustments dated February 8/45 denotes the un-
used portion of the premium paid in the amount of \$7.45 as
being credited to funds, and the new owner signed for receipt
of the policy February 19/45.

No claims are recorded on file.

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

JO:EP



PERSONAL PROPERTY SUMMARY

RE: File 3624
Teruhiko IKEDA

October 15th, 1947.

CHATELS: See Chattel Summary and Schedule attached.

BONDS: IKEDA declared 2 \$100.00 Victory Bonds to be in his possession when completing Form "JP".

These did not come under the control of Custodian.

BANK ACCT. Form "JP" denotes approximately \$1,300.00 to be on deposit in the Royal Bank of Canada, Vancouver, B. C.

This was left in Ikeda's possession.

LIFE ASSCE. A \$2,000.00 endowment with the Sun Life Association was declared by Ikeda. This policy was administered by the insured.

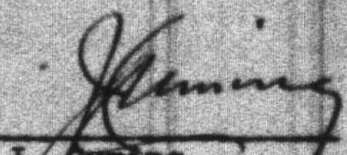
ACCTS. REC. None declared on Form "JP".

Refund of Security Deposit from the B. C. Electric Railway Co. in the amount of \$3.60 was credited to his account April 15/46.

No further information disclosed by file in this regard.

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

JC:DP


J. Cumming 22 Oct 47

3624
Teruhiko IKEDA

SPECIFIED ARTICLES

October 16th, 1947.

Autos }
Boats }
Radios }
Cameras }
Firearms }

None declare or disclosed on file.

JG:DP

J. G. King
J. G. King
22 Oct 47

*Is he registered?
Not Reg.*

78 Georgia Street,
Steveston, B.C.
April 5th, 1942

Official Custodian Alien Property,
Royal Bank Building,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 6 1942

Dear Sir:

I am writing you for information in regard to taking over a Lease of a House situated in Steveston and belonging to a Japanese named Yoshinori Ikeda.

This Japanese is at present in camp at Princeton, and the house in question is being looked after by his Brother, Teruhiko Ikeda and his sister Lily?

I am willing to look after this property and lease it for the duration of the war with Japan if I can get assurance that everything would be alright and that there would be no trouble with the powers that be.

Would thank you kindly to give me an answer as soon as possible as Teruhiko Ikeda his Brother expects to be evacuated very soon.

Thanking you, I am

Yours sincerely

Jean M. King

Jean M. King,
78 Georgia Street,
Steveston, B.C.

*Recd
9/9
4/17/42*

Steveston, B. C.,
April 21st, 1942.

Miss Jean M. King.
Steveston, B. C.

Dear Miss King:

This will be your authority (in the absence of George Yoshinori Ikeda, my brother) to occupy the house situated on the north-west corner of Chatham Street and 1st Avenue in the townsite of Steveston, B. C. *91 Chatham St*

It is agreed that you will pay five dollars (\$5.00) per month rental to be forwarded to Mr. G. W. McPherson, Deputy Custodian. It is also agreed that you will pay the water rates for the house. It is further agreed that you will have the house for the duration of the war with Japan or until such time as we return to Steveston, when the usual thirty (30) days notice will be given you to vacate.

Yours truly,

Douglas Teruhiko Ikeda

Copy sent to J. C. King.

file is in Mr. Drewry's possession

78 Georgia Street,
Steveston, B.C.
April 29th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 30 1942

Mr. R. P. Alexander,
Assistant Manager,
Japanese Evacuation Section.

Dear Sir:

Reverting to your letter of the 18th
inst. in regard to the house owned by Yoshinori
Ikeda, at the corner of Chatham and 1st Avenue,
I am attaching an agreement covering this.

I might add however that Mr. Mather
has seen this letter, also the property and is
perfectly satisfied with the transaction.

Yours very truly,

Jean M. King

Jean M. King.

*This is a copy for your
files. I have a copy
for myself.*

file 13243

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAN FINANCING

750
RP
13
TELEPHONE 106

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Catalogue #780.
File: 5624.

April 24, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

APPRAISAL.

RE: Lots 3, 4, Block 22, Section 3, R3N/7W, Map 242,
Stevenson Township.

Dear Sir:

This property is located at 89 Chatham Street and is rented to Mr. Mulligan for \$3.00 per month. It consists of a two roomed dwelling with a lean-to and is heated by stove. There is an outside toilet and city light and water. The house measures 24' X 24'. The construction is poor, the foundation being posts set in the ground and which are rotten. The interior is finished with "V" joint and is dark and dirty.

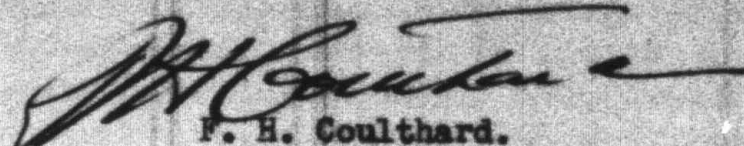
At the back are two old sheds of no value. There is a tin chimney on the house and the roof is in fair condition. The lot is fenced and the house is gray with green trim. The buildings are on Lot Three and some fruit trees. An open ditch on the front and side drains off sewerage and the odour is very objectionable. Lot Four is in pasture. Both lots are 33' X 120'.

VALUATION:

House	\$532.00
Lot Three.....	100.00
Lot Four	75.00
Garage	75.00
	<u>\$582.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,


F. H. Coulthard.

To the Custodian
 Royal Bank Bldg.
 Vancouver

89 Chatham Street
 Sturveston
 B.C. 780 64

Rec'd	
File No.	3624
Am.	
Entered	

4/26/44

Sir,

I beg to submit the following tender for the purchase of the undermentioned real estate: -

Catalogue No.	Address	Lot	Blk	Sec	Twp	Plan	File No
780	89 Chatham St	3-4	22	3	B.3 N/7 W	249	3624
and consisting of small dwelling and garage, viz:							
Lot 3	Dwelling	-	-	-	-	-	200
"	"	Land	-	-	-	-	75
"	"	Land	-	-	-	-	50
Lot 4	Garage	-	-	-	-	-	75
"	"	Land	-	-	-	-	
							<u>\$400</u>

I may state that I am the present occupant of the above dwelling and a returned soldier. Please find enclosed certified cheque for \$40, being 10 per cent of the tender.

Yours truly
 Charles Milligan \$40

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

806 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

February 10, 1944.

Mr. Charles Mulligan,
89 Chatham Street,
STREASTON, B. C.

Dear Sir:

Re: 89 Chatham Street

Please take notice that we are discontinuing our office at Streaston and that from this date all rents payable on Japanese properties are to be paid direct to Vancouver. Kindly forward your remittances promptly on due date and address your letter as follows, making particular reference to the file number appearing on this letter:

Office of the Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Attention: Mr. George Peters.

The Custodian is taking this opportunity to advise you that in the near future all Japanese owned properties will be offered for sale by public tender. The sales, however, will be made subject to existing tenancies.

Your co-operation in affording an opportunity for inspection by prospective purchasers will be appreciated.

Yours truly,

F. C. Shears
Director

Form Letter 112

Rec'd	1/5/44
File No.	3624
Sent	
Classified	1

165

Shenstone B.C.

28 Apr 1944

Custodian of Enemy Property
Vancouver

(780)

Dear Sir Re Catalogue # 780

I wish to tender \$450.00
on the property 895 Nathan St
Shenstone & enclose my
proposal for 10% \$45.00

William J. Shaw

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 3624

504 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

20000 down
10000 with

REGISTERED

June 7th, 1944

Mr. Charles Milligan,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 780
89 Chatham Street, Steveston.

