

3967

Coghan B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

3967

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: ETO (Kakuyo) Mrs Iwakichi
 HOME ADDRESS: 292 Topham Rd., Milner B.C.
 REGISTRATION NUMBER 14245 SEX: Female AGE: 54
 OCCUPATION: Housewife

(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: none

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Iwakichi

ADDRESS OF WIFE OR HUSBAND: 292 Topham Rd., Milner B.C.

NAMES OF ANY LIVING CHILDREN: all over 16 years of age

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: over 16 years.

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

1. LOCATION AND DESCRIPTION: (No. 1.) Lot 2, Section 6, Township 12,
(No. 2) Lot 2, Section 1, Township 9.

18.61 acres, 19.7 acres

2. BUILDINGS AND OTHER IMPROVEMENTS: (No. 2.) Dwelling house, 2 story
wooden frame 7 room house. (No. 2.) 1 Barn. Chicken house, Garage, Packing shed
Root House, wood shed, Black Smith shed, Smoke House, all on (No. 1.)

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) \$40.00 paid up to date.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

Property sold to P. G. H. \$400.00
Cash received \$400.00, Post-dated cheque \$100.00

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: NONE
9. IF FARM LAND STATE CROPS SOWN Strawberries, Black Currants, Raspberries.
3 Acres of Fruit Trees. *Bill H. Coon*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lot 3, S.W. Section 6, Township 12,
292 Topman Rd., Milner D.C.
2. LANDLORD'S NAME AND ADDRESS: NONE
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: NONE
4. STATE WHEREABOUTS OF LEASE: NONE
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) NONE
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: as listed above.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: 2 Couches, Clock, 2 Benches 1 Range, 2 Tables, 6 Beds, 10 Chairs, 1 Baby Carriage
1 Dresser, 1 Gramophone, Canning Machine, Chinaware, Kitchen Utensils,
Drill Set, Forge, Drill Press, Anvil Flat Iron, Blow Torch, Smithing Tools, Carpenters
Tools, Farm Tools, Horse Cultivator, Hand Cultivator, wheel Barrow, Lumber and Shingles
Scalps, 20 Wooden Pails All to be left at the farm on 292 Topman Rd., Milner D.C.
mostly left in the house.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: 1 horse to be left on the pasture if no owner is found. The horse & dog
2 Cats, 1 Dog to be left in the care of the Custodian. were sold, the dog
is left at the house.
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: NONE

4. INSURANCE CARRIED ON ABOVE PROPERTY: NONE
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: NONE
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) NONE
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) NONE
8. BANK ACCOUNTS: NONE
9. LIFE INSURANCE: NONE
10. INTEREST IN ANY ESTATES OR TRUSTS: NONE
11. SAFETY DEPOSIT BOX: NONE

LIABILITIES:

1. PERSONAL DEBTS: NONE
2. TRADE DEBTS: NONE

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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

Dated this 14th day of April 1942.

(Signature)

K. Eto

H. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Jan 8/43

Full Name EGASHIRO
YEGASHIRO (alternative)
ETO, Kikuyo (Mrs. Iwakichi)
 (Surname in Block Letters)

* Iwakichi used instead of Iwakichi
was a misreading of characters

Registration No. 14245

Male - Female
 (check)

Age Nov. 12, 1886

Former Address R.R. #1, Milner, B.C.
and/or (292 Topham Road)

Date Evacuated June 29/42

Naturalized - Canadian-Born - National
 (check)

Present Address Sandown, B.C.

Widow
 Married - Single
 (check)

Name of Wife _____

Name of Husband Iwakichi (dec'd)

Name of Mother SAIKI Toku (Japan)

Name of Father TODA Hisamatsu (dec'd)

Names of Children under 16 _____

Our File No. 3967

Registered with Custodian Yes
 (yes or no)

Requested By B. McKim

Additional Information 38 acres + bldgs.

REAL PROPERTY SUMMARY

File 3967

V.L.A. B.C. 306-P

JAPANESE NAME: Kikuyo ETO -- Reg. No. 14245.

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

PROPERTY ADDRESS: 292 Topham Road, Milner, B. C.

LEGAL DESCRIPTION: Lot 2 of part of the South East quarter of Section 1 Township 9 Map 5481 Municipality of Langley, B.N.W.

and
Lot 3 of the West half of the South West quarter of Section 6 Township 12 Map 4084 Municipality of Langley, B.N.W.

TITLE: In the name of Kikuyo ETO.

ENCUMBRANCE: Vesting 24950 as to Lot 2 filed 12th November 1942 and
Vesting 24909 as to Lot 3 filed 3rd November 1942.

ASSESSED VALUE: 1942 - Lot 2, 19.736 acres
Land \$500.00
Improvements \$300.00 Total \$800.00 Taxes \$15.80.

Lot 3, 18.61 acres.
Land \$600.00
Improvements \$1000.00 Total \$1600.00 Taxes \$26.00.

Total area 38.346 acres.
Land \$1100.00
Improvements \$1300.00 Total \$2400.00 Taxes \$41.80.

CLASSIFICATION: While these two parcels of land are in different sections and different townships, they are adjacent to each other and have been operated as one farm. The inspectors report dated 29th September 1942, gives the acres in cultivation as 2 acres in strawberries, $\frac{1}{2}$ acre black currants, $\frac{1}{2}$ acre raspberries, 19 mixed fruit trees. The dwelling is a 1 storey frame building 54 x 32 with 8 rooms in fair condition. There are also chicken house 18 x 14, garage 13 x 9, packing shed 8 x 12, wood shed 7 x 4, black smith shed 15 x 16, root house 8 x 8.

HISTORY OF ADMINISTRATION: The two properties were leased by Kikuyo ETO to the Pacific Co-operative Union until the return of the owner, at a rental of \$400.00 for 1942 and \$200.00 for 1943 and subsequent years, the lease including buildings, live stock and implements. The property was sub-leased by the Pacific Co-operative Union to Uno BECK and Fred MARSNAS, who vacated the property after taking off the crop of 1942. The rental for that year was paid to Mr. ETO. A claim for misrepresentation on lease of crop was made by BECK and MARSNAS who were allowed out of their claim of

claim of

\$400.00, \$50.40 in settlement and this amount was charged to Mr. NTO's account.

On the 18th January 1943, the Custodian leased the two parcels for a period of 9 months from the 2nd February 1943, to the 1st November 1943 for \$175.00, which rent was paid to the Custodian and was allowed as accrued rental to The Director The Veterans' Land Act. This lease was handed to The Director The Veterans' Land Act on the 24th July 1943.

SOLD: To The Director The Veterans' Land Act, the two parcels for \$2146.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kikuyo NTO, sale price \$2146.00, plus refund of insurance \$12.75, total \$2158.75, less allowance for crop misrepresentation \$50.40, taxes \$50.93, insurance \$12.75, 2 Certificates of Encumbrance \$2.00, 2 registration fees \$6.00, 2 legal fees \$30.00 and exchange .25 total \$152.33. Net amount released \$2006.42.

TITLE: Issued to The Director The Veterans' Land Act covering these properties, 166953-E and 166954-E and payment of consideration included in cheque to the Custodian dated February 8th, 1944.

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

DATED March 14th, 1946.



IM:ML

PERSONAL PROPERTY SUMMARY

File No. 3967

12th August, 1947.

Re: Kikuyo ETO (Mrs. Iwakichi) - Reg. No. 14245

CHATELS: The above Japanese registered with this office on the 14th April, 1942 and at that time she declared leaving household furniture and farm tools on her property at Milner, B.C.

This property was inventoried in detail by our fieldmen on the 29th September, 1942, and a copy of the inventory was sent to Mrs. ETO, which she returned signed as correct on the 4th November, 1942.

The only articles sold from this property were some old mattresses and junk for the net sum of \$1.75, by Mr. Gowing Frost, Auctioneer on the 24th November, 1945.

In a memorandum of Mr. Iverson's dated 14th January, 1946, he states that this property was checked several times, and that he, himself, went through the house, but nothing of value could be found. The tenant was interviewed, but he stated that the house was much the same as when he took over from the previous tenant.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: Mr. Tajiro MOCHIZUKI wrote to this office on the 14th January, 1946, stating that he owed Mrs. ETO the sum of \$264.15, and this sum was transferred to her account on the 23rd Jan. 1943.

This file reveals no other personal property assets.

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

HA

..... J. Allan

MEMORANDUM

File No. 3967

January 14th, 1946.

TO: The File
FROM: Mr. W. J. Iverson

Re: Kikuwa (Mrs. Iwakichi) ETO. Reg. 14243.

Mrs. ETO'S place has been checked over several times in an effort to find out what happened to articles that might be considered of value.

On the 12th, instant I went through the house and I could not find anything of value except a few bedsteads and debris of the usual Japanese kind. The shed outside contained a lot of junk, seemingly parts of tools, forge and so on.

Inquiries from Pete Sheppard disclosed that someone was on the property before him and he said that when he took over, the place was pretty much the way it is now, in so far as the junk lying around was concerned.

No further information could be gained and there was nothing there to recover.

