

FILE NO. 100-10000

SEP 7, 1941

MEMORANDUM

TO: SAC, NEW YORK (100-10000)

RE: Information received from Mr. [redacted] of the
New York Office, dated September 13, 1941.

See also

13495

INFORMATION FROM R.C.M.P.

Date September 21, 1945

Full Name Estate of KADO, Sueno (Mr.) Deceased.
(Surname in Block Letters)

Registration No. N/R Male - Female
(check) Age

Former Address _____

Date Evacuated _____

Date Evacuated _____ Naturalized - Canadian-Born - National
(check)

Present Address Died at Essondale, B.C. on June 4, 1937

Married - Single
(check)

Name of Wife Masuko Reg'n No. 1287
Name of Husband _____ File 4047

Name of Husband _____ File 4047

Name of Mother _____

Names of Children under 16

Name of Father _____

Our File No. _____

Registered with Custodian _____
(yes or no)

Requested By _____

Additional Information This man died prior to registration

time to registration

REAL PROPERTY SUMMARY

JAPANESE NAME: Sueo KADO N.R. (deceased 4th June 1937) File No.13495.

CATALOGUE NO: Advertised by Jack Milton Streight, Official Administrator, on October 10th, 1945, in the Vancouver Daily Province. No replies. Then, on February 6th, 1946, he advertised for tenders in the Surrey Leader and the Columbian Co. Ltd.

PROPERTY ADDRESS: North End of Westerman Road, just North of Townline Road, R.R. No.4, New Westminster, B.C.

LEGAL DESCRIPTION: Lot "A", Block 1 of Section 32, Block 5 North, Range 2 West, Map 5671, Mun. of Surrey, D. N. W.

TITLE: Registered in the name of Sueo KADO ~~deceased~~.

ENCUMBRANCES: None registered.

Unregistered Letters of Administration to Jack Milton Streight, 4th August 1944. - *Later Transmission*

*Routine
Deletion of Name*

Original Vesting Order filed No. 25171 dated 14th December 1942.
Special Vesting Order filed No. 25171, dated 27th March 1945.

ASSESSED VALUE: Land \$600.00
Improvements \$400.00 - \$1,000.00. Taxes - \$27.65.

CLASSIFICATION: This is a 10 acre piece of property with dwelling and out-buildings. The Custodian's representative reported December 17th, 1942, that this property had an area of 10 acres, 4 acres cleared and all grown over in weeds, 16 fruit trees.
1 - 1½ storey 5-room dwelling 20'x22'. 1 barn 16'x22'. 1 packing shed 12'x14'.

J.M. Streight, Official Administrator, had a special valuation of this property made by Hugh Fabian, Real Estate dealer of Cloverdale, B.C. which we quote in to-to. "Re: Lot "A", Blk.1, Sec. 32, B5N, R2W, Map #5671, Estate of S. Kado, deceased. This property is ten acres, more or less, accessible from the Scott Road in the South Westminster area. It is about 200 yards from a road and the same distance from electricity.

Approximately 2½ acres cleared in garden and pasture, the balance in heavy bush with fir the principal growth. Cost of clearing will be expensive.

Soil light suitable for small bush fruits and chicken raising, inclined to be gravelly.

Improvements consist of a small old house set on posts, unpainted, no wiring or plumbing, shingled roof, drop siding out and shiplap inside, age about 20 years and worth about \$400.00. The place was locked up and not occupied.

The property will in time lend itself to subdivision into ½ acre blocks, if and when road is constructed to it.

Valuation \$1200.00, divided \$400.00 for buildings, and \$800.00 for the land.

land".

Page 2.

File No. 13495.

HISTORY OF
ADMINISTRATION:

*The Custodian exercised
Administrative Control until
Legal Representation applied -*

This property was leased by the Custodian, December 10th, 1942, to George Saastad for a term of 1 year from 1st September 1942 to 31st August 1943. Consideration \$30.00 payable 1st August 1943, paid.

Sueo KADO died 4th June 1937, Essondale, B.C., intestate, and on 4th August 1944, Jack Milton Streight, Official Administrator, was appointed Administrator of the Estate of Sueo KADO, who, on January 16th, 1945, enclosed to us certified copy Letters of Administration in the above estate.

SOLD:

Streight in his April 23.46 States pply regd in his name in Trust -
To Philip John Laybourne for \$1400.00 as at April 9th, 1946.
Approval of Advisory Committee - March 22nd, 1946.

Vesting Order 25171 was vacated April 29th, 1946.

This property was advertised by J.M. Streight, Official Administrator, New Westminster, B.C., February 6th, 1946. The sale price, viz., \$1400.00 was paid into Mr. J.M. Streight's office April 9th, 1946.

OLD CERTIFICATE OF TITLE

No. 113790-E:

Mr. J.M. Streight was advised by his solicitors that they had located the original Certificate of Title and had deposited same in the Land Registry Office, New Westminster, B. C.

Certificate of Title No. 206126-E in the name of Philip John Laybourne was handed to him by J.M. Streight, Administrator.

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

March 18th, 1947.