Your letter of April 26, 1944 enclosing cheque for \$40.00 and offer to purchase the above property for \$400.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. This property has been independently appraised and if you are prepared to increase your tender to \$585.00 subject to prior sale, we would then be in a position to consider recommending the acceptance of such an offer.

Failing to hear from you by return we will consider that you are not interested.

Yours truly,

F.G. Shears

F.G. Shears,
Director

FGS/lm
Encl.1

3624

Answer

20th June, 1944.

Mr. Charles Milligan,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 700
89 Chatham St., Steveston.

Further to our letter of June 7th we understand that you have interviewed our Mr. Peters and have stated that while you are prepared to increase your offer to \$225.00 you are not at the moment in a position to pay this amount in cash.

I understand that you can pay \$200.00 in cash and the balance at the rate of \$100.00 per month. We regret that we are unable to make an actual deal on this basis. In view of the fact, however, that you are the tenant of this property we are prepared to co-operate as follows:

If at any time during the next four months we receive from any other party a definite cash offer for the purchase of this property we will at that time advise you and give you the first refusal. We would therefore suggest that you endeavour to accumulate the full purchase price as soon as possible during the next few months so that you may be in a position to meet the terms of our advertisement by a purchase for cash.

Yours truly,

F. G. Shears,
Director.

FGS/PBH

3624

REGISTERED

10th July, 1944.

Mr. Wm. J. Shaw,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 780
89 Chatham Street,
Steveston, B.C.

Referring to your tender on the above property for the sum of \$450.00, we wish to advise you that this offer is not acceptable, and we are returning your Postal Order for \$45.- herein.

We have an independent valuation on this property and if you are prepared to revise your offer to a sum of not less than \$580.00 it would be given further consideration, but for your information there are other parties also interested in this property and depending upon other offers and prior sale, any revised offer you may wish to make will be considered.

Yours truly,

F. G. Shears,
Director.

FGS/PBH

encl.

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

Rec'd	AUG 3 1944
File No.	3624
Ans.	
Refund	

1318 Southwest Marine Drive
VANCOUVER, B. C.

Aug. 2, 1944.

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

Dear Sirs:

Re Catalogue No. 780, 89 Chatham
Street, Steveston, B. C.

Enclosed please find our cheque
for \$30.00 being deposit on an offer to purchase
the above property for \$300.00 all cash. This offer
is made on behalf of Harry Zacharyk, labourer, of
8856 Selkirk Street, Vancouver, B. C. He is a
British Subject.

Kindly advise us as to your
decision as soon as possible.

Yours faithfully,

J. W. FAIRHALL

per 

Enc. 1.

request - answer

3624

REGISTERED

August 3rd, 1944

J.W. Fairhall, Esq.,
1318 Southwest Marine Drive,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 780,
Lots 3, 4, Block 22,
89 Chatham Street.

Your letter of August 2nd written on behalf of a client enclosing cheque for \$30.00 and offer to purchase the above property for the sum of \$300.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are not prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$585.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F.G. Shears,
Director

FGS:ls
Encl.1

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

Aug. 10, 1944.

780

Rec'd	AUG 11 1944
File No.	3624
Ans.	Put
Registered	

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

Dear Sirs: Re Catalogue No. 760,
89 Chatham Street, Steveston,
B. C.

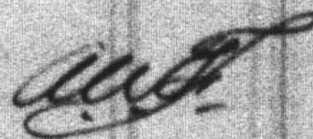
Replying to your letter of the
3rd. instant we enclose herewith cheque for \$58.50
with an offer to purchase the above property for
\$585.00 all cash. This offer is made on behalf
of Harry Zacharuk, labourer, of 8856 Selkirk St.,
Vancouver, B. C. He is a British Subject.

Kindly let us know your deci-
sion at the earliest opportunity.

Yours faithfully,

J. W. FAIRHALL

per



~~See letter June 20 to Mr. G. H. Miller~~

Enc. 1.

3624

August 18, 1944.

Mr. Charles Milligan,
Stevenson, D. C.

Dear Sir:

Re: Catalogue No. 780
89 Chatham Street,
Stevenson, D. C.

We have now received from another party a definite cash offer for the purchase of the above property. As stated in Mr. Shears' letter of June 20th, you would be given first refusal before another offer was accepted.

Kindly let us know by return mail if you are in a position to take advantage of the purchase of this property, the price being \$585.00, subject to written confirmation.

Yours truly,

George Peters,
Administration Department.

GP:EB

89 Chatham St
Sturveston
Mr. Peter
c/o. Custodian Aug. 20, 1944
Sir Re Catalogue No. 780

I beg to inform you that
I will purchase the above
property for \$585 cash and
will be in to see you on
Monday, Aug. 28 as I am
working during the day
this week.

Thanking you

Yours truly

Chas. Milligan

Rec'd	AUG 21 1944
File No.	3124
Ans.	
Referred	Mr. Skene

P. G. Shears
3624

REGISTERED

23rd August, 1944.

J.W. Fairhall Esq.,
1318 Southwest Marine Drive,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 780
89 Chatham Street, Steveston.
Lots 3 & 4, Blk. 22, D.L. 3.

Referring to your letter of August 10th your revised offer of \$585.00 has been received and considered in conjunction with other offers connected with this property.

This is to advise you that we are not in a position to accept your offer as our Advisory Committee have recommended the acceptance of an offer from the present tenant. We are therefore returning herein your deposit cheque for \$58.50.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

362A

August 29, 1944.

Mr. Charles Milligan,
89 Chatham Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 780
89 Chatham Street
3 & 4/22/3/B35/KT/243

This will acknowledge receipt of your letter of August 20th and your cheque for \$285.00, cash payment for the above property. The balance of the purchase price, namely, \$300.00, is to be paid on receipt of the deed from Ottawa.

We note that you wish this property to be registered in the name of Charles Milligan, Guard, of 89 Chatham Street, Steveston, B. C., and that you are a British Subject.

The necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. including registration fees, calculated as of the date of this letter, will be prepared and forwarded to you.

Yours truly,

F. G. Shears,
Director.

GP:EB

STATEMENT RE SALE OF:

Catalogue No: 780
 Street Address: 89 Chatham St.
 Legal Description: ^{Stevenson} 3 & 4/22/3/249

Name: IKEDA, Terukiko
 File No: 3624
 Reg. 00341

Date of Sale and Adjustments Aug. 29/44

Sale Price \$ 585.00

~~Real Estate Agents Commission~~ \$ 7.50

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~

~~Unpaid vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 3.15

Taxes 6.04

Water 4.04

14.00 \$598.23

Net Proceeds credited to your account

584.23

Date: February 8th, 1945.

Compiled by: Mr. George Peters

3624

September 5th, 1944.

Mr. Teruhiko IKEDA,
Registration No. 00341,
c/o Oscar Sanders,
Picture Butte, Alberta.

Dear Sir:

Re: Catalogue No. 780,
89 Chatham Street,
3 & 4/22/3/B3N/R7N/249.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, New Westminster Title No. 7650-E. Indef. covering this land.

Yours truly,

George Peters,
Administration Department.

GP:NL

File No. 3624.
Catalogue No. 780.

January 4th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Graner

Terukiko IKEDA
Hun. of Richmond
Lots 3 & 4, Blk. 22, Sec. 3,
Blk. 3 N., Range 7 W., Map
249, N. W. D.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated November 10th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 180033-E, dated November 8th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 180034-E, dated November 8th, 1944, registering the property in the name of Charles Milligan (Deed).
3. Duplicate of Transmission dated September 16th, 1944.
4. Duplicate of Deed dated September 16th, 1944 - Secretary of State to Charles Milligan.
5. Certificate of Indefeasible Title number 180034-E, dated December 19th, 1944, covering the above property in the name of Charles Milligan.