WJ:DP



File No. 3967

November 30th, 1944

CLAIMS DEPARTMENT

Kikuro ITO (Mrs. Isakichi) - Reg. No. 14245

CREDITORS:-

NO CLAIMS ON FILE.

AM:ED

LIABILITY SUMMARY

File No. 3967

Re: Kikuyo ETO

Reg. No. 14245.

Kikuyo ETO declared no liabilities and none are
recorded on the file.

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

J. H. McPherson

DATED March 15th, 1946.

IN:NL

14245

参考文献

ETO, Kikuyo (Mrs. Iwakichi)

11-11-11

3967

[illegible]

FIRE INSURANCE SUMMARY

File No. 3407

Re: Kibara HTO

Reg. No. 14245.

Insured in the North West Fire Insurance Co., by policy 210431 for 3 years from the 31st March 1943 and expiring 31st March 1946 in the amount of \$500.00, Coulthard, Sutherland & Co., agents. The premium of \$12.75 was paid by the Custodian and was allowed as a credit by The Director The Veterans' Land Act.

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

[Signature]

DATED March 14th, 1946.

IN:EL

File No. 3967

WFO, Kibuye (Mrs. Iwakichi)

Reg. No. 14243

292 Topham Rd., Langley (Milner, B.C.)



REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Langley, B. C.

Date: Sept. 29/42

NAME: ETO, Kikuyo

REGISTRATION NO. 14255

ADDRESS: 292 Topham Rd.

PROPERTY: #1 Property 18.61 acres #2 Property 19.73 acres

ACREAGE:

KIND OF CROPS: Straw., Black Currants, Rasp. 19 Mixed fruit trees
2 1/2 1/4

APPROXIMATE ACREAGE OF EACH:

HOUSE: Wooden frame VACANT: Yes OCCUPIED

DESCRIPTION 1 story dwelling ROOF: Shakes

SIZE: 54 x 32 NO. OF ROOMS 8

CONDITION: Fair

OTHER BUILDINGS: Chicken House 18 x 14, Garage 13 x 9, Packing Shed 8 x 12
Wood Shed 7 x 4, Black Smith Shed 15 x 16 Root House

NAME OF LESSEE OR RENTOR: Craps sold to P. C. U. 8 x 8

TERMS: \$400.00 per 1942

WATER: Well ON: OFF:

LIGHT: None ON: OFF:

REMARKS: Inside of house finished fair; downstairs partly papered.
Outside done in shingles and unpainted. Remainder of the
buildings in fair condition. Locked and boarded. Land over-
grown with weeds.

INVENTORY OF CHATTELS LEFT ON PROPERTY

See attached list.

Signed:

R. M. Anderson.
J. F. Turnbull

73967

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
ETO, Kikuyo, 292 Topham Rd., Milner, B. C.

House(inside)

4 chairs(1 has no back
1 old range)poor
Enameled sink(running water)
3 Sauce pans
2 enamel wash basins
Jap basket
Sink with built in cupboards(cont. small quantity
knives and forks
12 cups
8 bowls
3 Sake cups
5 teapot holders
3 Sad irons
Teakettle
Coffee pot
Teapot
Heater stove
pair of rubber boots

Hatchet
Stove poker
Heavy hammer

Built in cooler(cont. 2 qt. sealers
8 Sake cups
9 cups
Gallon jar
Jap basket
Fly sprayer
Chimney lamp
piece of wire screening
Gallon crock
Jap box

Broom(old)

5 drawers under stairs(co nt., 2 tin sheers, stone hammer,
cement trawl
Hatchet head
quantity of broken t ools
sledge hammer head
small quantity of wire
2 paint brushes
2 qt. sealers
Hand auger
Sledge hammer
Hatchet(broken)
2 wedges
Large chisel
2 riveting tongs
stone drill
stone chisel
Car jack
Oar lock

Ctn. of old clothes
Quantity of old clothes loose

EXHIBIT No. Attached
DATE to
FILED BY 380-5

Signed: H.M. Anderson
J. F. Inverhill

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
ETO kikuyo, 292 Topham Rd. Milner, B. C .

House (Inside)

Cupboard(cont. 4 biscuit tins
Wooden rice box
Parcel gloves tied
small quantity of mixed bottles
wooden tub
9 cups
2 2 qt. sealers
small meat grinder
Box of Jap dolls
wooden tray
Baby's high chair
2 benches(H M)
Large table(H M) with oil cloth covering
Colemans lamp(poor)
Coal oil lamp
3 glass containers
Alum. dish Frying pan
3 sealers

Cookie tin

House(upstairs)

5 beds and springs and 4 mattresses
2 old couches(poor)
5 small tables(H M poor)
Home made desk(cont. 2 sets deer horns,)
Baby's crib (H M)
Home made sewing machine
7 kitchen chairs(1 has no back)
1 broom
Large table(H M)
3 coal,oil lamp
Medicine cabinet
2 window screen
Jap basket
Ctn. of Xmas decorations
Ctn. of old clothes
School suit case
Oil Lantern
Box of fancy Jap dolls
2 Biscuit tins(cont. balls of twine)
" " " " seeds
Jap basket
Cupboard and wardrobe(cont. oil lantern,
quantity of personal papers
Large quantity of old clothes
3 ctn. of rags
Suit case
Papers and magazines
Ctn. of 12 mixed sealers
3 2 qt. sealers
5 1 qt. sealers
Shelf of school books
Watering can
2 gallon Jars
Wooden tub(cont. glass fruit dish)
3 pictures in frame

Signed:

R. M. Anderson
J. F. Inman

INVENTORY OF CHATTLES LEFT ON PROPERTY
OF
ETO Kikuyo, 292 Topham Rd. Milner, B. C.

House(Upstairs continued)

Ctn. of 14 rolls of wall paper
Crockery bowl
5 ctn. of old clothes
Metal fruit dish
2 pair of rubber boots
8 pictures
Ctn. of ladys dresses
Bamboo book case
Small quantity of magazines
Ctn. of 10 photograph records
quantity of old clothing loose
Large Portrait of King Edward

Wood Shed

6 cords of wood
Tea chest of rubber boots
2 screen coolers
6 Jap tubs
1 screen
3 wooden tubs
Home made ironing board

Chicken House

1 lantern
3 berry trays
4 gal. oil can
1 gallon gas tin
1 hoe
old iron pot

Blacksmith Shop

5 potato forks(2 with no handles)
3 mattocks (2 without handles)
Peevee head
Shovel no handle
2 axes 1 no handle
2 grub hoes
3 hoes
2 car wheels
small barrel
Large whipple tree
Post hole digger
2 sets of truck springs
Mole killer
2 mole traps
wheel barrow wheel
sledge hammer

12 magnets
Tin of metal pieces
nail box(cont. few nails)
2 Large barrels
Work bench(H M) cont.
Large quantity tools and parts
Large logging hook
8 boxes of broken tools and car parts
3 pitch forks with no handles
Muskrat trap
pair of car locks
small quantity of harness
4 cross cut saws
1 " " "
2 re-made cross cut saw
15 lbs. berry wire
15 gal. milk shipping can
5 tire rims
Shovel
3 ft. circular saw
Brooder cover
2 potato forks
small stone boat
wheel barrow(no wheel)
2 razor straps
small amount new chicken wire
2 Jap tubs
2 sacks tied up cont. unknown
3 buckets poor
Car chain
D. B. Ax

Shed has enormous amount of car parts, broken tools and quantity of useless metal pieces. Impossible to tabulate

Signed:

R. M. Anderson

J. F. Inman

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
ETO, Kikuyo, 292 Topham Rd. Milner, B. C.

Garage

Differential and housing for truck
shovel
Truck springs
10 asst. t rays
Sythe blade
small table(H M)
small sythe
Car wind shield
small amount of old canvass
large hay rake(H M)
Bed spring
Large quantity of bundles (reads)
Cultv. attachment
Folding cot
Bed spring
Car wheel
rocking chair(H M)
10 berry shipping boxes
2 pair of oars(H M)
Brooder stove
2 hay forks
Bent shovel
M atteck
Hand ringer
15 lbs berry wire
Fire place grate
43 wooden tubs
Old couch(poor)
Bed spring and mattress
Wheel barrow wheel
auto gas tank
3 ft. circuler saw
Box of 60 lbs. glass
automatic seeder
Sack of seeds
copper wash boiler
Mole trap
42 asst. boxes
1 bucket pump
35 barrel tops
small box of gears
2 small box of nuts and bolts
Water sprinkling can
S ack of rags
w ooden block
30 ft. 1" band iron
25 ft. of $\frac{1}{2}$ " scrap iron(new)
Metal lock and hook
Heavy iron pipe 6' long
Copper spray tank(new)
L arge box of newspaper
New galvonized tank

Old mattress
Rat trap
2 l arge gears
4 car axels
Barrel(cont. fish net)
small quantity of lumber
Hay fork
small cross cut saw

Well

Bucket
10 ft. rope
2 wash tubs
Jap tub
4 pair of rubber boots
1 ladder

Signe d *R. M. Anderson*
J. F. Lumsden

INVENTORY OF CHATTELS REMAINING AT
292 Topham Road, Milner, B.C.