DAC:JS

D. A. Cramer
D. A. CRAMER.

PERSONAL PROPERTY SUMMARY

File No. 13495

21st March, 1947.

Re: Estate of Sueo KADO, deceased.

The above Japanese died 4th June, 1937, and did not therefore, register with the Custodian.

His wife registered with the Custodian prior to her evacuation and declared no assets.

Our fieldmen inspected the property, listing a small quantity of household furniture and farm equipment. The writer personally inspected this property in 1942 and confirms that they were of little consequence. Our fieldmen in 1944, when liquidating chattels in the district, found them to be of insufficient value to be worth the expense of hauling and handling them for auction.

This file reveals no other personal property assets.

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

WEA:HA

10396
13495
4930

July 8th, 1949.

J. H. Straight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Suse KAD, Deceased, Our File
No. 13495.

We wish to inform you that the name of Suse Kado appears on a list of members of the Surrey Berry Growers Co-operative Association which owns property on Sandhill Road near Twynline Road, near New Westminster. We have been informed by H. Teukishin, newly appointed President of the Association, that it is proposed to liquidate this property and distribute the proceeds among the members. The individual share interests will not be large but you may desire to keep in touch with Mr. Teukishin in this connection. Mr. Teukishin is presently located at Stirling, Alberta.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AM/ER

10396

Copy for 13495

July 7th, 1949.

Mr. H. Tsukishima,
Stirling, Alberta.

Dear Sir:

Re: Lot 2 of the S.W. $\frac{1}{4}$ of Section 33, B5N,
R2W, Map 6634, Municipality of Surrey,
District of New Westminster, on which is
situated a Hall Building, including
contents.

In answer to your inquiry concerning payment of taxes on the above-described property, we wish to confirm that we have on file receipted bill showing 1948 taxes paid in full. The 1949 Notice has not yet been received and we are advising the Tax Office to send this direct to you.

In connection with the liquidation of the assets of Surrey Berry Growers Co-Operative Association, we understand from Minutes of the January Meeting that the funds which will accrue to the Surrey Berry Growers Co-Operative Association are to be distributed among the members. We therefore wish to inform you that the Custodian requires that all distributive shares belonging to Enemies and Japanese persons who returned to Japan at any time since the commencement of the war must be paid to the Custodian.

Sh. ITO, whose name appears on the list of members, is reported to have returned to Japan August 2nd, 1946, and his share will therefore be payable to the Custodian. Our records also show that the Estate of Sueo KADO, another member, is being administered by Mr. J. M. Streight, Official Administrator, New Westminster, B. C., to whom Sueo Kado's share should be sent. Mr. Streight is being advised of the interest of the Kado Estate in the assets of this Association.

With reference to Mitsugi YAMASHITA, formerly Vice-President of the Association, we sent a copy of our letter of April 19, 1949, to him addressed to Morrison Road, Oakville, Ontario, we have received

- 2 -

Mr. H. Tsukishima

July 7th, 1949.

no reply. Would you please let us know whether this is the M. Yamashita whose name appears on the list of members. If so, kindly let us have his correct address.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/ER

13495, 4047

January 15, 1948.

Messrs. Ritchie & Buckvale,
Barristers, Solicitors & Notaries,
Acadia Building,
612 Third Avenue, South,
Lethbridge, Alberta.

Dear Sirs:

Re: The Estate of Sueo KADO, Deceased, and
Masuko KADO, Registration #12574, Deceased.

We have to acknowledge your letter of January 12, with reference to the estate of the above deceased Japanese.

According to information on file, Sueo Kado died at the Provincial Mental Hospital at Essondale, B. C. on June 4, 1937. This office contacted the widow, Masuko Kado, both directly and through the Department of Labour, in November, 1943, in an endeavour to have her take out administration of her late husband's estate but Mrs. Kado did not respond. Mr. J. H. Streight, Official Administrator, New Westminster, B. C., was, therefore, requested to apply for administration and Letters were granted to him on August 4, 1944.

The Real Property registered in the name of the deceased, namely Lot A, Block 1 of Section 32, Block 5 North, Range 2 West, Map 5671, Municipality of Surrey, District of New Westminster, was advertised for sale by Public Tender by Mr. Streight on two occasions, one offer of \$1400.00 being received. This offer was accepted by Mr. Streight and the title was delivered to the purchaser by Mr. Streight. Upon receipt of a certified copy of Letters of Administration, the small balance of funds to the credit of the deceased in this office, namely \$11.44, being revenue derived from rental of the above property, was forwarded to Mr. Streight for the credit of the estate.

In his last report to this office on September 23, 1947, Mr. Streight advised that there was a balance of \$1117.60 standing to the credit of this estate in the Treasury. On September 29, 1947, we supplied Mr. Streight with the last known address of the widow and children of the deceased. We have had no further report from Mr. Streight since that date.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AG

Ritchie & Huckvale

BARRISTERS, SOLICITORS, NOTARIES, & C.

J. NORMAN RITCHIE, K.C.
W. E. HUCKVALE

OFFICES: ACADIA BUILDING
612 THIRD AVENUE S.