D. A. Graner

DAC:JS
Atch.

Catalogue No. 780
File No. 3624
89 Chatham Street, Steveston
3 & 4/22/3/249

January 16, 1945.

CHARLES MILLIGAN
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 29, 1944)

	DEBIT	CREDIT
Purchase price	\$585.00	
Cheques received		\$585.00
<u>Amount of rent collected</u>		
August 29th to September 30th - $31/31 \times \$4.00$		4.00
Registration fees on deed - \$585.00	5.15	
Insurance premium - $70\% \times \$4.50$	3.15	
Water paid to Dec. 31/44 - $124/184 \times \$6.00$	4.04	
Purchaser's proportion of 1944 taxes - $124/365 \times \$17.78$	6.04	
Balance owing by purchaser		14.38
	<u>\$603.38</u>	<u>\$603.38</u>

BALANCE OWING BY PURCHASER \$14.38

Catalogue No. 780
File No. 3624
89 Chatham Street
Steveston/364/22/3/249

Receipt of Certificate of Title No. 180034-E is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by said certificate have been settled.

Receipt is also acknowledged of London & Lancashire Guarantee & Accident Co. policy No. 3403067 which has been assigned to me.

Dated at Vancouver, B. C., this 19th day of January 1945.

Chas Milligan

Catalogue No. 780
File No. 3624
89 Chatham Street
Steveston/344/22/3/249

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

Dear Sirs:-

Re: _____

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

G. Has. Milligan Signed

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 100

RP
4

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

April 26, 1944

Catalogue #828

File #5624

EXHIBIT NO.

DATE

FILED BY

670-9
Sept 15/48
G. R. A. Rice

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

Dear Sir:-

Re Lot 18, Block 5, Sec. 10, B5N/7W
Map 249, Steveston Township

This property is located at #77 Moncton Street and
rented to E. Fisher at \$25. per month, which includes water.
Boy's and Ladies' Wear store in front and six room living
quarters at rear. Exterior-Siding, well painted and structure
on cement footings. Interior-finished in V joint, badly
laid out and poorly constructed of cheap materials. Floors
sagged which indicates foundations gone. Plumbing- sink and
toilet, City light and water, stove heated. Good location.

VALUATION: Building \$1158 20

Lot 132
\$1270.20 ^

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

[Signature]
F. S. Coulthard.

Rec'd	1-5-44
File No.	3624
Ans.	Amey
Referred	

77 monroe st
 Sheverson BC
 April 25, 1944

Dear Sir.

I would like to file tender for¹⁹⁴
 property now occupied by me. known as
 Lot 18. Block 3. D & M 10. B 3 N 7 W. (5th)
 Map. 249. Stone with living quarters. File 3624

Please find enclosed certified check for
 $\$125\frac{00}{xx}$ one Hundred & Twenty five Dollars
 being 10% of tender which I submit.
 for $\$1250\frac{00}{xx}$ Twelve Hundred & Fifty Dollars

yours Truly
 Mrs Ethel Fisher.

3624

May 30th, 1944.

Shelton

Mrs. Ethel Fisher,
77 Moncton Street,
Stevenson, N. C.

Dear Sir:

Re: Catalogue Number 826.
77 Moncton Street,
Stevenson, N. C.

Your letter of April 28th, 1944, enclosing cheque for \$125.00 and offer to purchase the above property for the sum of \$1250.00 has been received and considered.

At the present time we are not able to accept a tender for this amount. This property has been independently appraised and if you are prepared to increase your tender to \$1275.00, subject to prior sale, we would then be in a position to consider recommending acceptance of such an offer.

Kindly reply by return advising us whether you wish to revise your offer and in the meantime we are retaining your deposit cheque of \$125.00.

Yours truly,

F. G. Shears,
Director.

FGS/AM

Rec'd	JUN 5 1944
File No.	3624
Attn.	
Referred	HARROF

77 moncton W.
 Herston BC
 June 1 1944

File No 3624

Re. catalogue no 126.

806

F. G. Shears.

1275⁰⁰
 3-125⁰⁰

Dear Sir.

Re your letter dated May 30th 1944
 suggesting I raise my tender from $1250\frac{00}{100}$ to
 $1275\frac{00}{100}$. I am quite willing to raise the
 bid to that sum.

Does this necessitate ~~an~~ increase of $25\frac{00}{100}$
 on my deposited cheque? If so please notify
 me & I shall remit.

Yours Truly
 (Mrs) Ethel Fisher ^{Acant}

Phone Her. 90

MS Peters
3624

June 29th, 1944

Mrs. Ethel Fisher,
77 Winston Street,
Stevenson, D.C.

Dear Madam:

Re: Catalogue No. 826,
77 Winston St., Stevenson.

This will acknowledge receipt of your letter of June 1st in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$1,275.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1,190.00 to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

Yours truly,

F.G. Shears,
Director

FGS:lm

RP
8

STATEMENT RE SALE OF:

Catalogue No: 826
Street Address: 77 Bonneton
Legal Description: Steveston

Name: IKEDA, Terukiko,

File No: 262A

Reg. 00341

18/3/10/R3H/R7W

Date of Sale and Adjustments ... July 27/44

Sale Price

\$ 1275.00

~~Real Estate Agents Commission~~

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Encumbrances:~~

~~Unpaid vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

11.84

Taxes

15.65

Water

10.24

14.00

\$ 1312.73

Net Proceeds credited to your account

1298.73

Date: February 8th, 1945.

Compiled by: Mr. George Peters,

3624

July 28, 1944

Mr. Teruhiko IKEDA,
Registration No. 00341,
c/o Oscar Sanders,
Picture Butte, Alberta.

Dear Sir:

Re: Catalogue No. 826
77 Banston Street
18/3/10/BN/KC/249

Please be informed that your property consisting of Lot 18, Block 3, Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, New Westminster, Title No. 130557-E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:EB

Catalogue No. 826
File No. 3624
77 Huxton Street
18/3/10/338/R78/2.9

November 18th, 1944

MRS. ETHEL FISHER

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 27/44)

	<u>DEBIT</u>	<u>CREDIT</u>
Purchase Price	1,275.00	
Cheques received		1,275.00
Registration fees on deed - £1,275.00	6.80	
Insurance premium - 59.5% x £19.90 (expiry 1/3/45)	11.84	
Water paid to Dec. 31/44 - 157/184 x £12.00	10.24	
157/365 x £36.37 - purchaser's proportion '44 taxes	15.65	
Rent owing - July 15 to July 26 - 11/31 x £27.00	9.58	
Balance owing by purchaser		54.11
	<u>£1,329.11</u>	<u>£1,329.11</u>

BALANCE OWING BY PURCHASER - £54.11

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

Dear Sirs:-

Re: 77 Moncton St., Steveston

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Ethel Fisher
.....Signed

Catalogue No. 826
File No. 3624
77 Moncton Street, Steveston.
18/3/10/B3N/R7W/249

Receipt of Certificate of Title No. 177643-E is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of North West Fire Insurance Company, Policy
No. 210423 which has been assigned to me.

Dated at Vancouver, B. C., this 2 day of January 1945

Phil Fisher

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd SEP 8 1943

File No. 3624

Ans.

Referred

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B.C.,
September 7th, 1943.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: IKEDA, Teruhiko #00341, Picture Butte,
Alta. c/o Oscar Senders.