Well

Bucket,
10 ft. rope
2 wash tubs
Jap tub
4 pairs of rubber boots
1 ladder

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

Confirmed:

DATE.....*Nov. 4. 1942*.....

SIGNED.....*Kibungo Eto*.....

Please sign and return one copy to the Custodian.

Extract from Lease.

File #3967.

Lessor: Kikuyo ETO.

Lessee: PACIFIC CO-OPERATIVE UNION.

Date: 7th May, 1942.

Term: 9 months from 1st May, 1942, with option to renew lease for 1943.

Consideration: \$400.00, paid. Rental for 1943 and subsequent years to be \$200.00.

Property:

Land: Lot 2 of part of S.E. $\frac{1}{4}$ of Section 1 Township 9 Map 5481 and Lot 3 of W. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of Section 6 Township 12 Map 4084. Municipality of Langley, N.W.D.

House: Included, also buildings.

Chattels: Live stock and farm implements.

*Replaced by lease no 140 to Peter Skypal
for 9 months from Feb 2/43 to Nov 1/43.
\$175 - payable July 1st/42.*

Old & new lease Landed & S.S. 8.20/7/42.

Extract from Lease.

File #3967.

Lessor: PACIFIC CO-OPERATIVE UNION. (Owner: K. Eto)

Lessee: Uno BECK & Fred MARSNAS. ✓

Date: 20th May, 1942.

Term: 9 months from 1st May, 1942, with option to extend
~~in extend~~ lease for 1943, arrangements to be made
with P.C.U.

Consideration: \$400.00, paid. (Rental for 1943 and subsequent
years to be \$200.00.)

Property:

Land: Lot 2 of part of S.E. $\frac{1}{4}$ Section 1 Tp.9 Map 5481, and
Lot 3 of W. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of Section 6 Tp.12 Map 4084,
Municipality of Langley.

House: Included, also buildings.

Chattels: Livestock and farm implements. *H. Schulte attached
to Lease.*

*Replaced by Lease No. 140 to Pete Chapin
for 9 months from Feb. 2/43 to Nov. 1/43.
\$175 - payable July 15/43.*

Old & new lease handed to P.S.D. 23/7/43.

IN THE MATTER OF FARM LEASE MAY 20th. 1942

KIKUYO ETO of Milner, B.C. to PACIFIC CO-OP.

UNION to UNO BECK and FRED MARSHAS

STATUTORY

DECLARATION

We, UNO BECK and FRED MARSHAS both of Milner in the Province of British Columbia, Fruit Farmers, severally Make Oath and Say:-

1. That on the 20th. day of May A.D. 1942 we leased from Pacific Co-operative Union (who leased from KIKUYO ETO of Milner, B.C. on May 7th. 1942) the following lands, namely:-

Lot Two (2) of part of the South East quarter of Section One (1) Township Nine (9) Map 5481, and

Lot Three (3) of the West half of the South West quarter of Section Six (6) Township Twelve (12) Map 4084

both in the Municipality of Langley, in the Province of British Columbia, for a term of nine months from the first day of May A.D. 1942 at a rental of \$400.00.

2. That at the time we entered into the said lease with Pacific Co-operative Union the owner KIKUYO ETO was still on the property and it was after discussion with him that we agreed to rent the said lands. At the time of our discussions the said ETO represented to us that there were on the said land four (4) acres of strawberries and that the said strawberries consisted of young plants of one and two years and that they would be a good bearing crop and it was on this basis that we entered into the said lease with Pacific Co-operative Union, relying on the representations made to us by the said Kikuyo ETO.

3. That we now find that the said strawberry crops have been grossly misrepresented by the said ETO.

4. That according to the best of our ability we have measured the said crop of strawberries and find that it does not exceed $3\frac{1}{2}$ acres and that there is a shortage of $\frac{1}{2}$ acres in the measurement.

5. That we now find after investigating the cause of the death of almost half of the strawberry plants that the said plants instead of being one and two year old plants were in fact 4 and 5 year old plants.

6. That as a result of the misrepresentation of the age of the said strawberry plants we estimate that we suffered a loss of revenue of at least \$400.00 during the crop year of 1942.

AND we severally make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

Severally declared before me at Mission City)
in the Province of British Columbia this)
28th. day of November A. D. 1942.

Uno Beck
F. Marshas

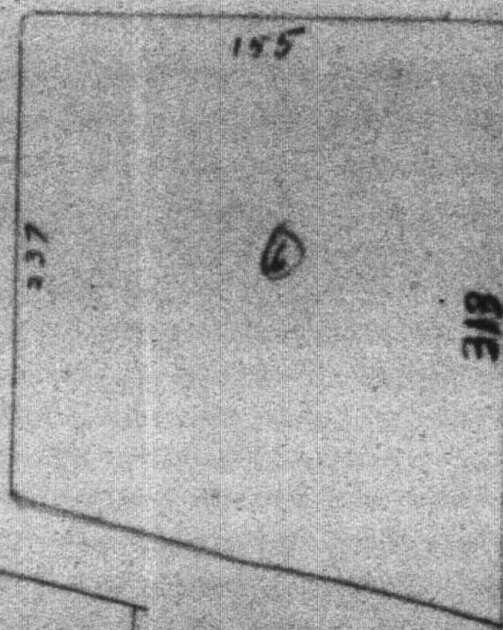
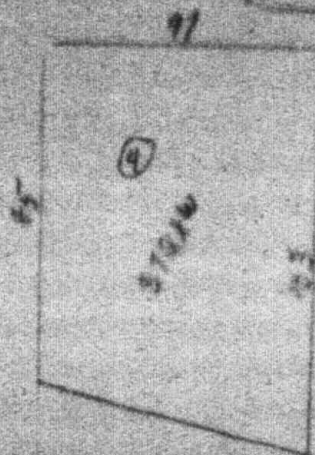
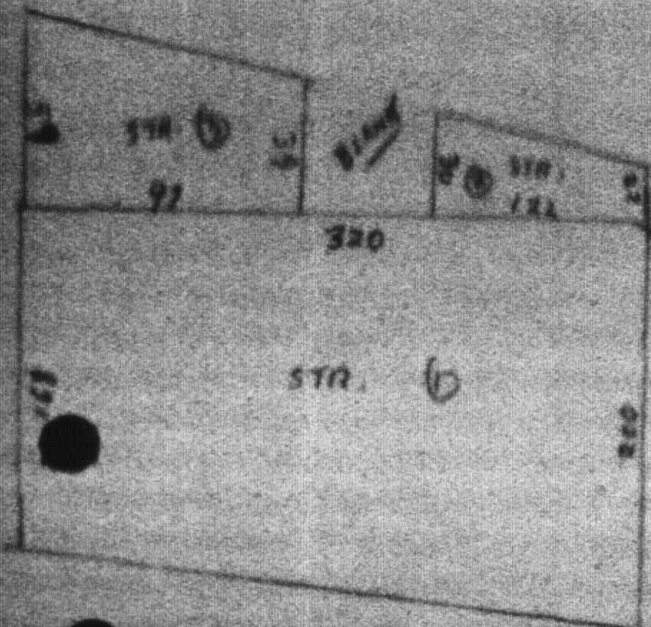
[Signature]
A Commissioner for taking affidavits
within British Columbia.



KIKUYA ETO

MILNER. B.C.

UND BUCK + FRED MARNAS



STRAWS

① 320
154
1250
2560
320

58880 sft.

② 122
26
732
244

3172 sft.

③ 97
79
873
385

4753 sft.

④ 97
79
385
873

9118 sft.

⑤ 200
121
200
400
260

24200 sft.

⑥ 155
275
775
1085
360

42625 sft.

TOTAL STRAWS

58880
3172
4753
9118
24200
42625
142748 sft.

3.277 acres

BC-306-P
BC-2598-A

BC/306-P
BC-2598-A

Page 2X 1. S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. XL 370

Land Description Lot 3 of W¹ of SW¹ Sec. 6, Tp. 12, Map 4084.

Containing 18.61 Acres

Owner's Name HTO, Kikuyu Post Office Address Pt. Langley, B.C.

Nearest Rail Point Pt. Langley Distance 2 miles.

Market Town New Westminster Distance 22 miles.

Church (give denomination) Various Distance 2 miles.

Nearest School Pt. Langley Distance 2 miles.

State how property was identified L.R.O. Sketch, map and surveyed roads.

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

Place located on Topham Road north of Townline Road (both gravelled). It is the first farm north of the C.N.R. crossing.

Is this district a good one? Yes.

Employment opportunity Local in berry season. Remote in mills, hop-yards, logging.

Predominating Nationality and religion British, Protestant.

Describe Fencing and its condition None of value. Value \$

Water supply Well and iron pump. Value \$ inc. in land

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16x22	lbr. & shgl	stud	shk.	old	posts	v. old	700.00
add'n.	18x22	" " "	12	shgl	10	"	good	
add'n.	12x12	" " "	8	shk.	10	"	"	
Dugout cellar	12x16	cement in bank						75.00
Pack'g. shed	18x32	lbr. shgl	12	shgl	10	"	"	90.00
Garage	18x30	lumber	6	"	old	"	fair	70.00
Tool house	20x24	"	6	"	"	"	poor	40.00
Workshop	20x40	"	6	"	"	"	good	100.00
	x							
	x							
	x							
	x							

No electricity installed.
Power passes 200 yards away.