Lethbridge, Alberta,
CANADA

12th January, 1948.

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

EVACUATION SECTION	
Rec'd.	JAN 14 1948
File No.	4047/13495 <i>Lethbridge</i>
Adm.	<i>C</i>
Ref'd.	<i>M. Kado</i>

Dear Sir: Re: Your file 4047. 13495
 Re: Mrs. Masuko Kado. Registration #12574

The above mentioned has seen us with reference to the claim which she has filed with the Commissioner.

It appears that the land referred to in the claim, namely, Lot A, Block 1, of Section 32, and Block 5, North Range 2, West Map 5671, was registered in the name of the claimant's deceased husband, Suet Kado.

Mrs. Kado does not seem to have very much idea as to whether or not any proceedings relating to administration of her husband's estate were ever completed. Further than this she does not seem to have any idea what happened to this property after her evacuation. She claims that she has never received word from your office as to its sale or any particulars thereof.

We would appreciate, therefore, whatever information you can give us concerning this matter.

Yours truly,

RITCHIE & HUCKVALE

Per *[Signature]*

WEH/JT.

September 29, 1947.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Sueo KADO, Deceased.

We have to acknowledge your letter of September 23, enclosing Statement of Receipts and Disbursements in the above estate, for which we thank you. The Statement of Receipts and Disbursements does not indicate that the claim against the Estate in the sum of \$60.35, filed by the Royal Columbian Hospital has been paid. This claim was brought to your attention in our letter to you dated June 27, 1944, in which we gave you particulars of the assets and liabilities in this estate. We are again bringing this to your attention in the event that it has been overlooked.

According to the latest information available from the Royal Canadian Mounted Police Records, the address of the widow and children of the deceased is Raymond, Alberta. The birth dates of the children are as follows:

Toshiko KADO	- August 3, 1926
Shigeko KADO	- May 20, 1928
Fumiko KADO	- July 9, 1929
Michiko KADO	- June 1, 1931 (Deceased, Nov. 22, 1943)
Kou KADO	- March 31, 1933
Kinaye KADO	- July 22, 1934
Kanaye KADO	- May 12, 1937

Yours very truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

August 7th, 1947.

STATEMENT RE: ESTATE OF SUEO KADO

From April/45
to
Aug/47

	Dr.	Gr.
By Cash		
" " Custodian		11.44
" " Property		1400.00
" " Share Taxes		24.39
To " " Advertising	22.56	
" " Valuation fee	7.50	
" " Legal	127.65	
" " Taxes and arrears	116.73	
" " Expenses this office	43.79	
To Balance in Treasury	1117.60	
	<u>1435.83</u>	<u>1435.83</u>
Aug 1, 1947 By Balance in Treasury		1117.60

E. & O. E.
This is my Statement
J. M. Streight
Official Administrator

File No. 13495
Deceased

SAVED PAID

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 16	Land Registry Office - Certificate of Encumbrance \$	1.00		
July 2	G. Seasted - payment in full of lease for 1943		30.00	
1944 May 31	Received on lease Apr 1 - Oct. 31/44 - G. D. Coughlin		40.00	
June 15	Director, Vital Statistics - fee for search of Vital Statistics	.50		
June 1	1943 taxes Arrears Taxes	26.45 30.61		

GR \$ 11.44

13495
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
June 8, 1946

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Estate of Sueo KADO, Dec'd

Dear Sir:

We are enclosing herewith our cheque, amounting to \$10.00, being a refund of a similar amount forwarded by you to this office to cover legal fees incurred in connection with the clarification of title in the above Estate.

• When this property was withdrawn from the sale to the Director, Veterans' Land Act, this amount of \$10.00 for legal fees was absorbed in our general administration expenses.

Kindly acknowledge receipt.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF
Encl.

REAL PROPERTY MEMORANDUM

File No. 13495

Name.....KADO, Sueo..(Deceased).....Registration No.....

Re: Catalogue No. Spec. Adv. J. M. Streight, Official Administrator

Address: Westerman Road, Surrey, B.C.

Legal Description: Lot "A", Block 1, Section 32, Block 5 North, Range 2 West, Map 5671, Municipality of Surrey, District of New Westminster.

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 113790E

Whereabouts:

Registered owner: Sueo KADO

Reg. No. Deceased
June 4, 1937.

Property: Lot "A", Block 1, Section 32, Block 5 North, Range 2 West,
Map 5671, Municipality of Surrey, District of New Westminster.

B. Charges.

Registered: Nil

Vesting: 25171 27/3/45 (Special)

Unregistered: No evidence on file except appointment of J. M. Streight
as Official Administrator of Estate of Sueo KADO by the Court on 4th August,
1944.

Taxes: Paid to 31st December 1945.

Water: Nil

Insurance: Nil

Assessed Value: Land: \$600.00

Improvements: \$400.00

Valuation by Appraiser: \$1200.00

Amount of Bid: \$1400.00

Approved by Advisory Committee: March 22, 1946.