Referring to Custodian Release of July 30th, which in addition to some goods from Steveston asked for shipment of an electric sewing machine from Crone Storage:

They wrote on August 17th that the machine on hand belonged to IKEDA, Mrs. Isuyako, not to Teruhiko. Our Supervisor at Lethbridge writes under date of September 3rd that the machine belongs to IKEDA, Mrs. Tsutayo #04233, the wife of Teruhiko. If this clears up the matter of the ownership of the machine, will you kindly authorize Crone Storage to ship as per letter they have from us, or send them copy of this letter with your approval noted thereon.

CWF:FF

C.W. Fisher
C.W. Fisher
Transportation

QUANTATION SECTION

AUG 17 1943

File No.

Ans.

G-165-A

Referred

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address c/o Oscar Sanders,

Date July 29, 1943.

EDMONTON, Alberta.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Teruhiko IKEDA, Police Registration No. 90341

hereby request you to release to me the under-noted property

stored at N. W. corner of 1st Ave. and Chatham St.,

in possession of Mrs. Jean Stephenson

and I release you from any claim whatsoever with respect to such property.

Description of Property:

1 Electric Sewing Machine Crane Storage Co., Ltd., Vancouver, B.C.

1 Heater (small round stove) in basement - 1 willow case full of

clothing in bedroom - 1 box tea set - 2 dolls (1 Japanese in glass case -

1 Shirley Temple) 2 teddy bear - big and small dish, enamel pan, double boiler, bottle, 1 box Japanese enamel bowl and other kitchen utensils.

Original Address 77 Moncton St., Steveston, B.C.

all the clothing piece of goods are in children's dresser drawers.

Date Evacuated to Vancouver

Date Evacuated to Present Address April 22, 1942

Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old

Number in Family - under 5

TOTAL NUMBER IN FAMILY 2

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: K. S. Leung

Mr. C. C. Robinson, Steveston, B. C.

Office of the Custodian, Royal Bank Bldg., Vancouver

Chairman Signs Here

August 16th, 1943

Please ship goods shown in usual manner delivering entire copy of this letter to the Richmond Transfer as instructions to bill by freight, the freight charges pre-paid to our account at Vancouver, cartage bill sent to us promptly. An instructing Crane Storage separately about the electric sewing machine. Please connect this shipment up with the MIYASHITA order sent you today.

BRITISH COLUMBIA SECURITY COMMISSION

1 Box dolls, Glass Case } shipped
1 China Can } Oct 20/43

C. W. Fisher
C. W. Fisher
Transportation

3524
9030

September 11th, 1943

The Crane Storage Co.,
740 Beatty Street,
Vancouver, B. C.

Dear Sirs:-

Re: Mr. & Mrs. Teruhiko IWEDA

Please refer to the Security Commission's letter of August 14th asking you to ship an electric sewing machine belonging to Teruhiko Iweda. You evidently wrote back on August 17th that the machine held by you belonged to Mrs. Tanyuko Iweda. We have no Japanese on our records of this name and we think the reference is obviously to Mrs. Tautayo Iweda, being the wife of Teruhiko Iweda. Moreover, this lady did declare a Singer sewing machine left with you. Under these circumstances, we think it will be quite in order for you to make shipment as requested by the Security Commission and unless we hear from you to the contrary, we shall assume that you will be so kind as to do so.

Yours truly,

H. F. Green
Protection Department

UFG:IF

c/c sent to Security Commission

Chasman

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

EVACUATION SECTION 165-B

APR 17 1944

File No. 3624

175

Re Date:

March 20/44

with Charles

Address:

Box 110

Picture Butte, Alberta.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I Douglas T. Ikeda

, Police Registration No.

99542

hereby request you to release to me the under-noted articles stored at

Chatin St. and 1st Ave. No. Steveston, B. C.

in possession of Jean Stephenson "The Custodian of Enemy Property"

and I release you from any claim whatsoever with respect to such

articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

✓ 6 piece Bed Room suite and spring. ✓ Dining room set table and six chairs and buffet

✓ Japanese willow case (full of clothing in bed room), ✓ Wooden trays, 3 piece silverplated set.

Shipped 10/5/44

Original Address:

Chatin St. and 1st Ave. No. Steveston, B. C.

Date Evacuated to Present Address:

April 24/42

Total number in Family:

2

CHARGES:

I agree to pay all charges as required by the British Columbia Security Commission.

Deposit received:

20.00

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per:

Ed. Araki Call

Douglas T. Ikeda
(Claimant Signs Here)

Vancouver, B.C. April 15th, 1944.

Mr. G.M. Harris,
Custodian Agent, STEVESTON, B.C.

✓ Custodian of Alien Property, 506 Royal Bank Bldg., VANCOUVER

Please ship these goods by freight as soon as convenient.
Mr. MacDonald will assist when requested.

B.C.S.

CNF:77

MEMORANDUM

File No.: 3624

Sept. 26th, 1944.

To: FILE

From: Mr. Mackenzie

Re: Teruhiko IKEDA

The property of the above at 77 Mont-
ton Street was first leased to Mr. W. Bucknell.
On June 28th, 1943, Mrs. H. J. Fisher became
the tenant and the chattels were moved from this
house as per list #424 to our No. 6 Warehouse
and have now been sold at auction. See memorandum
of June 28th, 1943 from C. C. Robinson stating
that he had received a signed inventory of Chat-
tels from Mrs. Fisher which she took over from the
former tenant, Mr. Bucknell.

RBM

RBM:IF

MEMORANDUM

File No.: 3624

Sept. 26th, 1944.

To: FILE

From: Mr. Mackedic

Re: Teruhiko IKEDA

The above owned the property at 89 Chatham Street and it was leased to Mr. Charles Milligan. No chattels are declared on the "JP" Form but some chattels were shipped to the above on October 20th, 1943 against a Custodian Release dated July 30th, 1943 and more chattels were shipped May 10th, 1944 against a Custodian Release dated March 25th, 1944. All of these had been left in the care of Miss Jean King.

RBM:IF

RBM

February 19th, 1945.

Mrs. Ethel Fisher,
77 Moncton Street,
Steveston, B. C.

Dear Madam: Re: Teruhiko IKEDA - Chattels
 at 77 Moncton St., Steveston.

You will doubtless recall that on October 20th, 1944 you signed for certain chattels at the above premises and you are of course responsible for same.

We do not know whether it is your intention to purchase some or all of these chattels, but if not then in due course we shall have to remove same. If you are able to agree on a price for the chattels with the owner of same, we would have no objection to a sale being effected. The address of the owner is as follows:

Mr. Teruhiko IKEDA,
Reg. No. G0341,
C/o Oscar Sanders,
Picture Butte, Alberta.

Yours truly,

P. Doust,
Administration Department

PD/ ER

MEMORANDUM

File: 3624

March 7th, 1945.

TO: Mr. Mackenzie, Protection Department
FROM: Administration Department

Re: Catalogue No. 826
Teruhiko IKEDA
77 Moncton Street, Steveston, B.C.

Mrs. Fisher, who was the tenant at the above premises and who purchased same in August last called in yesterday and now informs us that on reconsideration she is not willing to make an offer to the Ikedas for the chattels of these premises and requests that we remove same at the earliest convenience. The items she signed for on October 20th, 1944, are as follows:

- 6 - Chairs
- 1 - Chest of Drawers
- 1 - Good Cheer sawdust burner stove
- 2 - Glass Cupboards (glass shelving fixtures)
- 4 - E. M. Tables
- 2 - Wooden Counters
- 2 - Showcases
- 1 - Paper Rack

The memo relating to the above is dated June 28th, 1943 but is filed under October 20th, 1944 on the attached file as Mr. Harris obtained Mrs. Fisher's signature to a copy of Mr. Robinson's original memorandum.