Total present day value \$1075.00

Total Value Buildings add to farm \$ 800.00

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

Describe the basement and chimneys: Lumber on posts. One room in basement for living. Outside brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? How finished
including one finished off in basement, on ground level.

Are buildings painted? No. Condition of paint

Distance from nearest bank 50 yards.

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

3967

380-2
June 14/58
Coburn

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (See Page)	SUB- SOIL	CROPS AND QUALITY OF CROPS	VALUE PER ACRE	TOTAL
12.3	rolling	varies from s.l.m. to straight clay	clay	strawberries and raspberries	80.00	738.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (See Page)	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 (See Page)	SUB- SOIL	NATURE OF DECLARATION NECESSARY	DECLARATION COST PER ACRE	VALUE PER ACRE
6.31	rolling	s.l.m. to straight clay	clay	heavy clearing	150.00	15.00
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HEAVY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 832.65Total added by buildings to value of farm \$ 800.00Total fruit trees add to value of farm (for use in orchard districts only) \$ 100.00Total value of farm \$ 1732.65

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:
Owner still there. Cultivation is not very good. Much of the land is not
plowed this year.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Mixed farming, with added unit across the road west.

Notable weeds: Canada thistle.

Give approximate total and
amount of all owned taxes and
name of taxing Authority:

Mun. and school \$26.00.
Langley Municipality,
Murrayville, B.C.

Date: 28th June, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 28th day of June, 1942.

Inspector's Signature

"B.C. WOODWORTH"

Note: (Use Form 65 (Sheet 2) in connection with this form.)

Farm Appraisal Report

9/27

Remarks

The general location of this place is fair, but the immediate location is across a railway crossing from the main road to Shugangley and to San Washington. The general slope is south, and the soil is good. Cultivation seems to have been discontinued this spring, and only the crops for early harvesting, strawberries and currants have been kept cared for. There are strawberries among the fruit trees also, and the small trees Italian plums and peach plums, will in all probability eliminate after the owner is evicted, as they are small and not cared for this spring.

Generally the unit is a fair one, but one section of the house is in need of re-shingling, and very soon, and the other buildings are also in need of repairs.

(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 FRUIT, ETC.

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

60 small Italian plums and 30 small Peach plums-No value Present Value

60 varied apples-7 pears-1 peach-18 Italian prunes- 1
20 peach plums plus a small patch of currants add. 100.00

Other crops and

Strawberries (inc. some among the fruit trees) 8 ac.

Raspberries 0.5 ac.

Blackberries 0.15 ac.

Total 8

Amount fruit trees add to value of farm 8

Diagram of Property

Diagram of Property

← North Topham Rd. (Shows also as Township Hwy. on Maps)

M. Eto
Lot 2 of W.C.-SW. 6-12
18.61 ac.

Raspberries.
Strawberries.

No Crop

Blackberries.
Raspberries.

Strawberries.

No Crop

Bush.

Bush.

Fruit Tree

Strawberries.

No Crop

Bush.

Corn

Apple

Peach

Plum

Orange

Lemon

Scale 2 chains

Fujimoto's

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

value is \$ 1700.00

Date 27th June, 1942.

"I.T. BARNETT"
District Superintendent

BC 512 P
BC 2591-A

BC/307-P
BC/2598-A

Page 1

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

Farm Appraisal Report

File No. FL-870

Land Description Lot 2 of Part of S.E. Sec. 2- Twp. 9- Langley
Containing 10.75 ac. Acres

Owner's Name Kilgus Etc. Post Office Address Port Kells

Nearest Rail Point Port Kells Distance 2 1/2 miles

Market Town New Westminster Distance _____

Church (give denomination) United & Anglican Port Langley Distance 2 1/2 miles

Nearest School Port Kells Distance 1 mile

State how property was identified: Map and enquiry.

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

No, but it is just off a good gravel road fifty yards.

Is this district a good one? Not especially, still in the process of developm

Employment opportunity seasonal only.

Predominating Nationality and religion: Quite mixed Anglo saxon predominating.

Describe Fencing and its condition: good on the north and east Value \$ _____

Water supply: for livestock in sloughs only no well. Value \$ _____

BUILDINGS ON FARM

3567

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	12 x 14	frame	7	shakes	10	none	poor	
Hay shed	16 x 16	frame	10	shakes	10	none	poor	975.00
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

380-48
J. M. M. 1/8
P. M. M. 1/8

Total present day value \$ 75.00

Total Value Buildings add to farm \$ 75.00

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

habitable? The barn is useful for a couple of head only.

Describe the basement and chimneys: No house.

No. rooms downstairs? N.A. Upstairs? How finished

Are buildings painted? N.A. Condition of paint N.A.

Distance from nearest bush fifty yards from the stable to any bush.

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

ACRES	LEVEL, UNDULATING, SLOPING OR HILLY	SOIL (See Book)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.5	rolling	8 to 14 inches clay loam	clay	strawberries	\$0.	\$200.00
Area which can be cultivated without cost other than for breaking.						
					VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
				NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
3	rolling	8 to 14"	clay	light clearing	\$0.00 to \$0.00	\$00.00
10.00	rolling	as above	clay	thick brush	\$000 to \$150	15.00
Area Unavailable for Cultivation.						
	CHARACTER OF LAND E. G. DRY, STONY, SLOPE.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE
3	low wet swamp					\$0.00

Total value of Land \$ 270.00

Total added by buildings to value of farm \$ 75.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 0.00

Total value of farm \$ 345.00

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

The strawberry crop is only fair, Japanese owner still in occupation

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

When fully developed it has the makings of a fair farm.

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

Langley Municipality Taxes \$ 15.00

Date: June 20th 1900

Place: New Westminster B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 24th day of June 1900

Inspector's Signature

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

Farm Appraisal Report

14-00000
This sixteen acre property incorporated in conjunction with
another sixteen acres across the road to the east. E.C. Hunsberry
inspected that parcel.

The soil quality on the place under examination in this report is very good; possibly not as well suited for small fruits as it is for a more general type of mixed farming. Excepting for a small area at the north east corner there is a covering of thin bush, and the land is rough rolling ground, needing drainage in many places.

There are no buildings other than a small stable and hay shed adjoining, and there is no well nor electric power, though there is a power line across the railroad track to the south.

By itself, the parcel does not make a very satisfactory unit upon which a man could make a living from the start, but handled along with the additional acreage across the road a good sized farm can be developed, but there is a lot of heavy work ahead, and provision should be made to bring more land under cultivation immediately.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