Paid as shown in attached letter: Cash to J.M. Streight

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Nil

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Named Agent:

Nil

Mr. Streight advised & he will make adjustments.

13495 & 4047
Evacuee Section

507 Royal Bank Building,
Vancouver, B. C.
April 6, 1946

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Re: Estate of Suso KADO, Dec'd,
and Lot "A", Block 1, Section 32,
Block 2W, Range 2W, Surrey Municipality

Dear Sir:

With reference to our letter of March 11, 1946, we wish to advise you that this matter has been placed before the Advisory Committee on Rural Properties at their meeting in New Westminster and they have approved your recommendation that the offer of Mr. J. Laybourne, amounting to \$1,400.00, in connection with the above-noted property, should be accepted.

Kindly advise us of the purchaser's full name, address, occupation and nationality and whether or not you have received the full amount of the purchase price. Upon receipt of this information, documents of conveyance will be drawn at this office and forwarded to the Custodian in Ottawa with our recommendation for acceptance. ✓

As requested by you, we are returning herewith original offer of Mr. Laybourne, together with the valuation report on this property.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF
Encl.

✓ See Mr. Streight's letter
of Apr. 25/46. *[Signature]*

5th April, 1946.

MEMORANDUM

To: Mr. Johnston
From: Mr. F. G. Shears

ENEMY SECTION	
Rec'd APR	5 1946
File No.	
Ans'd	
Refer'd	

Re: Estate of Suso Kado, decd.
Lot "A", Block 1, Section 32, Block 5N, R. 2W
Surrey Municipality, Map 5671

Mr. Laybourne's offer to purchase the above property for the sum of \$1,400.- cash, together with Mr. J.M. Streight's recommendation for acceptance and Mr. Fabian Hugh's valuation report were placed before the Advisory Committee at their meeting on March 22nd and the Committee ratified the sale to Mr. Laybourne.

F. G. Shears

F. G. Shears,
Director.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

ENEMY SECTION	
Rec'd	MAR 9 1946
File No.	13495 & 4047
Ans'd	<input checked="" type="checkbox"/>
Refer'd	

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

March 7, 1946.

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

Dear Sirs:

Re: Estate of S. Kado
#'s 13495 and 4047

I beg to advise you that I called for tenders for the sale of the property in the above Estate. On October 10th the Vancouver Daily Province published the enclosed notice. I received no replies on February 6th tenders were again called in the Surrey Leader and the Columbian Co. Ltd.

I received an offer from J. Laybourne, White Rock, B.C., for \$1400.00 cash. I enclose copy of tender, valuation report, and offer from Fabian Hugh, Real Estate Agent, Cloverdale, B.C. Please return same to this office. I recommend acceptance of the offer.

Yours very truly,

J. M. Streight
OFFICIAL ADMINISTRATOR.

JMS:FB
Encls.

C
O
P
Y

White Rock, B. C.

Feb. 21 - 46

I hereby tender an offer of the sum of Fourteen Hundred Dollars for the following property described as Lot "A", Block 1, Section 32, Block Five North, Range Two West, Surrey Municipality, Map Five Thousand Six Hundred and Seventy one (5671) known as the S. KADO property.

"J. Laybourne"

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN PROBATE
IN THE MATTER OF THE ESTATE OF
S. KADO, DECEASED

TENDERS for the purchase of
the property of the above-named deceased, known
as Lot "A", Block 1, Section 32, Block 5 North,
Range 2 West, Surrey Municipality, Map 5671, will
be received by the undersigned up to 5 o'clock
the 28th day of February 1946. TERMS: Cash. The
highest or any Tender not necessarily accepted.
SUBJECT to any existing tenancy.

DATED at New Westminster, B.C.,
the 6th day of February A.D. 1946.

JACK MILTON STREIGHT

Official Administrator for the
County of Westminster

607 Columbia St.,
New Westminster, B.C.

C
O
P
Y

Valuation. Fabian Hugh for J. H. Straight.

RE: Lot "A" Block 1, Sec. 32, B5NR2W, Map #5671
Estate of S. Kado, deceased

This property is ten acres, more or less, accessible from the Scott Road in the South Westminster area. It is about 200 yards from a road and the same distance from electricity.

Approximately $2\frac{1}{2}$ acres cleared in garden and pasture, the balance is heavy bush with fir the principal growth. Cost of clearing will be expensive.

Soil light suitable for small bush fruits and chicken raising, inclined to be gravelly.

Improvements consist of a small old house set on posts, unpainted, no wiring or plumbing, shingled roof, drop siding out and shiplap inside, age about 20 years and worth about \$400.00. The place was locked up and not occupied.

The property will in time lend itself to subdivision into $\frac{1}{2}$ acre blocks, if and when road are constructed to it.

Valuation \$1200.00, divided \$400.00 for buildings, and \$800.00 for the land.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

January 16th 1945.

Removed from master file 13495

ENEMY SECTION	
JAN 18 1945	
Rec'd	
File No.	
Ans'd	
Refer'd	MR Peers

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

Att: K.W. Wright

Re: Estate of SUEO KADO deceased
File 13495 Evacuee

Dear Sir:

I enclose herewith certified copy
of Letters of Administration in the above estate.