In due course we presume you will sell these chattels and have auction list placed on file for us to advise this Evacuee.

[Signature]
P. Doust.

PD/IB
File 3624

MEMORANDUM

March 12, 1945.

TO: Mr. R. B. Mackenzie
FROM: Mr. G. M. Harris RE: Teruhiko IKEDA

Two glass show cases and two wooden counters to be held and appraised. Two glass cupboards (glass shelving fixtures) attached to walls should be considered part of building and be sold with them.

GMB:LBM

MEMORANDUM

File No. 3624

March 8th, 1945.

TO: Mr. G. M. Harris

FROM: Mr. R. B. Mackenzie

RE: Catalogue No. 326

Teruhiko IKEDA

77 Moncton St., Steveston, B.C.

Will you please remove to our auction room the chattels from 77 Moncton Street, which Mrs. Fisher acknowledged on October 20th, 1944, as per list on enclosed memorandum from the Administration Department.

RBW:LEW

R.B.M.

1c5

MEMORANDUM

File No. 3624

March 26, 1945.

TO: G. H. Harris
FROM: R. B. Mackenzie

RE: Teruhiko IKEDA

Enclosed is receipt no. 12270 to be handed to Mrs. Ethel Fisher who purchased for \$15.00 show cases, counter and table, owned by the above at 77 Moncton St.

RBM:LEB

Enclosure.

RBM

COPY for File No. 3624

File No. 3624

August 2, 1946.

MEMORANDUM

TO: The File

FROM: Mrs. McArthur

Re: Mrs. Kiyomitsu (Kiyako) KAWASAKI
Reg. No. 10356

This file should be dealt with in conjunction with the files of Shizuma MIYASHITA, File No. 3324, George Yoshinori IKEDA, File No. 13293 and Teruhiko IKEDA, File No. 3624, and should be removed from Mr. Spain's list and placed on Mr. Peter's list.

EL/AMH

3624

22 Oct 47.

Mr. Teruhiko IKEDA,
Regn. No. 00341,
S/o Geo. Foster,
Picture Butte, Alta.

Dear Sir,

This is to advise you that review of your file has now been completed with the exception of a distribution between yourself and George Yoshinori IKEDA (13293) and Shizuma MIYASHITA (3324) of the proceeds derived from the sale of chattels found at 77 Moncton St. and 91 Chatham St., Steveston, B.C.

Our letters of 30 Aug and 11 Dec 1946 being unanswered, we are again forwarding a list of the articles to you and the other two parties involved. Will you please, in company with the two above-mentioned, either mark opposite each article the ownership of same, or subscribe to the attached authority.

Upon receipt of the required information from yourself and the other two persons named, the funds held at this office in your name will be immediately forwarded to you.

If we do not hear from you in this regard within a period of six weeks from date of this letter, it will be considered by this office that you do not claim ownership of any of the chattels referred to and we will make such disposition of the proceeds as may seem fit without prior reference to you.

Yours truly,

J. Cumming

Office of the Custodian.

JC/..
Encl. Inv.
Auth.

13293, 3624, 3324

Picture Butte, Alta.,

1947.

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

Sirs:

RE: George Yoshinori IKEDA
Regn. No. 07797
File No. 13293

Teruhiko IKEDA,
Regn. No. 00341,
File No. 3624

Shizuma MIYASHITA
Regn. No. 04408
File No. 3324

This will be your authority to transfer all funds derived from sale of chattels now credited to the above three persons to the account of the one person beside whose name we have inscribed an "X", and we will make our own division of such money.

Yours truly,

George Yoshinori IKEDA

Teruhiko IKEDA

Shizuma MIYASHITA

20 Oct 47.

LIST OF GOODS SOLD BY AUCTION AFTER BEING REMOVED FROM 77 MONCTON ST. AND 91 CHATHAM ST., STEVESTON, B.C.

1 Metal bed	Chest drawers
Settee	Radio cabinet
Deck chair	Chest of drawers
Mantel clock	2 Racks
Mirror	Chest drawers
Kitchen cabinet	Cabinet
Glass book case	Dresser and mirror
Bookcase	High chair
Kitchen table	5 Kitchen chairs
Flower stand	Bed and spring
Dresser with mirror	Baby bed
Chest of drawers	Table
Floor lamp	Heater
Kitchen table	Bed and spring
Small table	Bed and spring
Chest of drawers	Tailors sewing machine
Cabinet (HM)	Bed and spring
Roll linoleum	Tool box
Jack	Trays, mirror and records etc.
Shovel	Picture frames
3 gal Crock	Xmas decorations and ornaments
2 Lanterns	Cushions
Baby swing	Roll of paper and umbrella
Open grate heater	Glass and chinaware
Coal-oil stove	Flower vase
2 Kitchen chairs	Silver set, cream, sugar, tray
Small bookcase	Silver set with teapot
Hand cultivator	Forks, spoons and knives
Roll top desk	Candle stick holders and vases (plated)
Studio couch	Chinaware
Sewing machine	Glass and silverware
National Cash Register	Lacquerware
Small scales	Carton of festival goods
Small table	2 boxes of festival goods
4 pce Bedroom set	Trunk
Bed and spring	Paper rack
Dishes	Chest drawers
Sealers	7 Kitchen chairs
Garden tools	Good cheer heater and sawdust attachment
Garden tools	Showcase, counter and table.
Electric iron	
Electric iron	
Baby carriage	

Teruhiko IKEDA Regn. No. 00341

Shizuma MIYASHITA Regn. No. 04408

George Yoshinori IKEDA Regn. No. 07797

3624

6th November, 1947.

Mr. Teruhiko IKEDA,
Regn. No. 00341,
c/o Geo. Foster,
Picture Butte, Alta.

Dear Sir,

Attached hereto our cheque in the amount of \$2287.35, being balance of funds held to your credit at this office.

In response to your instructions contained in the letter dated Nov. 3rd, 1947, from your brother George Yoshinori IKEDA (file 13293), we have transferred the net proceeds derived from the sale of all chattels to your brother's account, and are forwarding him today a cheque to cover, plus all information necessary for the correct distribution between yourself, your brother above-mentioned and Shizuma MIYASHITA (file 3324). A copy of the covering letter in this case is enclosed for your convenience.

The above amount is arrived at as follows:

Net proceeds sale of Cat. 826 (77 Moncton St)	\$1298.73
Net proceeds sale of Cat. 780 (89 Chatham St)	584.23
Rec'd from you for taxes 16/11/44	29.46
Cr. derived from rents, water rates etc.	671.58
Refund BCER Security Deposit	3.60
	<hr/> 2587.60
Less Taxes, Water Rates, Insurance etc	300.25
CHEQUE HEREWITH	<hr/> \$2287.35

Perusal of previous statements of account supplied you will reveal that your account had been credited with \$14. being the net proceeds derived from the sale of a showcase, counter and table. Also an amount of \$9.56, being the net proceeds derived from the sale of chattels on 16th March, 1945. The total of the proceeds from these sources, namely \$23.56, has been transferred to your brother's account as per para. 2 of this letter, and is contained in the cheque forwarded to him.

In order that we may be assured of your receipt of the attached cheque, would you kindly sign, date and return the duplicate copy of this letter in the stamped, self-addressed envelope enclosed for your convenience.

Yours Truly,

J. Cuning
J. Cuning

Office of the Custodian

JC/..
Encl: Cheque \$2287.35
Dupl. copy
Envl.

13293/3624/3324

7th November, 1947.