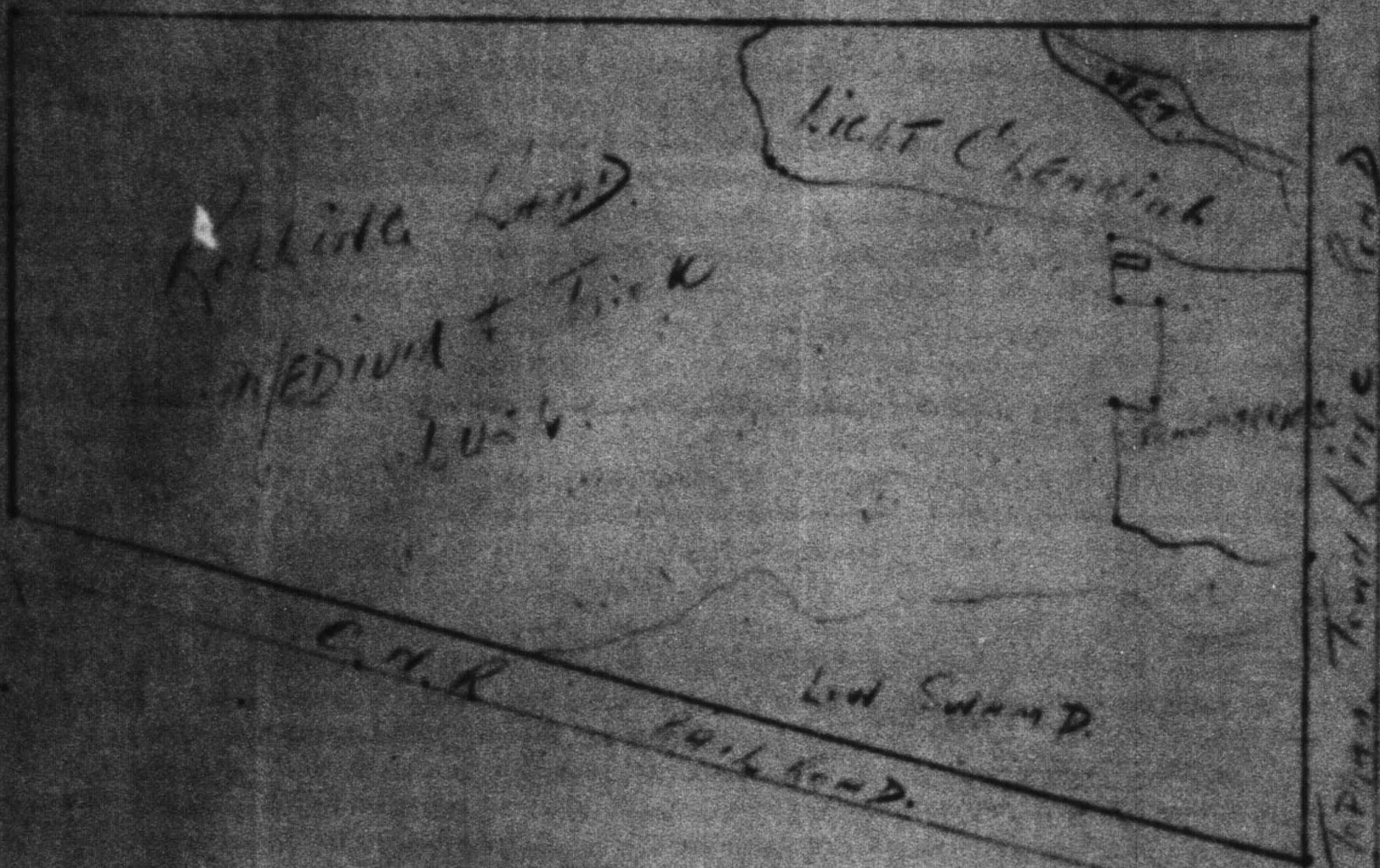
Present Value

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Subdiv. Etc. - L. 12. P. 1. E. 1. 399-
Tract



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

value is \$ 400.00

Date 2nd July 19 42.

"I. T. BARNETT"

District Superintendent.

~~11/11~~

File number

KIKUYO ETO
R

Vancouver, B.C.
Oct. 7, 1942.

Dept. Of The Secretary Of State,
Office Of The Custodian,
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 10 1942

Dear Sir:

This season's four acres of
strawberry crop were sold to Pacific
Co-operative Union for four hundred
dollars (\$400.) of which I had rented
half the crop to Tomio Eto for
care and upkeep. Since we had
no lease statement made out
between us all money exchange
was carried out under my name.
Therefore the previous cheque I kept
as my share and the post-dated
cheque was given to Tomio Eto
as his share.

Under these circumstances I,
Kikuyo Eto endorsed this post-dated
cheque to Tomio Eto.

Yours truly,

KIKUYO ETO

← K. Eto

KIMUO HTO of Milner, B.C.

I Lot two of part of the South East quarter of Section one
Township nine Map 5481 and Lot three of the West half
Owner of property of the South West quarter of Section six Township twelve
Map 4084

Langley in the municipality
of Langley hereby agree to let the above ~~at a rental of \$200.00~~
PACIFIC CO-OPERATIVE UNION for 1942 and \$200.00 in
scribed lands to 1943 and subsequent years until my return

giving him the right to carry on work immediately on my farm de-
scribed above.

This agreement is to protect both parties against the legal rights
of myself as owner of the said lands and the new occupant carrying
on to conserve the crop thereon and not to be construed as inter-
fering with the legal rights of the Custodian of Japanese property
if and when such property becomes his legal guardianship.
Time is the essence of this agreement.

K. Eto

Witness: [Signature]

FILE # 3767

11th March, 1943.

PACIFIC CO-OPERATIVE UNION

CLAIM FOR MISREPRESENTATION

Kikuyo ETO

to

Uno Beck and Fred
Marsnas

Acreage adjustment .72 - \$72.00

Suggested Settlement on 70% basis \$50.40

No funds available for
payment. July 16, 1943.

Paid 29/7/43.

Hebron

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 100

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Your File: 3967.

March 31, 1943.

Re Insurance

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

RECEIPTION SECTION	
Rec'd	APR 3 1943
File No.	
Ass.	
Referred	<i>Gibson</i>

Attention Mr. Gibson.
RE: Kikuyo IWAKICHI.

sent to Shears

Dear Sir:

We have to-day inspected the property of
the above party as requested in your letter of March 25th
and wish to report values as follows:

#1	Dwelling House.....	\$450 00
#2	Woodshed.....	25 00
#3	Chicken House.....	25 00
#4	" "	25 00
#5	" "	25 00
#6	Barn - no coverage	
#7	Garage & Feed house.	50 00
		<u>\$600 00</u>

Attached is our cover note.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

RECEIVED TO
 Rec'd JUL 9 1943
 File No.
 Ans.
 Referred *Richardson*

Alexander
 File No. 3967
 Property: Eto KIKUYO.
 Lessee: P. Shapit.
 Amount: \$175.00

CANADA
 Department of the Secretary of State *File No 3967*
 Office of the Custodian
 Japanese Evacuation Section *Eto, Kikuyo*

PAYMENT ORDER.

To *Pacific Coast Packers*
 Address *Vancouver B.C. 2100 W. Pender St. New Westminster*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of
One hundred & Seventy Five/100 Dollars out of monies now due and
 accruing due or that at any time hereafter may be due in respect to the
 proceeds of: *Berry Corp.*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
 this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
 and seal this *28th* day of *June*, 1943.

SIGNED, SEALED, and DELIVERED
 IN THE PRESENCE OF

Signature: *[Signature]*

Address: *Office of Custodian*

P. Shapit

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this *8th* day of *July*, 1943.

Signature *[Signature]*

PACIFIC COAST PACKERS LTD

No receipt

File No. 967

Reg. No. 14245

Date July 28/43.

Name TOI Kikuyo.

Your Account has been ~~DEBITED~~ ^{CREDITED} as follows

One hundred and Seventy five dollars

(\$175.00) From Feb, 2/43 to Aug. 3/43.

Received from Pacific Packers Ltd.

(Original on file 4930)

27
Custodian of Enemy Property

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 7967
Reg. No. 14245

506 Royal Bank Building,
Vancouver, B. C.

Mrs. Kikuyo HIO,
Soden, B. C.

APR 13 1944

Dear Sir:

Re: 292 Topham Road, Milner, B. C.
Lot 3 of the West half of the south west
quarter of Sec. 6, Township 12, Map 4084,
Dist. of New Westminster, Mun. of Langley,
C. of B. 50499.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1701.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1701.00
Less:	
Tax arrears to December 31st, 1942	\$ 29.82
Registration fee	3.00
Encumbrance—Principal	
—Interest	32.82
Net proceeds of sale	\$ 1668.18

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 3987

Reg. No. 14245

506 Royal Bank Building,
Vancouver, B. C.

APR 13 1944

Mrs. Kikuyo HIO,
London, B. C.

Dear Sir:

Re: 292 Topham Road, Milner, B. C.
Lot 2 of part of the South east quarter
of Sec. 1, Township 9, Map 5481, Dis. of
New Westminster, Mun. of Langley, C. of E. 50459.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 445.00
Add:	
Unexpired insurance premium as at January 1st, 1943	445.00
Less:	
Tax arrears to December 31st, 1942	\$ 18.11
Registration fee	3.00
Encumbrance—Principal	
—Interest	21.11
Net proceeds of sale	<u>\$423.89</u>

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1

Credit re Sale of property

Debit

Credit

Balance

\$ 423.89

Ditto

1668.18

Land Registry Office G/E (2)

\$ 2.00

May 20

Premium H. W. Policy 210401

12.75

Aug. 3

Beck & Horneos re crop claim

90.40

\$52.40

\$2104.82

CR \$2052.42



GOWING FROST & SON

NOV 23 1945

THE FARMERS AUCTIONEERS

Ans.

Referred

AT LANGLEY AND ABBOTSFORD

LANGLEY PRAIRIE, B.C., NOV 21 1945

(Just 28 miles East of Vancouver on the Main Highway)

ABBOTSFORD AUCTION
MARKET
EVERY TUESDAY

We Sell—
MASSEY - HARRIS
Implements, Etc.

SEE OUR
SNAPPY SALETERIA.
WE SELL
EVERYTHING

NEW AND USED
IMPLEMENTS.
NEW AND USED
FURNITURE ALWAYS
ON SALE.

SIMMONS LTD.
NEW BEDS, ETC.
MATTRESSES AND
CHESTERFIELDS.

BEATTY BROS.
BARN EQUIPMENT AND
STANCHIONS.

DELAVAL SEPARATORS,
MASSEY-HARRIS
SEPARATORS,
STOCKHOLM
SEPARATORS.

BALED HAY AND STRAW.
DRY STOVE WOOD.

WE SELL
ON COMMISSION OR
BUY OUTRIGHT FOR
CASH.

*Custodian of Enemy Property,
Vancouver.*

*Enclosed please
find \$1.75 for some old
mattresses (which I claimed
as unsaleable when I removed
the other Japs' goods) which
I have sold today, belonging
to the Eto Place on Jopham
Road North, Milnes district.*

*Will you also please
inform Mr. Svenson, who
was enquiring about a
Living Room Suite, a Range,
a Heater for a Jap named
Oka.*

*I have looked these up &
the Heater & Range were left
there as unsaleable, & the
Suite was sold separately*

as Ex. Table, a Sideboard, & seven
chairs.

Please also tell him, I did phone him
at his office the following morning,
but they said he was up the
Valley somewhere.

