

4816

RECEIVED BY THE OFFICE

HANEY
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 (Ayako) Mrs. Riki
HOME ADDRESS: P.O. Box 317, Pitt Meadows, BC
REGISTRATION NUMBER 14198 SEX: Female AGE: 30
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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Riki 4403

ADDRESS OF WIFE OR HUSBAND: P.O. Box 317, Pitt Meadows, BC

NAMES OF ANY LIVING CHILDREN: Sazao (M) Teru (M)

ADDRESS OF CHILDREN: P.O. Box 317, Pitt Meadows, BC

AGE OF CHILDREN: 3, 1

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

1. LOCATION AND DESCRIPTION: 5 acres on McMyn Rd., P.O. Box 317, Pitt Meadows, BC ✓

see file #483.

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling house ✓

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

4. TAXES (Amount and where payable) \$15 (about) payable at Pitt Meadows Municipal Hall

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My husband has a half interest
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: My husband and myself
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: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
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 20th day of April 1942.

(Signature) A. Ikeda

J. T. Wilhains
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date September 11, 1945.

Full Name IKEDA, Ayako (Mrs. Riki)
(Surname in Block Letters)

Registration No. 14198 Male - Female (check) Age Jan. 27, 1912

Former Address P. O. Box 317, Pitt Meadows, B. C.

Date Evacuated May 19, 1942 Naturalized - Canadian-Born - National (check)

Present Address c/o J. L. Lahti's Sawmill, RETURNED TO JAPAN
GERALDTON, Ontario. S.S. "MARINE FALCON"
2nd OCTOBER, 1945.

Married - Single
(check)

Name of Wife _____

Name of Husband Riki #14331

Name of Mother (MATSUMOTO) Kura #13704 Nee Name of Father HISANAGA, Minezo #13705

Names of Children under 16 Roy Sadao (M) 13/12/38; Billy Teru (M) 6/3/41

Joan (F) 12/3/43

Our File No. 4816 Registered with Custodian Yes
(yes or no)

Requested By _____

Additional Information _____

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
Nov. 23/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ 200

Dear Sir:

Re: IKEDA, Ayako ⁴⁸¹⁶ #14198

*No Joint %
with 4980.*

Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - \$ Nil

Draft Issued - - - - - \$ 200.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 200.00. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,

F. G. G. G. G.
F. G. G. G. G.,
Supervising Treasury Officer.

FGC/EJ.

REAL PROPERTY SUMMARY

Catalogue No. S.S.B. (B.C.696 P)

File Nos. 4816/4983

Names : IKEDA, Ayako (Mrs. Riki)
IKEDA, Riki

Reg.No.14198

Reg.No. 14331

Civic Address: 2273 McMynn Road, Pitt Meadows, B. C.

Legal Description: Lot 10 of Section 25, Block 6 North Range 1
East, Map 3391, Municipality of Pitt Meadows,
District of New Westminster.

Classification: 5.67 acres, very little cleared. Three room
dwelling - poor condition with lean-to woodshed.

Registered Owners: Riki IKEDA and Ayako IKEDA (Joint Tenants)

State of Title: Clear

Administration & Revenue:

Unable to get tenant until May, 1943 when it was
rented at \$4.00 per month. All revenue accrued
to V.L.A.

Sold to The Director, Veterans' Land Act for \$338.00 cash as
of January 1, 1943.

Title delivered October, 1944.

Payment of net proceeds amounting to \$314.04 credited to account
on October 26/44 after paying Tax arrears of \$20.96
and Reg. Fees of \$3.00. Legal fees of \$15.00 were charged
in connection with sale.

Chattels: Not involved in sale of property.

Insurance: None carried.

Certified a Correct Summary of File

Aug.30/45

W.E. Anderson
.....

REF. NO.		NAME			FILE NO.	
14198		Ayako (Mrs. Riki) MIKEDA			4816	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	

This file reveals no evidence of fire insurance carried on the property of this person.

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

DATE:

Aug 30/45

W E Lawrence

LIABILITIES SUMMARY

File No. 4816

September 11, 1945.

Re: Aysko IKEDA (Mrs. Riki) Reg. No. 14198

This file reveals no claims filed against this person.

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

Date: Aug 30/45

L. E. Anderson

PERSONAL PROPERTY SUMMARY

File No. 4816

September 11, 1945.

Re: Ayako IKEDA (Mrs. Riki) Reg. No. 14198

This file reveals no evidence of personal property of any kind owned by the above-named Japanese.

No vessels, cars, radios or cameras are revealed on this file.