REGISTERED

Mr. George Yoshinori IKEDA,
Baghi No. 07797,
P.O. Box 110,
Picture Butte, Alta.

Dear Sir,

With reference to your letter of 3rd Nov., 1947, and attached authority, please find enclosed herewith our cheque in the amount of \$377.99. This sum represents the total net proceeds of chattel sales held by this office to the credit of yourself, Teruhiko IKEDA (file 3624) and Shizuma MIYASHITA (file 3324).

For your information and convenience in making an equitable distribution of the above amount to the proper recipients, we are enclosing herewith the original copies of all auction sheets and chattel sales.

In order to assist you in reconciling the auction sheets with your statements of account, it is considered that the following information will give you full details:

- a) The name at the top of each sheet signifies the person to whom the net proceeds were originally credited.
- b) The amount set opposite each item is the gross amount received for that article.
- c) The 'TOTAL' represents the gross amount received for all articles represented on the sheet.
- d) The expenses have been broken down for your information, and when deducted from the gross proceeds the next amount signifies the net proceeds or the full amount previously credited to the party whose name appears on the top of the sheet.

The total net proceeds credited to each account were as follows:

George Yoshinori IKEDA	\$ 34.03
Teruhiko IKEDA	23.56
Shizuma MIYASHITA	213.26
TOTAL NET PROCEEDS	\$370.85

In order that we might be able to comply with your request it was necessary to transfer from the account of Teruhiko Ikeda to yours the sum of \$23.56, but insofar as Miyashita is concerned, his credit balance at Nov. 6th, 1947, only amounted to \$300.40 -- less by \$12.86 the amount necessary to transfer all sales proceeds. However, we have advised him of this fact in a letter of today's date and instructed him that it will be necessary for him to forego \$12.86 of the final distribution as he has been in previous receipt of that amount.

/PTO

Office of the Custodian
Manzanar, N.M.
Dear Sir

EVACUATION SECTION	
Rec'd	DEC 12 1947
File No.	7647
Ans.	
Referred	Cunning

I will acknowledge receipt of your
letter of Dec. 6th 1947. In regard to the Bureau
Statement of our property and cheque
covering the same statement.

• Due to such a low sale price of our
property I am entirely unsatisfied with
your statement.

I am I have protest a claim against
the sale price of our goods.

• I am holding the above cheque until
such time as this action matures.

Sincerely,

Teruhiko Hada.

5th June, 1948.

Messrs. Virtue & Russell,
McFarland Building,
Lethbridge, Alta.

Dear Sirs,

RE: Teruhiko IKEDA
Regn No 00341

The above-mentioned Japanese left chattels in the Protected Area of British Columbia stored in company with chattels declared by his brother G.Y. Ikeda, and his brother-in-law Shimura MIYASHITA.

In view of the fact that segregation of chattels was not possible at this end, a list of all chattels was submitted to these three Japanese with the request that they decide ownership of each individual item and advise the Custodian of the result in order that a correct apportionment of the proceeds might be made. This attempt was unsuccessful as some items were not claimed by any and others were claimed by all three. Finally, an agreement was received from all three giving the Custodian authority to pay all proceeds of auctions to G.Y. Ikeda and supplying each one individually with an accounting.

A claim submitted by your firm in the case of Shimura MIYASHITA has been received in good order, but the claim of Teruhiko IKEDA has not been prepared in accordance with instructions issued by the Commissioner due to the personal property being claimed on in general terms rather than in an itemized form.

This office has twice requested Teruhiko IKEDA to submit his personal property claim in a completely itemized form, and until same is received it will be necessary that this office postpone the summarization of both his file and that of Miyashita's.

In the interests of both our offices, would you be kind enough to contact Teruhiko IKEDA and ensure that his amended claim is received by us at the earliest possible moment.

Your attention to this matter will be greatly appreciated.

Yours truly,


J. Guming

OFFICE OF THE CUSTODIAN.

JG/..

c.c. File 3324 - Miyashita

Name of Claimant

IKEDA, Toshiro

Case

670

Custodian File

3624

REAL PROPERTY										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
		1875.									485.00	
		985.	38.30	.00 12.50							71.00	
PERSONAL PROPERTY												
Motor Vehicles		Boats and Boat Gear										
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column					
NETS												
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price		
MISCELLANEOUS CHATTELS												
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
										145.00		
TOTAL RECOMMENDATION										641.00		

18 Jan 49

TO: Mr. Hunter
FROM: Admin. Dept.

RE: Shisuma MIYASHITA
Teruhiko IKEDA

File 3324 Claim 699
3624 670

The above-noted claims were heard separately by the Lethbridge Sub-Commission whereas previous review of the claims denoted the necessity of them being heard simultaneously.

Conflicting statements made by the above Japanese at their respective hearings has confused the situation to the point whereat it is considered that a proper Brief could not be made, and the files are now passed to you for your review.

The writer personally visited Mrs. Stephanson at Steveston during Jan. 1949 and attempted to clarify the chattel confusion through her knowledge of the items owned by both parties. While sufficient clarification was not possible to enable a Brief to be prepared, the fact that Mrs. Stephanson is prepared to appear before the Commissioner to give whatever aid she can should be remembered.

Mrs. Stephanson told the writer that members of the above Japanese' families returned to Steveston while awaiting evacuation and removed some items (unknown) from the premises at Chatham St. Mrs. Stephanson also mentioned that the washing machine declared by Miyashita on his JP Form had been sold by him prior to evacuation.


J. Cuming

JAPANESE PROPERTY CLAIMS COMMISSION

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

Vancouver, B.C.

CASE NO. 670

PROCEEDINGS AT HEARING

D.T.B. BRAIDWOOD, Esq., appearing for the Dominion
Government.

A. WATSON, Esq., Secretary.
D. F. CHRISTIAN, Esq., Official Reporter

THE COMMISSIONER: In this claim I will recommend an additional \$400., which would mean a total payment to him, including that already received, of \$1,600.

MR. BRAIDWOOD: Excuse me, \$1275. has already been paid.

THE COMMISSIONER: Yes; I am wrong. \$425.

MR. BRAIDWOOD: That would make a total of \$1700. then?

THE COMMISSIONER: Yes.

MR. BRAIDWOOD: For my own benefit--I notice there were
no charges payable back. That extra \$425. is a
total payment?

THE COMMISSIONER: That is in lieu.

10

I hereby certify the foregoing to
be a true and accurate report of
the said proceedings.

[Signature]
Deputy Official Stenographer

20

30

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Edmonton, Alberta,
September 15th, 1948.

IN THE MATTER OF THE CLAIM OF
TERUHIKO UEDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the
Dominion Government.

A.G. VINTUE, Esq., K.C.,

appearing for the
Claimant.

MRS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

T. Ikeda,
In Chief.
Discussion.

THE SECRETARY: Case No. 670, Teruhiko Ikeda.

MR. VIRTUE: Your Honour, my learned friend and I have agreed that the evidence given and the exhibits filed in this case will apply also to Case No. 61, the case of Shinuma Miyashita.

THE SUB-COMMISSIONER: Yes. That is down for the 22nd of September.

MR. RICE: Yes, your Honour, that is right.

THE SUB-COMMISSIONER: All right.

10

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

DIRECT EXAMINATION BY MR. VIRTUE:

Q Now I show you a printed form and I think we can get along for the time being without an Interpreter, thanks just the same. This form is called the summary of evidence, and it shows your property in Vancouver, the improvements on it, your other property and the improvements on it, and your personal chattels in respect of which you are making a claim. Is that your signature (indicating)?

20

A Yes.

Q Was this claim prepared by you in my office with the assistance of an Interpreter?