The solicitors for the estate,
Lidster & Allison, of this City, are still working
on the matter of the lost Certificate of Title and
I will report to you in due course regarding this.

Yours very truly,

JMS*WP
encl.

J. M. Streight
OFFICIAL ADMINISTRATOR

13495
Evancee

509 Royal Bank Building,
Vancouver, B.C.,
January 12th, 1945.

J. M. Streight, Esq.,
Official Administrator,
New Westminster, B.C.

Dear Sir:

Re: Estate of Sune KADO

On November 13th, 1944, we wrote you in regard to the above named estate and we would be pleased to have you advise us what progress is being made towards the issuance of Letters of Administration, and also in connection with the matter of obtaining a Certificate of Title in connection with the real property.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

13495
Vancouver

509 Royal Bank Building,
Vancouver, B. C.,
November 13th, 1944.

J. H. Streight, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Sues KADO

We understand that Messrs. Lidster and Allison are applying for Letters of Administration on your behalf, in connection with this estate, and when they are issued, we will be pleased to receive a certified copy for our file. In this case the Letters of Administration should be registered at the Land Registry Office in connection with the real property.

We believe that you are experiencing some difficulty in locating and obtaining the Certificate of Title covering the real property, and if you are unable to obtain the Certificate of Title, we would suggest that the necessary steps be taken towards the issuance of a new Certificate. When you are in a position to give title, will you please inform us so that we may include the property in one of our advertisements offering real estate for sale by tender. All tenders would be referred to you for acceptance.

The property has been under lease to Mr. C. D. Coughlan, and this lease expired on October 31st, 1944. As it is desirable to obtain a sale for this property as soon as possible we are, subject to your approval, not renewing the lease at this time, but will endeavour to have the tenant remain in occupancy on a month to month basis.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'S

W.A. attending to matter

4th October, 1944.

MEMORANDUM

TO: MR. G.H. PEENS
FROM: MR. K.W. WRIGHT

Re: Estate of Suso KADO and
Lot A, Block 1, Section 32, Block 5 North,
Range 2 East, Map 2671, Municipality of Surrey

Please write to Mr. Streight and ask him to send us a copy of letters of administration herein.

The Official Administrator informed me yesterday that it would be necessary to obtain a new certificate. He pointed out that correspondence reveals that this is in the possession of the Japanese and therefore, he cannot swear that it has been lost. I told him that we had a similar case and the Inspector of Legal Offices permitted Mr. Field to make an affidavit that he had endeavored to obtain the certificate, that the Japanese had refused to deliver it up. On the strength of this, ads were inserted by the Registrar indicating that a duplicate would issue.

I wish you would see Mr. Field and obtain copy of the affidavit that he filed and send it to Mr. Streight so that this form may be followed in the applications he will have to make in the future. *Amel*

When the new certificate issues, Mr. Streight will instruct us to advertise the property for sale. He will obtain the valuation but if you have one on the file a copy might be sent as this may serve some useful purpose.

K.W. WRIGHT

KWW/DG

13475 & 4347
Evacuee Section

509 Royal Bank Bldg.,
Vancouver, B. C.,
August 19th, 1944.

Lidster & Allison,
Barristers & Solicitors,
Westminster Trust Building,
New Westminster, B. C.

Dear Sirs:

Re: Sues KADO, Deceased.

In reply to your letter of the 18th instant, we regret to inform you that we do not hold title #113790-E covering the property owned by the deceased.

It is probable that Mrs. KADO holds the Certificate of Title and she has refused to give the Custodian any information regarding her husband's affairs. Possibly you may be more successful in obtaining the widow's co-operation.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

ORP/O'S

In the SUPREME Court of BRITISH COLUMBIA



e matter of SUEO KADO, deceased,

and

In the matter of the "Administration Act."

DATED THE 4th DAY OF August, A.D. 1944

Petition and the
UPON reading the affidavits of Jack Milton Streight

, it is ordered,

that Jack Milton Streight, Official Administrator for the
County of Westminster, shall be Administrator of all and singular

the estate of Sueo Kado, deceased,* intestate who
died at Essondale, B. C., on the 4th day of June 1937.

and that notice of this Order be published in one
issue of a newspaper circulating in the district in which the De-
ceased resided.

J. M. Coady,
J.

Value of Estate
Extracted by Lidster & Allison,
Solicitors.

CERTIFIED A TRUE COPY

R. Kell
Deputy District Registrar

* Inse

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

HAN LIDSTER
H. ALLISON

TELEPHONE 1070
SUITE 405
WESTMINSTER TRUST BUILDING

REMOVED FROM MASH FILE 13495

EVACUATION SECTION	
Rec'd	AUG 19 1944
File No.	13495
Ans.	
Referred	Wright

LIDSTER & ALLISON
BARRISTERS AND SOLICITORS

NEW WESTMINSTER, B. C.

SOLICITORS FOR
CITY OF NEW WESTMINSTER
B. C. TEACHERS' FEDERATION

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Sts.,
VANCOUVER, B. C.