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

DATED:

Aug 30/45

W E Hudson

BC-696-P
BC-2184-B

VETERANS' LAND ACT

R.O. New Westminster
R.O. File Gen. 25
D.O. J.K. 916
D.O. File J.K. 916

SMALL HOLDING APPRAISAL REPORT

Japanese
Name Riki IKEDA & Ayako IKEDA (Joint Tenants)
Legal land description Lot 10 of Sec. 25 Blk. 8 North R.I.E. Map 3391
Municipality of Pitt Meadows Area, or acreage 5,000 Acres
Vendor's Name Custodian Address Vancouver
Nearest city, town, or village Pitt Meadows - 200 yds Rail point Pitt Meadows - C.P.R. 1/2 miles
Municipality (in Prairies and B.C.) Pitt Meadows County (in East)

GENERAL DESCRIPTION OF COMMUNITY

Is community a desirable one? Fairly so. Is it likely to improve or deteriorate and in what way?
I don't think it will change much one way or the other.
Is it a new development, or subdivision? No Are present property values normal,
subnormal, or inflated? About normal Predominating nationality British Religion Protestant
Employment opportunities, what are they and where? Seasonal with farmers. Peat Plant 2 miles.
Mill 3 miles. Mill & Brickyard 5 miles. Cannery 7 Miles.
Principal centre and population The Village 100. Number of industries -
Normal number employed At Peat Plant 20. Is employment seasonal or continuous? Continuous.

PARTICULARS OF PROPERTY

Has property access to main road? yes Distance to main road 200 yds. Type and condition of
this road and is it usable the year round? Good gravelled 50' road all year round
Transportation facilities to employment None. Cost of fares -
Distance to nearest: Transportation 200 yds. Place of employment - Shopping centre 3 Market 15 mi.
Primary School 1 mi. High School 5 mi. Churches and denominations C. of E. - 1 mi.

Public utilities	Water supply	Sewer	Electricity	Telephone
Is service available.....	<u>no</u>	<u>no</u>	<u>yes</u>	<u>no</u>
If installed, yearly cost.....			<u>As used</u>	
If not installed, cost to provide service.....				

WATER. If no public utility water supply, is drinking water available from other source? Yes, from good 10' well.
If not, what is required and cost? Excellent domestic water - unribbed well.

DRAINAGE. Natural, sewers, pump, ditches, etc. and cost Under the Maple Ridge & Pitt Meadows
Dyking & Drainage Commission. \$4.00 per year Maintenance.

FENCING. Type, condition, ownership of line fences; if fencing required give type and cost Old barbed wire
needing repairs. Owned by adjoining property owners. Ample material to
repair with.

RIGHTS. Describe any rights or easements concerning property Nil

WEEDS. Name and extent Bad. Canada Thistle, Couch, Mustard, Devils Foot Jack, etc.

TREE FRUITS. Number of trees, varieties, age and condition Nil

SMALL FRUITS. Area, kinds and condition Nil

If property has any valuable features not already indicated, specify Note: the bush will afford
domestic firewood for a few years.

Area		Level, rolling, hilly	Soil: kind, depth in inches	Kind of subsoil	Nature of crops	Value per acre	Total Value
2.80	Cultivated P. Pasture	Low Land level	L.C. Dark Clay Loam	Clay	Pasture	50.00	110.00
.56	Cultivated	level	Sandy Loam 8-10"	18% Sand	Garden	75.00	42.00
2.90	Unsuitable for cultivation when cleared	level	Clay Loam 8-10"	Clay	Bush	15.00	43.63

Total area Value including fencing and water supply \$ 195.63
 Value orchards, small fruits or other assets add to land \$ -
 Total value of land \$ 195.63

Cost of breaking, or clearing and breaking the land shown as "Suitable for cultivation" is \$100.00 per acre

State how property was identified Map check & 2 corner posts located.

BUILDINGS

Kind of Building	Size	Height	Brick, frame, log, etc.	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present Value
Frame House	16x24	10	Frame	Wood	Poor Shingle	20	Poor	150.00
Closed Verandah	6x24	8	"	"	"	20	"	
Note: Built on to back of dwelling there is a Shake & Pole Woodshed of no assessable value. There are also two other crude sheds not assessable.								
Total value of buildings								150.00