James Conely,

GOWING FROST

AUCTIONEER

LANGLEY & ABBOTSFORD

G.F.

22nd July, 1946.

Mrs. Kikuyo ITO,
Reg. No. 14245,
Slocan City, B.C.

Dear Madam:

We wish to acknowledge your letter of the 26th June, requesting that all funds credited to your account here be transferred to your daughter, Shigeo ITO.

Under a policy between this department and the Department of Labour, before any funds belonging to a resident in a Department of Labour Housing Project are remitted or transferred, the recommendation of the Department of Labour is necessary. In your particular case, it is noted that you are in receipt of supplementary maintenance at their Slocan Project, and that you have elected to conserve your Custodian funds until the time of your return to Japan.

In view of the above circumstances we are, therefore, unable to make the transfer of funds that you have requested at this time. However prior to the date of your departure, the matter will again be reviewed and be given due consideration.

Yours truly,

W. E. Anderson,
Administration Dept.

WE:HA

12th August, 1947.

REGISTERED

Mrs. Kilgoy ETO,
Registration No. 14245,
Box 20,
Slocan City, B.C.

Dear Madam:

As requested in your letter of the 4th August, we enclose herewith Custodian cheque in the amount of \$1816.32 which sum represents your full remaining credit balance at this office. For your information we are enclosing a statement of your account showing entries made since the one sent to you 13 th April 1944, with details of your property sales.

We note that you still have the Title documents of these properties in your possession and we request that you send them to this office as soon as possible as they have been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

Office of the Custodian.

HA
Encls.3 (cheque)

File No. 3967

May 3, 1948.

REAL PROPERTY MEMORANDUM

Re: Kikuyo ETO (Mrs. Iwakichi)
Registration No. 14245

Veterans' Land Act transaction.

Two Real Properties included, being:

Lot 3 of the West half of the South West quarter of
Section 6 Township 12, Map 4084 Municipality of
Langley in the District of New Westminster.

and

Lot 2 of part of the South East quarter of Section 1
Township 9 Map 5481 Municipality of Langley in the
District of New Westminster.

Assessments (1943)

Lot 3:

Land.....\$ 600.00
Improvements... 1000.00
TOTAL \$1600.00

Lot 2:

Land.....\$ 500.00
Improvements... 300.00
TOTAL \$800.00

Appraisal: (Soldier Settlement Board Valuation)

Lot 3:

Land.....\$ 832.65
Improvements... 900.00
\$1732.65

Lot 2:

Land.....\$ 378.45
Improvements... 75.00
\$ 453.45

Sold to the Director, Veterans' Land Act as follows:

Lot 3..... \$1701.00

Lot 2..... \$ 445.00

Relative documents attached hereto.

Note: There are 2 Certificates of Encumbrance,
2 Appraisals,
2 Statements of Sale.
(One for each property).

WJJ/HMS


.....

File No. 3967

STATEMENT OF ACCOUNT
Kikwa ETO - Registration No. 14245

12th August, 1947

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent 13th April, 1944		\$2052.42	
June 8	Cheque to you	\$20.00		
July 7	" " "	20.00		
Aug. 3	" " "	20.00		
	Refund to B.C. Security Commission, maintenance	12.00		
Sept. 5	Cheque to you	20.00		
Oct. 2	" " "	20.00		
Oct. 26	" " "	40.00		
Nov. 29	" " "	40.00		
1945				
Jan. 2	" " "	40.00		
Jan. 30	" " "	40.00		
Mar. 1	" " "	40.00		
Mar. 28	" " "	40.00		
Apr. 23	Legal fees in connection with conveyance of properties	30.00		
May 1	Cheque to you	40.00		
May 29	" " "	40.00		
June 26	" " "	40.00		
	Carried forward	\$502.00	\$2052.42	\$1550.42

File No. 3967

STATEMENT OF ACCOUNT (Cont'd)

- 2 -

12th August, 1947

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945	Balance forwards		\$150.42	
Aug. 11	Cheque to you	\$40.00		
Aug. 30	" " "	40.00		
Sept. 18	Aug. & Sept. monthly cheques returned by B.C. Security Commission		80.00	
Nov. 24	Net proceeds sale of old mattress		1.75	
1946				
Jan. 25	Settlement of account by Tajiro MOCHIZUKI		<u>\$264.15</u>	
		\$80.00	\$1896.32	<u>\$1816.32</u>
1947				
August 12	Remittance of funds to Kikuyo ETO	<u>1816.32</u>		
		\$1896.32	<u>\$1896.32</u>	
				<u>CR. NIL</u>

VLA.

DEC - 2 1947

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

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

2370 370
PC 307P 2578A PC 306P 2578A
Sw. 24 Sw. 24

3967

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

- (1) NAME ETO KIKUJO (RCMP) Reg. No. 14245
(Print) Surname Given Name
- (2) Pre-Evacuation Address 292 TOPHAM RD R.R. #1 MILNER, BC
- (3) Present Address SLOCAN CITY, BC
- (4) REAL ESTATE
- (a) Street Address (if any) LANGLEY B.C.
Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
- 1 { LOT 3 of the WEST half of the South East quarter
of Sec. 6, TOWNSHIP 12, MAP 4 DE 4 District of N.W.
- 2 { LOT 2 of the part of the South East quarter of Sec. 1
TOWNSHIP 9, MAP 54 D. 1. Dist. of N.W. C. 15. 50459
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
Sole Owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- (i) Land - - - - - \$
- (ii) Buildings - - - - - \$
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4500.00
- (v) Amount at which Custodian sold property and credited your account - - - - - \$ 2146.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 2354.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation

(over)

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

in no one's care

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

1.		Estimated Value \$
2.	<i>see list attached sheet 1</i>	Estimated Value \$ <i>150</i>
3.		Estimated Value \$ <i>100</i>
4.	<i>credit 25</i>	Estimated Value \$
5.		Estimated Value \$
6.		Estimated Value \$
7.		Estimated Value \$
8.		Estimated Value \$
9.		Estimated Value \$
10.		Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ *250*

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

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ *250*)

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

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

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

DOMINION OF CANADA,
of
TO WIT;

I, *Kikuyo Eto*
of *Slocan*

of the *City*
in the *Province of British Columbia*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the *City* } *Kikuyo Eto*
of *Slocan*

in the *Province of British Columbia*
this *26th* day of *November*
A.D. 1947.

Howard Harris
A Commissioner etc.

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

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

B E F O R E
(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

10

Nelson, B.C.
June 14, 1948

IN THE MATTER OF THE CLAIM OF
KIKUO ETO

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MacDONALD, Esq., appearing for the
Dominion Government.

A.E. COBUS, Esq., appearing for the
Claimant.

W.J. STURGEON, Esq., Secretary to Nelson
Sub-Commission.

MRS. I.C. SMITH, Official Interpreter
G. HAMBLETON, Esq., Official Reporter.

30

MR. COBUS: The first claim, your honour, is that of
Kikuyo Eto, No. 7 on the Secretary's list.

THE COMMISSIONER: And the claim number?

MR. COBUS: Mr. Secretary, I believe that becomes claim
No. 380, is that right?

THE SECRETARY: Claim 380.

MR. COBUS: I call Mrs. Eto.

(MRS) KIKUYO ETO, the claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

10

MR. MACDONALD: Your honour, before proceeding in this
matter, by oversight, the second column in the
Analysis isn't filled in, and we have here an in-
ventory of chattels left at the property of Eto,
and I understand that you have a copy, Mr. Cobus?

MR. COBUS: Yes, that is correct.

MR. MACDONALD: So that my learned friend is not at a
handicap. But when your honour looks over this,
you will notice this column isn't filled in; it
should have been filled in here, which will go
with the Analysis of Personal Property Claim.

20

THE COMMISSIONER: I see.

MR. COBUS: I shall be filing on behalf of the Crown
the Analysis and I intended to make a comment on
that point, and I thank my friend for bringing it
to the attention of the court.

I would ask leave, your honour, to amend the
claim, first with respect to the real property
which consists of two parcels which have been

30

K. Eto
Discussion

numbered Parcel 1 and Parcel 2. The values shown on the original claim as No. 1, \$3500.00, and No. 2, \$1000.00, remain as is, but we have amended the credits. The credit to the Custodian for Parcel 1 is \$1701.00.

THE COMMISSIONER: Instead of \$2052.42.

MR. COBUS: Yes, the \$2052.42 and the resulting balance may be deleted.

THE COMMISSIONER: \$1701.00.

10 MR. COBUS: For Parcel 1, your honour.

THE COMMISSIONER: That is Parcel 1.

MR. COBUS: The credit for Parcel 2 is \$445.00, your honour, a total credit of \$2146.00. That leaves a net claim for realty, the difference between \$4500.00 and \$2146.00, \$2354.00.

THE COMMISSIONER: \$2354.00, yes, all right.

20 MR. COBUS: With respect to item 5 (e), the claim for personal property which is the subject of the claim, the values claimed remain as is, that is, sheet 1, \$150.00, sheet 2, \$100.00, a total claim of \$250.00. However, we do now show a credit to the Custodian of \$2.00.

MR. MACDONALD: What is it?