August 18 1944

ENEMY SECTION	
Rec'd	AUG 19 1944
File No.	
Ans'd	
Refer'd	

Your File No. 13495.

Dear Sirs:-

Re: SUEO KADO, Deceased.

The above-named, Sueo Kado, formerly resided at Surrey Municipality and died at the Provincial Mental Home, Essondale, on June 4th 1937, intestate. He left surviving him his widow, Masuko Kado and seven minor children who have been evacuated and whose address is c/o G. Galceen, Raymond, Alberta.

The Deceased was the owner of Lot "A" of Block 1, Section 32, Block 5 North, Range 2 West, Map 5671, Municipality of Surrey. A certificate of title No. 113790E was issued to Sueo Kado and delivered by the New Westminster Land Registry Office to his agent, Mr. R. K. Chapman, of this City on December 16th 1935. We have contacted Mr. Chapman who informs us his records show he delivered this title to S. Kado on the same day, namely December 16th 1935.

As this man died prior to the date of evacuation your Mr. Wright advises it will be necessary for the Official Administrator here, who has been appointed to administer the estate, to sell the lands. In order to obtain transmission we require the title. Will you therefore see if title No. 113790E is in your possession, and if so, kindly forward it to us for the Administrator.

Yours very truly,

LIDSTER & ALLISON

AJA/M.

per: *[Signature]*

C
O
P
Y

For File No. 13495.

*Removed from trust file
13495*

P. O. Box 33,
Raymond, Alta.,
July 24, 1944.

The Custodian's Office,
Dept. of Secretary of State,
Vancouver, B.C.

Dear Sir:

In reply to your letter of June 7th 1944, I agree to the claims lodged against us. However, in our present situation, I am sorry, I am unable to pay those bills as we have only enough earnings for our living expenses.

Yours truly,

(signed) "Mrs. M. Kado"

File 4047

*31-7-44
D*

C
O
P
Y

13495

509 Royal Bank Building
Vancouver, B.C.
June 27th, 1944

J. M. Streight, Esq.
Official Administrator
New Westminster, B.C.

Dear Sir:-

Re: Estate of Sueo KADO

We are advised by the Division of Vital Statistics, Provincial Board of Health, that Sueo KADO died at the Provincial Mental Home, Essondale, B.C. on June 4th, 1937 and we have been unable to discover any Will made by the deceased.

The deceased's wife, Masuko KADO and his seven minor children, as listed below, presently reside c/o G. Galcoen, Raymond, Alberta.

<u>CHILDREN</u>		<u>DATE OF BIRTH</u>
1.	Toshiko KADO	3/8/26
2.	Shigeo "	20/5/28
3.	Fumiko "	9/7/29
4.	Nichiko "	1/6/31
5.	Kou "	31/3/33
6.	Kimiye "	22/7/34
7.	Kaz uye "	12/5/37

A Certificate of Encumbrance on our files shows Lot A, Blk. 1, Sec. 32, Blk. 5N, Range 2W, Map 5671, Municipality of Surrey, N.W.D. to be registered in the name of the Deceased. This property has an Assessed Value of Land - \$600.00, Improvements \$400.00 Total \$1000.00. Taxes are paid to December 31st, 1943.

The sum of \$11.44 is presently to the credit of the deceased with the Custodian.

The Deceased is said to have been the owner of shares in the Surrey Berry Growers Cooperative Association.

The following claims have been filed with the Custodian against the Deceased: Royal Columbian Hospital - \$60.35 and Dr. M. Uchida - \$96.00. Subsequent to filing claims against numerous Japanese, Dr. Uchida wrote to the Custodian withdrawing all his claims.

Mrs. KADO has refused to give the Custodian information regarding her husband's affairs.

In view of the above, we would be pleased to have you advise us if you would undertake the winding up of this estate.

Yours truly,

E. W. WRIGHT
COUNSEL TO THE CUSTODIAN

QHP/PR

ADDRESS OFFICIAL COMMUNICATIONS TO
DIRECTOR
DIVISION OF VITAL STATISTICS
PARLIAMENT BUILDINGS
VICTORIA, B.C.



BRITISH COLUMBIA

PROVINCIAL BOARD OF HEALTH
DIVISION OF VITAL STATISTICS

ENEMY SECTION

Rec'd JUN 22 1944
File No. _____
Ans'd _____
Refer'd _____

OUR REPLY REFER TO
157-1944
13495

June 21st, 1944.

K. W. Wright, Esq.,
Office of the Custodian,
Dept. of the Secretary of State,
509 Royal Bank Bldg.,
VANCOUVER, B. C.

Sir:

Re: Sueo KADO, Deceased.

In reply to your enquiry of the 14th inst. we may inform you that the death of the above-named man is duly registered as having occurred on June 4th, 1937 at the Provincial Mental Home, Essondale, B. C.

An official receipt for 50¢, covering the search fee in this connection, is enclosed herewith.

Yours truly,

DIVISION OF VITAL STATISTICS.