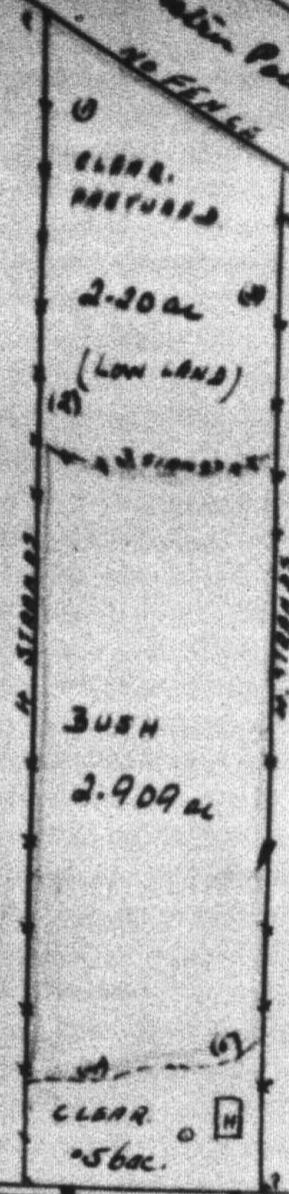
HOUSE, Basement: Size Nil Finish " Floor " Drainage Natural
 Chimneys: Number 2 Material Stove pipe Built from ground or brackets Brackets
 Number of rooms: Downstairs 3 Upstairs nil Attic " Interior finish: Floors fir
 Walls Wood papered Woodwork Some V-joint Exterior finish Cedar Siding
 Are buildings painted? No Condition of paint? " Are buildings equipped with lightning rods? (specify which) NO
 Heating system: Type, suitability and condition nil
 Is house wired for electricity? Yes If plumbing installed, describe fixtures and condition No plumbing - Electric light is in use.
 Are there any unusual features or peculiarities about these buildings? Obviously of Japanese building, crude and rough. The third room is Verandah closed in, makes a kitchen.
 Detail building restrictions, if any nil
 By whom confirmed "
 Is there any special fire hazard adjacent to property? Bush close up to house If so describe and state distance Distance from nearest bush 25 yards
 Distance from adjacent buildings in each direction Approximately 200 feet
 Items repairs, additions or alterations required and cost I do not consider this building or dwelling worth repairing or adding to. It might make a useful out-house.
 Total cost \$ "
 List new buildings required and cost Small Bungalow \$1000.00 to \$1200.00

Total cost \$ "

R-4 (1-14-20)

1910-2005-21264-212
Map 2291- NW 6

ROUCHES HIGHWAY
200' Wide Point Bay of Canada



McMYN ROAD

This sheet to be inserted on BC/696-P Page 3

DIAGRAM OF PROPERTY

R.O. New Westminster

R.O. File Gen. 25

D.O.

D.O. File J-916

Scale 200' = 1"

(Appraiser should fill in scale used in making diagram)

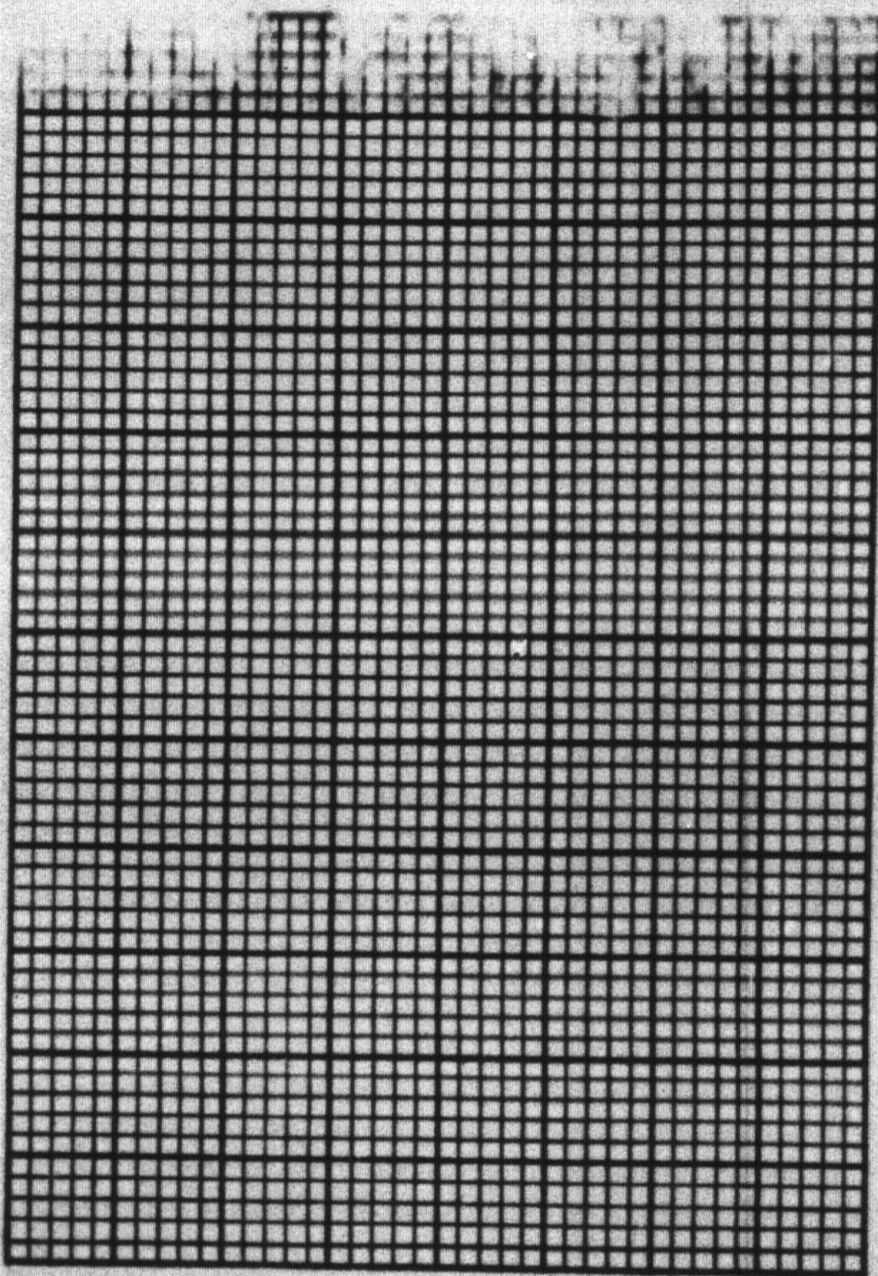
Legal land description Lot 10 of Sec. 25 Blk 6 N. R. I.E. Map 3391 N.W.D.