MR. COBUS: \$2.00 credit to the Custodian under 5 (e) of the claim.

THE COMMISSIONER: That is \$248.00 for personal property.

30 MR. COBUS: Yes, the net claim for personalty under 5 (e) is \$248.00. Under item 5 (f) your honour, the total claim, by adding the realty and the personal property, becomes \$2602.00.

THE COMMISSIONER: Yes.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning Lot 3 which you have described as Parcel 1 and for which you are submitting a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

10 Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave, your honour, to file the real estate statement as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the Farm Appraisal Report on Parcel 1, which is Lot 3?
(Handed to Mr. Cobus)

20 MR. COBUS: I have had produced from the Custodian's file, your honour, the Farm Appraisal Report on Lot 3 of the west half of the south-west quarter of Section 6, which is the subject matter of this claim.

THE COMMISSIONER: That is Parcel 1 in the affidavit.

MR. COBUS: In the claim form, yes, your honour.

THE COMMISSIONER: The claim form.

30 MR. COBUS: That is a parcel containing 18.61 acres, according to the report, and in the first exhibit filed, you will notice it says about 19 acres. The appraisal by the inspector amounted to \$1732.65, and that of the supervisor, Mr.

K. Eto
In Chief

Barnet, \$1700.00. The Farm Appraisal Report is filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 8)

THE COMMISSIONER: Is that a DVA appraisal, Mr. Cobus?

MR. COBUS: Yes, your honour. I believe we have been referring to them as Soldier Settlement Board Appraisals; it is a transaction under the Veterans Land Act.

THE COMMISSIONER: Yes.

10 MR. COBUS: Referring to Exhibit 1, your honour, the statement describes the acreage as being about 19 acres, which were purchased in 1917 at a cost price of \$600.00. At that time it was all bush land. Under crop there were three and three-quarter acres, being in strawberries, raspberries, blackberries and currants; six acres remained uncleared, and eight and a half acres were cultivated but not planted. The witness estimates the value of the parcel to be \$3500.00 for land and improvements.

20

Under "Improvements" she describes clearing of some 12½ acres from the time of purchase till evacuation and the installation of certain drainage ditches with cedar covers. With respect to the clearing, the clearing was done by her husband's and some hired labour, and she estimates the cost of clearing to have been \$300.00 per acre. A well was dug and an iron hand pump was installed. About 180 fruit trees were planted, mixed fruit trees, and at \$1.50

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each they value the planting of the trees, as an additional value of the realty, to be \$275.00.

10 Under "Buildings" the witness has listed three major items, a house, a packing shed, and three henhouses. Two additions were built on to the house, which was originally built in 1920, the additions being made in 1933. The packing shed, which she describes also as a garage, was built in 1935. The henhouses were built in '23, '33, and '35. The total cost for building the buildings referred to comes to \$2400.00.

20 In her statement concerning the appraiser's report she says that the main house was quite old but they kept in in good condition, and the additions, which were built considerably later, were in good shape. The farm buildings, except the old henhouse, were in good condition. She says the land was always kept well cultivated, but says that in the spring of 1942 because of the evacuation, they did not have time to do the ordinary spring work and plowing. She says that the roof shingles were all right when they left. She thinks that the valuation at \$1732.65 is much below a fair market value for the property, and her final comment is that it was good land, in a good district, and conveniently located with substantial acreage cleared. She
30 thinks the land would be worth at least \$3500.00

K. Eto
In Chief

when sold by the Custodian for \$1701.00.

I must admit, your honour, that the property was sold for more than its appraised value; that is, Superintendent Barnet valued it at \$1700.00 and they sold it for \$1701.00.

THE COMMISSIONER: This property was registered in Mrs. Eto's name, was it?

MR. COBUS: No question arises as to title.

10 THE COMMISSIONER: No, I was just wondering whether she was making this claim on behalf of herself and her husband or on her own behalf, alone.

MR. COBUS: I haven't investigated. Would you like the question put?

THE COMMISSIONER: It might be as well to get it on the record.

MR. COBUS: Q: Witness, this land, was it owned by you and your husband, or is your husband dead, perhaps?

A: My husband is, so I own it now, myself.

20 MR. COBUS: Your honour, I think my friend has on file two certificates of encumbrance which indicate -- and I believe he will admit that the claimant is the registered owner, or was the registered owner. Is that correct?

MR. MACDONALD: Yes, your honour. I have two certificates, one for each property.

MR. COBUS: Do you need them?

30 THE COMMISSIONER: I don't think we need file them. I merely wondered whether she was claiming on her behalf or on behalf of herself and her husband.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning Lot 2, which is described in your statement as Lot 2 -- or Parcel 2. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

10 MR. COBUS: I would ask leave to file the statement concerning Parcel 2 as the next exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend produce the Farm Appraisal Report on Parcel 2?

(Handed to Mr. Cobus)

20 MR. COBUS: I have had produced from the Custodian's file the Farm Appraisal Report on Lot 2 of Part of south-east Section 1, Township 9, Langley. This is a parcel of 19.73 acres, according to the appraisal report, near Port Kells, B.C. The inspector has appraised the property for \$453.45, and Superintendent Barnet values it at \$400.00. I file the farm appraisal report on behalf of the Crown.

THE COMMISSIONER: That is an S.S.B. appraisal, too, is it?

MR. COBUS: Yes, your honour.

(APPRAISAL MARKED EXHIBIT NO. 4)

30 MR. COBUS: Referring to the statement, your honour,

the witness has shown the acreage of Parcel 2 to be 20 acres more or less with 15½ acres uncleared, three acres cultivated though not planted, 1½ acres cultivated and in crop of strawberries. It was purchased in 1935 at a cost of \$500.00 at which time it was all bush. She values the land and improvements at the date of sale to be \$1000.00.

10

With respect to improvements on this property, she refers to the clearing of 1½ acres fully at a cost of \$300.00 per acre, and refers as well to the clearing of another three acres which were not as fully cleared, the cost of which she says was \$200.00 per acre. A well was dug for the watering of the livestock but no pump had been installed. The buildings that were built on the land consisted of a barn and a hayshed, which she says cost \$250.00.

20

Her comment is that, as with the main property, that is, Parcel 1 across the road, they did not have time before evacuation to do the ordinary spring work. She refers again to the well on the property and says that that would make that parcel a self-sustaining unit with more land cleared independently of the acreage across the road. She is referring, then, to Parcel 1.

THE COMMISSIONER: Parcel 1, yes.

30

MR. COBUS: She thinks that the S.S.B. valuation was much below a fair value for the land and thinks

K. Eto
In Chief

that the land and the buildings would have been worth \$1000.00 at the date of sale.

10 Would my learned friend admit the assessment in 1943 for Lot 3, which we have described as Parcel 1, was \$800.00 for land and \$1000.00, I believe, for improvements? I might have those backwards. My friend, I think, will admit that in 1943 the assessment of Lot 3 was \$1000.00 for improvements and \$800.00 for land; and I would point out, not for land, but for "improved" land. Now that happens to be true to the Langley District, as I think we can easily show, \$800.00 for improved land.

Will my learned friend admit the 1943 assessment of Lot 2 to be \$500.00 for improved land, I would take it again, and \$300.00 for improvements?

THE COMMISSIONER: Are you admitting that, Mr. MacDonald?

20 MR. MACDONALD: Well, the record shows that; that is all I can do. I am admitting it from the record.

THE COMMISSIONER: You are admitting it from the record.

MR. MACDONALD: Yes.

MR. COBUS: Q: Now, witness, I am producing to you a statement concerning personal chattels for which you are submitting a claim. Did you instruct Mr. Leckie to prepare this statement and is that your signature? A: Yes.

30 Q: Are the statements contained therein true to the

K. Eto
In Chief

best of your knowledge and recollection?

A: Yes.

Q: In your statement, witness, you make reference to a certain inventory sent to you by the Custodian on October 7, 1942. Did you receive this inventory from the Custodian's office which consists of three pages, and on the third page are blanks for your signature. Did you sign one of these and return it to the Custodian?

10 A: Yes, I returned it to the Custodian.

MR. COBUS: This list, your honour, is an inventory dated the 7th of October, 1942, which I think my friend will admit was sent to the claimant on October 7, 1942, and it contains a complete list or an inventory of chattels remaining at 292 Topham Road, Milner, B.C.

THE COMMISSIONER: Is that the same as is attached to your claim? You have a list attached to your claim form.

20 MR. COBUS: I believe so, your honour. The claim form has a two page list, and I think it was built on the basis of this inventory.

THE COMMISSIONER: I see.

MR. COBUS: I think my friend will admit that this inventory is an inventory taken by the Custodian's agent sent to the claimant, signed by her, and returned to the Custodian. I think my friend admits this is a copy of the Custodian's inventory, and I would ask leave, your honour, to file the statement respecting personal chattels

K. Eto
In Chief

and our copy of that inventory as one exhibit.

(STATEMENT AND INVENTORY MARKED EXHIBIT NO. 5)

10 MR. COBUS: Referring to Exhibit 5, your honour, the witness has listed only major items out of that very lengthy list which is attached to the statement. She says that all of the goods claimed were left in the house and other buildings on her farm property at 292 Hopham Road, Milner, B.C. In her comments she says that the chattels above and other goods for which claim is being made are listed on sheets attached to her claim form -- and your honour has already indicated that that list is there.