A What is that?

Q Was this claim prepared by you, got ready by you in my office with the assistance of an Interpreter?

A Yes.

30

Q Yes. Are the statements made in this form true

statements?

A: They are.

Q Are the values you have placed on your property and the improvements and also your personal property fair values?

A I think so.

Q You think so?

A: Yes.

Q As near as you can estimate, they are fair values?

A Yes.

MR. VIRTUE: I will offer that as the first exhibit.

10 (SUMMARY MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now I show you a photograph (indicating). Can you tell me what that is a picture of?

A: That is the drygoods

store, my store.

Q At Moncton Street?
Street, 77 Moncton Street.

A: At Moncton

MR. RICE: What is the number?

MR. VIRTUE: 77 Moncton Street.

Q Is that right?

A: Yes.

20 Q Steveston, B.C.?

A: Yes.

Q Steveston is a suburb of Vancouver?

A Yes, near it.

Q And is this the way that your store looked when you were evacuated? Was it in about the same condition?

A: Yes, it is the

same condition.

MR. RICE: Perhaps you had better show him the other one and mark the two as one exhibit.

MR. VIRTUE: Q: Now I show you another picture

30 (indicating). Is that of the same premises, the

4
T. Ikeda,
In Chief.

same store?

A: Yes.

Q Your store at 77 Moncton Street, Vancouver?

A Yes.

Q Was that a good business location?

A Yes.

Q How long were you in business at that location?

A My brother-in-law was running that. I don't know how long.

Q How many years were you in business there?

10 A Since we built that store, that is in 1924.

Q You built that store in 1924?

A Yes.

Q And you have been in business there ever since, until you were evacuated?

A Yes.

Q And you were carrying on a dry goods business?

A Yes.

Q Now I believe at the time that you were evacuated Shizuma Miyashita was with you in the store?

20 A Yes.

Q Helping in the business? A: Pardon?

Q Helping in the business? A: Well, he ran the store mostly. I was out most of the time.

Q He ran the store mostly but you were a partner?

A Yes.

Q But you owned the building?

A Yes, I owned the building.

Q And the chattels that you are claiming for, the personal property that you are claiming for in your claim, were they all your own chattels?

30

A Yes.

Q They were all your own chattels?

A Yes.

Q Did you find that a good business location for a drygoods store?

A: Yes.

MR. VIRTUE: I will offer the two photos as one exhibit. (PHOTOGRAPHS MARKED EXHIBIT NO. 2).

MR. VIRTUE: Q: You had a good business there?

A Yes.

10 THE SUB-COMMISSIONER: Is there any difference between the first picture and the second one that you showed him? There is no significance, is there?

MR. VIRTUE: No.

THE SUB-COMMISSIONER: One taken in August and the other in April, 1943.

MR. HICK: They are different angles, sir.

MR. VIRTUE: Q: Now, did you live at the store?

A Yes.

Q Well you had a second property that you have claimed for?

A: Yes.

20

Q Besides the store?

A: Yes.

Q Is that a house?

A: Yes.

Q And will you look at this picture (indicating)?

A Yes, that is the one.

Q What is that a picture of?

A This is the house off the Chatham Street.

Q That is the second property that you claim in your claim?

A: Yes.

Q Was that about the way that it looked when you were evacuated, or was it better or worse?

30

T. Ikeda,
In Chief.

A I can't tell it very much; the shape is about the same.

Q You speak out right loudly.

A The shape is about the same but I can't tell much by the picture, what kind of shape is in paint there. We have the grey paint on there when we left there.

Q What you are getting at, when you left there the place was painted up and looked better than this, is that it?

A Yes.

MR. VIRTUE: I will tender that.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. VIRTUE: Q Now your personal property that you claim for -- pardon me, Mr. Stenographer. Before we leave that part, this is an agreement for sale and purchase, dated the 1st of March, 1926, from a man named Mankichi Tamura to yourself?

A Yes.

Q Is that the Monston Street property?

A No, that is the Chatham Street.

Q This is the house?

A: Yes.

Q Lots 3 and 4?

A: Yes.

Q That is the house?

A: Yes, that is

the house.

Q And that shows the purchase price of \$600.00?

A Yes.

Q Is that what you paid for the property at that time?

A: No, it is more,

Q Oh no, \$600.00, pardon me.

A Yes.

Q That is what you paid for that property at that time?

A: Yes.

Q Then you put the improvements on afterwards?

A Yes.

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

(AGREEMENT MARKED EXHIBIT NO. 4).

MR. VIRTUE: Q The personal property for which you claim is mostly household furniture?

10 A Yes.

Q Whereabouts was it, in the store?

A No, it was in Chatham Street.

Q In the Chatham Street property?

A In the house, my brother's house.

Q It was mostly in your brother's house?

A Yes.

Q But the furniture was your furniture?

A Yes.

Q And all this was left behind when you were evacuated?

20

A: Yes, and there

was my brothers and there was some that was all mixed up in Vancouver.

Q All in the same house?
Miyashita, too.

A: Yes, and

Q But all you have claimed is your own property only?

A: Yes.

Q You haven't included any of your brother's?

A No.

Q Or any of Miyashita's?

30 A No.

T. Ikeda,
Ex Chief.

Q Your brother's name, I believe, is Kasaka?

A No, George.

Q What is your brother's name?

A George Keshinori Ikeda.

Q Now, your wife isn't making any claim?

A No.

Q And I believe your brother isn't making any claim?

A No.

Q And Shisuma Miyashita, he is your brother-in-law?

10 A Yes.

Q And you and he are still good friends and associates?

A: Yes.

Q And it wouldn't matter to either you or him very much if settlement for any particular bit of property is made with him or with you?

A Yes, but I want to know which is which.

Q You speak very softly. I find it very hard to hear you. Speak a little louder.

A I want to know who owns the stuff, he or I; it doesn't matter who gets it.

20

Q But you know between yourselves, you know who owns the stuff, is that right?

A No, because some stuff was in there and the stuff was all mixed up.

Q But as between you and him, you have only claimed what you own here?

A: Yes.

Q But if settlement should be made with him for some particular article, that wouldn't matter to you because afterwards you could settle between yourselves?

30

A: Yes.

T. Iddle,
In Chief.

A Is that correct?

A: Yes.

THE SUB-COMMISSIONER: Are you referring to the next one on the list here, 32?

MR. RICE: No, your Honour, that case is a different one.

MR. VIRTUE: There are only two people concerned here with any of the present property. One is the claimant and the other is Miyashita. The brother is not making any claim at all so that he is not in the picture.

10 Q All I am getting at is this, to save my learned friend a long cross-examination, whether a certain bucket is owned by this man or Miyashita, it wouldn't matter to you, would it?

A Yes.

Q It wouldn't matter anyway as between them.

THE SUB-COMMISSIONER: What is the relationship of No. 32 with the present one?

MR. VIRTUE: Brother-in-law.

THE SUB-COMMISSIONER: No, 32 has the same name.

20 THE WITNESS: He is my brother.

THE SUB-COMMISSIONER: Yes, but when you are making any claim for your brother, are you referring to No. 32 on the list, or to some person who has not made a claim?

MR. VIRTUE: Q: Have you two brothers?

A Yes, not brothers, brother-in-law. One is a brother-in-law.

Q You have a brother-in-law named Miyashita?

A Yes, and one more brother-in-law.

30 Q And then you have a brother? A: Yes.

T. Ikeda,
In Chief.

Q But your brother has nothing to do with these two buildings or the chattels that you claim for?

A No.

THE SUB-COMMISSIONER: He was talking about a brother.