Municipality of Pitt Meadows.

Area, or acreage

LEGEND

- Cultivated area - yellow cu
- Cultivable after clearing and/or breaking - green outline
- Waste land - leave white
- Steep slopes - [wavy line symbol]
- High knolls - [circle with dot symbol]
- Fence: barbed wire - x-x-x-x
- Fence: woven wire - o-o-o-o
- Fence: rail, stump or stone - [dashed line symbol]
- Buildings: house - [R symbol]
- barn - [B symbol]
- granary - [G symbol]
- Well - [circle with dot symbol]
- Soil test holes: - (1)
- (2)
- (3) etc.
- Trees: - x x x x x
- x x x x
- x x x



Indicate north by arrow N ↑

SUMMARY OF VALUES

Total value of land	\$ 195.63
Value buildings add to land	\$ 150.00
Total value of holding	\$ 345.63

RECAPITULATION OF PERMANENT IMPROVEMENTS REQUIRED AND COST

Water supply	\$ -
Drainage	\$ -
Fencing	\$ -
Clearing and breaking	\$ -
Repairs to existing buildings	\$ -
New buildings	\$ -
Total cost of improvements required	\$ -

Above improvements would add to value of property

Taxes: Present assessment, Land \$ 500.00 Buildings \$ 200.00 Total \$ 700.00

Specify land, school, drainage, dyking, irrigation or other taxes or charges against land Land \$ 6.00 - school \$ 5.10 - Dyke & Drainage \$ 6.47

Taxing authority Municipality of Pitt Meadows Total annual taxes \$ 17.57

Insurance in force on buildings \$? Expiry date

Are there any other V.L.A. holdings in this locality? No If so distance from this property

Have any post-war small holdings, housing or subdivision plans been started or projected by municipal or other public authority, or by private enterprise? No If so explain and describe

Is property above or below average for the district? Below average Explain in what way Principally on account of buildings. Not a white man's residence and not worth repairing.

Give available information on recent sales of properties in the vicinity. Not available

What was the date and what were the conditions of the last sale of this property? - Land Registry Office show sale by B. Schlick for \$800.00 - January 17th, 1942.

What is average rental cost of homes in the vicinity? \$15.00 to \$20.00 per month

Is your valuation based on real estate prices, agricultural productive capacity or other special feature? Agricultural productive capacity.

Do you consider this a suitable proposition for a small holding? Yes. No dwelling will be necessary. Land worth improving. Drainage can be had to North Highway Ditch.

Give your opinion as to salability or ready marketability of property under ordinary conditions. I am of the opinion property would be readily marketable. It has high land and low land.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and location of the property it is my opinion that its value is \$ 345.63

Date of inspection August 23rd, 1943. Appraiser [Signature]

We have considered the above appraisal and all available information regarding the property.

In our opinion its sound value, under present conditions is \$.....

We consider this property (insert suitable or unsuitable)..... for the purposes of the Veteran's Land Act. We recommend that it be purchased within the following price range \$..... to \$.....