K. W. Wright
Director.

CS/FC
Enc.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. _____

PLEASE QUOTE BC/536P

518 Rogers Bldg.,
Vancouver, B.C.,
May 23, 1944.

Attention Mr. Richardson

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B.C.

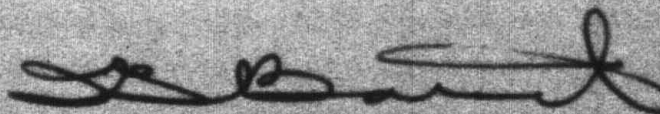
Re: Sueo KADO - Lot "A", Blk.1, of
Sec.32, Blk.5N., Rge.2W., Map 5671,
N.W.D., Munic. of Surrey

We have for acknowledgment your letter of May 10th in which you advise that Orders-in-Council conferring on the Custodian power to liquidate real property belonging to Japanese in the protected area would not apply in the above case. The property is registered in the name of Sueo Kado, and it is understood that this Japanese died prior to the 26th of February, 1942.

You will note from the enclosed statement that this Department disbursed the sum of \$57.06 covering payment of taxes, and we shall be glad to have your cheque for this sum in exchange for our cheque for \$70.00 covering sundry rents collected by this Department. Tax receipt for 1943 is enclosed.

Steps will be taken to assign the existing lease.

JK:HJ
Encl.


District Superintendent.

13495-*Rever*
S. Kado.
g.l. 444
125/1521P.
THIS INDENTURE made in duplicate the 21st day of *March*
A.D. 1944, in pursuance of the "Short Form of Leases Act," Revised Statutes
of British Columbia, 1924, Chapter 234.

BETWEEN

THE DIRECTOR, THE VETERANS' LAND ACT
(Hereinafter called the "Lessor")

OF THE FIRST PART

AND

Carlton D. Coughlan

of the

R.R. 3

of *West Vancouver*

British Columbia

(Hereinafter called the "Lessee")

OF THE SECOND PART:

WITNESSETH, that in consideration of the rents, covenants and
conditions hereinafter reserved and contained on the part of the said Lessee
his executors, administrators and assigns to be paid, kept, observed and
performed the said Lessor hath demised and leased and by these presents doth
demise and lease unto the said Lessee *his* executors, administrators
and assigns ALL AND SINGULAR that certain parcel or tract of land and
premises situate, lying and being in the Municipality of *Surry*
in the Province of British Columbia being composed of

Lot A of Block one (1) of Section thirty two (32) Block(5N) five
north, Range(2W) two west, Map 5671, N.W.D. J.

To have and to hold the said demised premises for and during the
term of *seven (7) months* from the *1st* day of *April* 1944 J.
to the *21st* day of *October* A.D. 1944

YIELDING AND PAYING therefor to the Lessor during the term
hereby granted the clear rent as follows:

(a) The sum of *Forty - (\$40.00)* - dollars payable

In advance (\$10.00) on execution of agreement
Thirty dollars (\$30.00) on April 17th 1944 J.

(b) On the _____ day of _____ A.D. 1944, the sum
of _____ dollars per acre for every acre of the portion of the
said premises hereinafter agreed to be

which shall not be

by the said _____ day of _____ A.D. 1944

(c) On the _____ day of _____ A.D. 1944, the sum
of _____ dollars per acre for every acre of the portion of the
said premises hereinafter agreed to be

which shall not be

by the said _____ day of _____ A.D. 1944

J. L. 444
24/10/17

AND the said Lessee COVENANT with the said Lessor to pay rent; And to pay water rates; And to repair, and that the said Lessor may enter and view the state of repair; And that the said Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted); And to keep up fences; And will keep ditches and drains free and clear; And not to cut down timber; And will not assign without leave; And will not sublet without leave; And will not do or allow to be done anything which may be or become a nuisance or annoyance in the neighbourhood; And that will leave the premises in good repair; And will not use any buildings for any purpose other than that for which they are intended.

AND also that will during the said term cultivate, till and employ such parts of the said land as are now or hereafter shall be brought under cultivation, in a good, husbandmanlike and proper manner, and during the continuance of the said term shall keep down all noxious weeds and grasses and will not remove or permit to be removed from the premises any straw of any kind, manure or wood;

AND that will before the day of A.D. 194 in a good and husbandmanlike manner

PROVIDED and it is hereby agreed that if the Lessee shall fail in the performance of this covenant by the day stipulated the Lessor may forthwith and without notice enter upon the said premises with labourers and workmen to do the said work and such entry shall not operate as a waiver of the rent reserved herein.

AND that the Lessee will on or before the date hereunder mentioned make and effect the following repairs, alterations or improvements, namely:-

Before the	day of	A.D. 194
.....		
..... \$		
Before the	day of	A.D. 194
.....		
..... \$		

and the Lessee shall be entitled upon completion of the said respective repairs, alterations or improvements before the respective dates above mentioned therefor to be credited on account of the rent reserved with the sum or sums respectively shown opposite each of the said items.