THE COMMISSIONER: Yes.

20 MR. COBUS: The goods claimed, and other goods for which she is not claiming, are all listed on an inventory sent to her by the Custodian on October 7, 1942, and that inventory, your honour, forms part of Exhibit 5. She says that she has segregated certain farm tools and equipment from the Custodian's inventory and suggests that we refer to sheet two attached to her claim form for that segregation. She has estimated the total value for the farm tools and equipment to be \$100.00, and then, for the rest of the chattels, for which she refers to sheet 1 attached to the claim form, she has estimated a total value of \$150.00, making in all a chattel claim of \$250.00.

30

If my friend would produce the Analysis of

K. Eto
In Chief

Personal Property Claim to be filed.

(Handed to Mr. Cobus)

10 MR. COBUS: I have had produced from the Custodian's file the Analysis of Personal Property Claim for Kikuyo Eto, which consists of three pages with a note on page 1 to the following effect: "The only articles sold were some old mattresses and junk for the sum of \$2.00. The balance appear to be unaccounted for, and anything of value may have been stolen. Nothing of any value remained when our agent visited the property except the above articles which were removed."

My friend has already indicated that inadvertently the Analysis of Personal Property Claim does not show an inventory in the second column.

20 MR. MACDONALD: Your honour, in this connection, the itemized statement is attached to the claimant's claim, and I am presuming that is the reason it was not included, because it is quite apparent my friend already had it.

MR. COBUS: That sounds like an excellent reason.

THE COMMISSIONER: Yes.

MR. COBUS: As a matter of fact, that would make column 2 and column 3 practically identical, and perhaps that is the reason. I am not making any complaint about that, your honour.

THE COMMISSIONER: No.

30 MR. COBUS: The Analysis is to be filed on behalf of the Crown.

K. Eto
In Chief

(ANALYSIS MARKED EXHIBIT NO. 6)

10 MR. COBUS: Referring to Exhibit 6, your honour, the claimant in fact has abandoned, out of the list under "Details of Claim" certain items such as the third one, the enamelled sink (running water), which is abandoned as being a fixture; and an item three or four below that, a sink with built-in cupboards, is abandoned as being a fixture; and about twenty lines below that, there is a built in cooler, which would be a fixture; but she has not altered her value because she still maintains that whatever was there was worth \$250.00, so we haven't amended that value at all.

THE COMMISSIONER: You haven't got the date, Mr. Cobus, or the Crown hasn't got the date when the agent for the Custodian went to this address? Do you want to ascertain whether the goods were there or not?

20 MR. COBUS: Well, the inventory received by the claimant which is now on file bears the date, October 7, 1942. When that inventory was taken, perhaps my friend might advise your honour; I have no information as to that.

THE COMMISSIONER: Have you anything in your records, Mr. MacDonald, to show when the agent of the Custodian first inspected these premises where these goods were alleged to have been left?

30 MR. MACDONALD: The only thing happens to be a memorandum here, your honour, that the first inven-

K. Ito
In Chief
Cross exam

tory of the goods was taken on the 29th of September, 1942, and a copy of the inventory was sent --

THE COMMISSIONER: But that doesn't fix the date when the agent of the Custodian first went to these premises and found that the articles claimed for here were not there any more.

MR. MACDONALD: That is the only record I have.

10 MR. COBUS: I think, your honour, we are at least entitled to assume that at whatever date the Custodian took the inventory, the goods which are listed there must have been there at that time.

THE COMMISSIONER: At that time, yes.

MR. COBUS: Whatever the date.

THE COMMISSIONER: Yes.

MR. COBUS: Your witness.

CROSS EXAMINATION BY MR. MACDONALD:

20 Q: When did you leave your home?

THE COMMISSIONER: Mr. MacDonald, do you care to make your submissions before you continue with your cross-examination?

30 MR. MACDONALD: Oh, yes, your honour. I submit, your honour, as far as the real property is concerned, that it was sold for its fair market value. As far as the personal property is concerned, the articles which were sold were sold at their fair market value, and the articles claimed for which they cannot account for, are claimed at

K. Eto
Cross exam

an exorbitant value.

I just want to ask a few questions.

THE COMMISSIONER: Yes.

MR. MACDONALD: Q: When did you leave your home?

A: It was the end of June, 1942.

MR. MACDONALD: Your honour, the records show the 29th of June, 1942.

THE COMMISSIONER: June 29th, 1942, that would be right.

MR. MACDONALD: Q: Where did you go?

10 A: She went to Sanden.

Q: And has she been living in Sanden ever since?

A: I was there two years and then I came to Slecan.

Q: And she still lives in Slecan City?

A: Yes.

Q: Now, were any of the goods sent to her by friends since she left?

A: No.

20 THE COMMISSIONER: You might ask her, Mrs. Smith, whether there was any neighbour or any other person that she spoke to about the goods being left who would have been taking care of them.

MR. MACDONALD: What was that, your honour?

THE COMMISSIONER: I asked Mrs. Smith to ask her if there was any neighbour that she spoke to to take care of the goods when she left; they were left in her own premises, apparently.

MR. MACDONALD: Q: The goods were left on your own premises, were they?

A: The things in the list were all left in the house, in her own house.

30 THE COMMISSIONER: Her own house, yes.

K. Eto
Cross exam
Re-Direct exam

MR. COBUS: Your honour, I wonder if my friend would permit me to see the J.P. form?

(Handed to Mr. Cobus)

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a document known as a J.P. form, which bears the date of the 14th of April, 1942 and the signature "K. Eto." Is that your signature? A: Yes.

10 MR. COBUS: Your honour, I would ask to file the J.P. form on behalf of the Crown and point out that this J.P. form is signed under the red notation which is common to some of the J.P. forms reading as follows: "I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock debentures, bonds or other securities, if any."

20 THE COMMISSIONER: That is the clause that you refer to as vesting the property in the Custodian.

MR. COBUS: I don't know that that vests the property in the Custodian, but at any rate it declares above her signature that she left it with the Custodian. I mean, it is the Custodian's form.

I have nothing more to ask, your honour.

THE COMMISSIONER: Do you have any further questions, Mr. MacDonald?

MR. MACDONALD: No, your honour.

30 THE COMMISSIONER: All right, Mrs. Eto, that is all

K. Eto
Discussion

we can do now. The matter will be dealt with later.

MR. MACDONALD: Your honour, it has been drawn to my attention that we have a photograph of the house on Lot 3 in this case. It is suggested that I better file it on behalf of the Crown. It shows the building.

MR. COBUS: We admit, your honour, that that is a photograph of the house at 292 Topham Road, Langley, B.C.

THE COMMISSIONER: Probably it would be just as well to file it. That will be Exhibit No. 8.

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

(PHOTOGRAPH MARKED EXHIBIT NO. 8)

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter

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

E.P. Dawson,
Sub-Commissioner

DEFENCE BRIEF

V.L.A. Deal

Kikuyu ETO

File No. 3967

Case No. 380A

REAL PROPERTY CLAIMS

1. Real Property Claim

	<u>Appraised at</u>	<u>Sold for</u>
Parcel 1 (lot 3) 3500.00	1732.65	1701.00
Parcel 2 (lot 2) 1000.00	453.45	445.00
4500.00	2186.10	2146.00

Witness: Parcel 1, B.C. Wormworth, Appraiser. ✓
Parcel 2, McKay, Appraiser. ✓

Ex. 1 - Real property statement parcel 1.
Ex. 2 - S.S.B. Appraisal "
Ex. 3 - Photo of house "
Ex. 3 - Real property statement parcel 2.
Ex. 4 - S.S.B. Appraisal "

Sold for F.M.V.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

Household goods 150.00
Farm equipment 100.00
250.00

(a) Sales by auction 2.00 *value 30.00*

Witness: Gowing Frost, Auctioneer.
W.J. Iverson, Attended sale. ✓

See Auctioneer's sales sheet dated
21 Nov. 45 in which he describes the
above sale as "Old mattresses & junk".

(b) { Balance of goods claimed. Lost, destroyed or stolen.
{ 220. -

Witness: W.J. Iverson. ✓

See W.J. Iverson's memo at back of file
dated 14 Jan. 46 in which he states
that when he called at the place he
could find nothing but junk both in
the house and around the farm buildings.

"Prices claimed exorbitant." would
seem to be the defence. Perusal of
the file does not appear to support
Agency.

Name of Claimant **W.D. Kilgus**
 Custodian File **7967**

Case **380**

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					1701 445	794.60 217.55			794.60 217.55	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	220.00	101.50		101.50			
TOTAL RECOMMENDATION										1113.35

3967

November 28th, 1950.

Mrs. Eikuyo ETO,
Sloan City,
B. C.

Dear ~~Sir~~ Madam:

Re: Japanese Property Claims Commission

Case No. 380

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$1,113.35.

Cheque in your favour is enclosed for \$1,048.95
and we have paid the Co-Operative Committee .. \$ 64.40
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.