MR. VIRTUE: It will all be cleared up when we come to it.

THE SUB-COMMISSIONER: I want to make sure that you are not referring to that particular claim, No. 32.

10 MR. VIRTUE: The next man is no relation whatever.

THE SUB-COMMISSIONER: Well that ends it then.

MR. VIRTUE: All right, thank you, Mr. Ikeda.

MR. HICK: I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that the chattels were mixed up and locked in the same house along with the claimant's brother-in-law, Shisuma Miyashita, and his brother George Yoshinori Ikeda, and for that reason the Custodian has found it necessary to file two analyses of personal property, one dealing with the claim made by the claimant on which there is no memorandum as to the disposal of the property, and the other analysis deals with the three claims, namely, that of the claimant, Teruhiko Ikeda, George Yoshinori Ikeda, and Shisuma Miyashita.

20 I am further submitting that the claimant's personal property was sold for its fair market value and if the Custodian is responsible for any articles that have been lost or stolen, the

30

T. Ikeda,
Cross-Exam.

claim made to the same by the claimant is ex-orbitant.

10 MR. VIRTUE: Will my learned friend give me a copy of that? I have a copy of the first analysis. I suggest for convenience that the analyses be filed as separate exhibits so that we can refer to them as exhibits 1, 2, 3, 4, or 5, whatever they might be. I suggest, if my learned friend is willing, that the analysis relating solely to the present claim be put in, what is it, Exhibit 4?

THE SECRETARY: Exhibit 5.

MR. RICE: But it has to be read with the other analysis, your Honour, because all it has is a list of the chattels claimed by this claimant and there is no analysis as to their disposal in any manner whatever.

MR. VIRTUE: I quite agree.

20 MR. RICE: I will tender the analysis of personal property claim on which the claimant's name, Teruhiko Ikeda, alone appears.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. RICE: And I will tender as an exhibit, an analysis of personal property dealing with the claim of the claimant, with the claim of the claimant's brother, George Yeshinori Ikeda, and with the claim of Shisuma Miyashita. Now the claim of Shisuma Miyashita will come on for hearing, and it is listed as 61 on our list, but there has been 30 no claim apparently filed, as I understand it, by

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Cross-Exam.

George Yoshinori Ikeda,

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

- Q Where did you live, in the store property?
 A Yes.
 Q That is the place that is known as 77 Moncton Street in Steveston?
 A Yes.
 10 Q And your brother lived there with you?
 A Yes, my brother-in-law.
 Q Your brother-in-law? A: Yes.
 Q Where did your brother George live?
 A Red Gap, Nanoose Bay.
 Q Did he have any effects in your house?
 A Any house effects?
 Q Yes. A: Yes, he brought it over.
 Q When he was evacuated? A: Yes.
 20 Q Your brother George, is he married?
 A Yes.
 Q And he had household effects, he had been keeping a home at this place you mentioned?
 A Yes, down at Red Gap.
 Q Down at Red Gap? A: Yes.
 Q When your brother George was evacuated, he brought his chattels over to your home at the rear of the store? A: No, in the Chatham Street house.
 30 Q I didn't get that name. A: In the

T. Ikeda,
Cross-Exam.

Chatham Street house.

Q He brought his chattels over to your house on Chatham Street?

A: Yes.

Q Did you keep a home there, too?

A No, I rented it, half of the house. All the house was rented, but in two rooms we had the things stored.

Q In two rooms you had things stored that belonged to your brother George?

10 A Yes, and me, too.

Q And your own things, too, were stored in the Chatham Street house?

A: Yes.

Q And the rest of the house was rented to whom?

A To Jean King.

MR. VIRTUE: I can't hear you.

THE SUB-COMMISSIONER: Q: What was the name?

A To Jean King.

MR. VIRTUE: I want to hear you over here, too, so

that if you will speak out loud we will be

20 obliged. Just remember that we want to hear you over here, too. Speak out loud.

MR. RICE: That name is Jean King or Mrs. J.M. Stephenson, but she was formerly Jean King.

A After she married.

Q After she married, Jean King became Mrs. J.M. Stephenson, is that right?

A Yes.

Q Well at the time that you were evacuated then, you had part of your property or was all of your property up at Chatham Street?

30

T. Ikeda,
Cross-Exam.

A In both houses.

Q Oh, you had your property in both places?

A Yes.

Q At the Chatham Street house and at the house
or at the rear of 77 Moncton Street?

A Yes.

Q And your chattels, and your brother George's
chattels, were stored where?

A In the Chatham Street house.

10 Q In the Chatham Street house?

A Yes.

Q And you had other chattels that you had not moved
from Moncton Street?

A Yes.

Q I show you a J.P. form dated the 10th of April,
1942, (indicating). That is your signature, is
it?

A² Yes.

Q That is the form that you completed?

A Yes.

20 MR. RICE: I will tender that as an exhibit, your
Honour.

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

MR. VIRTUE: Has my learned friend a copy of it?

MR. RICE: No, there is only one on the file, Mr.
Virtue, and that is it.

I wish to submit as an exhibit, your Honour,
two real property summaries, one dealing with
the property known as 77 Moncton Street, and the
other dealing with the property known as
30 89 Chatham Street.

T. Duda,
Cress-Kenn.

Q That was your house, 69 Chatham Street?

A Yes.

MR. RICE: I will tender those.

(SUMMARIES MARKED EXHIBIT NO. 8).

MR. VIRTUE: Perhaps my learned friend will give me a copy of those.

MR. RICE: I can't do that. Just a minute, I can give you a real property claim dealing with 77 Moncton Street, but I haven't one on the other.

10 MR. VIRTUE: This covers both.

MR. RICE: Oh yes, that covers both.

I also wish to tender as an exhibit, your Honour, the appraisals made on both of these properties by Coulthard, Sutherland & Company Limited. Lot 18 is the 77 Moncton Street property and was valued at buildings, \$1138.20, and Lot \$132.00, totalling \$1270.20. And the other one is with regard to Lots 3 and 4 known as 69 Chatham Street and were valued at
20 house, \$332.00, lot 3, \$100.00, Lot 4, \$75.00, garage \$75.00, totalling \$582.00.

c (APPRAISALS MARKED EXHIBIT NO. 9).

MR. RICE: I would also tender, your Honour, as exhibits the assessment notice for the year 1942 as prepared by the Corporation of the Township of Richmond, Richmond Town Hall, Brighouse, B.C. There are three of them. The one referring to Lot 18 gives the value of the land as \$495.00, improvements \$1570.00, and the taxable
30 value \$1260.00. Lot 3, value of the land

T. Ikeda,
Cross-Exam.

\$135.00; Lot 4, land \$135.00, improvements \$600.00,
taxable value, \$435.00.

MR. VIRTUE: You are putting those in, are you?

MR. REE: Yes, there are really three assessments on
the two properties. They are for the year 1942,
(TAX NOTICES MARKED EXHIBIT NO. 10).

MR. REE: That is all.

MR. VIRTUE: All right, thank you, Mr. Ikeda.

THE SUB-COMMISSIONER: That is all, thanks.

10 MR. VIRTUE: In passing, I would like to comment, or
note for the record, sir, that on the valuation
filed, the Moncton Street property is described
as a good location and I recall from the evidence
of a similar property on Moncton Street yesterday
that in that case also it was described as a good
business location, notwithstanding which the
property which was valued at \$3200.00 and
assessed at \$2,065.00, was sold for \$1275.00.

(Witness aside)

20

(PROCEEDINGS ADJOURNED SINE DIE)

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

R. Howard
"A.R. HOWARD; Official Reporter."

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

SUB-COMMISSIONER.

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