Remarks.....

Date..... 19..... Chairman, Regional Advisory Committee.....

(Chairman and at least one member of Committee must sign this statement) Member, Regional Advisory Committee.....

Member, Regional Advisory Committee.....

District Office Review.....

..... Reviewing Officer.....

District Superintendent's decision Approved for purchase at \$358.00.

Date Jan 18th 1944 District Superintendent [Signature]

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 4816

MUNICIPALITY: Pitt Meadows. Date: June 1, 1942.

NAME: IKEDA, (Ayako) Mrs. Riki. REGISTRATION NO. 14198.

ADDRESS: House beside 2273 McMynn Road, Pitt Meadows, B.C.

PROPERTY: Joint ownership with husband Riki Ikeda.

ACREAGE: 5.67

KIND OF CROPS: None. Mostly bushland.

APPROXIMATE ACREAGE OF EACH:

HOUSE:	VACANT: Yes.	OCCUPIED
DESCRIPTION		ROOF:
SIZE:		NO. OF ROOMS

CONDITION:

OTHER BUILDINGS:

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: ON: OFF:

LIGHT: ON: OFF:

REMARKS: See report on IKEDA, Riki. Joint ownership.

INVENTORY OF CHATTELS LEFT ON PROPERTY
None.

Signed:

I. G. Bardwell.

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

NOV 6 1944

JAPANESE EVACUATION SECTION

File No. 4816/4983
Reg. No. 14198/14331

508 Royal Bank Building,
Vancouver, B. C.

Mrs. Riki IKEDA,
c/o J. Floyd Bradley,
High Bluff, Man.

(Joint owner: Ayako IKEDA)

Dear Sir:

Re: Municipality of Pitt Meadows - Lot 10 of Section 25,
Block 6, North Range 1, East, Map 3391, District of
New Westminster. S. of T. 148379E

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	- - - - -	\$ 338.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	338.00
		<u>338.00</u>
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$ 20.96
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	3.00
—Interest	- - - - -	
Net proceeds of sale	- - - - -	<u>314.04</u>

This amount has been placed to your credit and a statement of your ^{Joint} 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.

R

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE COMPTROLLER

<u>1943</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Cr. re Sale of Property		314.04	
	Land Registry Office Certificate of Encumbrance	1.00		313.04 Cr.

4983 & 4816

1st June, 1942.

Mr. D.F. McMyn,
McMyn Road,
Pitt Meadows, B.C.

Dear Sir:

We understand that Riki IKEDA AND
Ayako IKEDA are purchasing property from you under an
Agreement of Sale.

Apparently they have not registered the
Agreement and we ask that you advise us whether we are
correctly informed. If so, would you be good enough to
forward us a copy of the Agreement and at the same time
advise us of the status.

Thanking you in anticipation,

Yours truly,

R.P.Alexander
Assistant Manager.

RDR:PB

4516/4983

September 18, 1945.

Mr. & Mrs. Riki IKEDA,
Reg. Nos. 14197 & 14198,
c/o J. L. Lamb's Sawmill,
SARALUTOB, Ontario.

Dear Sir & Madam:

Your letter of August 25, has been received, and, as requested, we are sending you herewith Custodian cheque in the amount of \$298.04, covering all funds standing to your credit in this office.

The administration of your affairs now having been completed, your files have been reviewed. Following is a brief summary of your files:

Real Property- At the time of your evacuation, you had not obtained a tenant for your property, and, as this property remained vacant up to the time of sale, no revenues from rentals accrued to your account.

On November 6, 1944, we forwarded you a statement, giving details of the sale of your property. This statement showed a credit balance of \$313.04. Since that time, legal fees pertaining to the sale of this property in the amount of \$15.00 have been charged to your account, leaving a credit balance of \$298.04.

Liabilities - Four claims, totalling \$54.76, were registered against Mr. Ikeda. These were all settled in full from the funds which Mr. Ikeda sent to this office, in April, 1944, for that purpose.

Personal Property- The only items of personal property revealed in your files, are the five \$5.00 War Savings Certificates declared by Mr. Ikeda. These were in Mr. Ikeda's possession, and did not come under the control of the Custodian.

Financial Statement- We enclose a statement of your joint account, showing a credit balance of \$298.04, and Custodian cheque to cover that balance.

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 attached cheque, we are enclosing a stamped, addressed envelope for your reply.

Yours truly,

W. E. Anderson,
Administration Department.

WEA/YH
Enclosures (3)

REGISTERED

*Acknowledged
Oct 1/45*

in file 4983

*Supplied
notified*