AND that the Lessor, his agents, workmen, contractors, and all others necessary therefor may at any time enter upon the premises or any portion thereof with all necessary animals, vehicles, implements and tools

for the purpose of erecting on the premises such new buildings, permanent improvements or other appurtenances as the Lessor may desire, but such entry or work shall not be made or done on portions of the premises under crop, without reasonable compensation to the Lessee for any damage to the crop thereby occasioned; and any such buildings, permanent improvements or other appurtenances together with that portion of the land necessary for the use and enjoyment thereof and the right of ingress and egress thereto and therefrom shall not be occupied or used by the Lessee without the consent of the Lessor in writing, and shall cease to form part of the demised premises, but may be leased, or otherwise disposed of by the Lessor to any person or persons as the Lessor may see fit.

AND that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, THE then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

PROVIDED and it is expressly agreed that in case the Lessor should desire to sell the said premises during the said term, the said term may be determined at any time upon one month's notice by a notice to such effect being delivered to any person upon the said premises, or mailed by posting the said notice in an envelope addressed to the Lessee at his last known address and that the Lessee will at the expiration of the time limited by the said notice peaceably and quietly give up possession of the said premises to the Lessor; provided that upon such earlier determination of the said term, and after the Lessee shall have delivered up possession in manner aforesaid and paid to the Lessor the full proportion of rent up to the date of such earlier determination, the Lessee shall be entitled to be compensated for the value of the crops then sown and growing on or for the work done in the proper cultivation of the said land, or, at the option of the Lessor, shall be entitled to harvest such crops and remove the same and for that purpose shall have the right of ingress and egress to and from the said land but such right shall be exercised reasonably and not in such manner as to affect or interfere with the use of the remaining portion of the demised premises by the Lessor, his agents or any purchaser or Lessee from the Lessor.

PROVISO for re-entry by the said Lessor on non-payment of rent or on non-performance of covenants.

THE said Lessor COVENANTS with the said Lessee for quiet enjoyment.

IN WITNESS WHEREOF, the Lessor has caused this Agreement to be signed by his District Superintendent at Vancouver, British Columbia, and the Lessee has hereunto set his hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

John Smith

W. H. Williams

THE DIRECTOR, THE VICTORIA LAND ACT

Per:

W. H. Williams
District Superintendent

W. H. Williams

CRUX & McMASTER

Accountants and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

Removed from Master file 13195

TELEPHONE MARCH 1944
EVACUATION SECTION
Rec'd MAR 18 1944
File No.
Ans'd
Referred

March 15, 1944

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd MAR 18 1944
File No.
Ans.
Referred 509

Attention Mr. Wright

Dear Sir:

Re: Mrs. Masuko Kado and Suelo Kado (deceased)

As indicated in our discussion with you yesterday it becomes important to know the precise date of the death of the above named Japanese to determine whether title can be given to real estate on the basis that the property vested in the Custodian ipso facto or whether such vesting will only occur after extraneous evidence has been brought in, such as upon the Official Administrator procuring letters of administration showing an intestacy and an interest in the estate in favour of a Japanese.

As soon as this information has been received from you we can continue with the necessary legal steps to put the matter in order.

Yours truly,

CRUX & McMASTER

PER *G. F. McMaster*
G. F. McMASTER

GFM/OH

4047 & 13495
Evacuee Section

509-10 Royal Bank Bldg.,
Vancouver, B. C.
February 23rd, 1944.

A. G. Duncan Cruz, Esq.,
Barrister & Solicitor,
535 West Georgia Street,
Vancouver, B. C.

Attention: Mr. McHester.

Dear Sir:

Re: Mrs. Masako KADO and Euse KADO (deceased).

Will you be good enough to refer to our communication of the 18th January, 1944, enclosing copy of memorandum received from Mr. Anderson.

Although we have no definite evidence of intestacy, you will note that there are creditors of the deceased apart from Mrs. Kado's debts. This property has been sold to the Director Veterans' Land Act, and Mr. Anderson states that Mrs. Kado is under the impression that the deal will be blocked if she fails to cooperate. If Letters of Administration were issued to the Official Administrator, we would complete the deal with the Settlement Board and pay the proceeds to the Administrator in order that he might pay off the liabilities of the deceased and distribute the residue.

Will you be kind enough to interview the Official Administrator about this matter and let us have your report in due course.

Yours truly,

K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KFW/W

BC-536-P

BC/536-P

Page 1

U.S. Form No. 49
(Sheet 1)

COPY

Farm Appraisal Report

File No. J.L. 444

Land Description Lot A, Blk. 1 of Sec. 32, Blk. SW, Rge. 2W, Map 5671, N.W.D.

Containing 10 Acres

Owner's Name Sueo KADO

Post Office Address New Westminster, B.C.

Nearest Rail Point Kennedy - B.C.E.R. Distance 2 1/2 miles

Market Town New Westminster Distance 5 "

Church (give denomination) Anglican - all denominations reasonable distance. Distance 2 "

Nearest School Queen Elisabeth, Simon Cunningham Distance 2 "

State how property was identified: Map; adjacent property lines and corner.

Roads: State whether property has access to main road, the kind of road and its condition. Yes on N.W. corner; no other. Trail out to east at present in use.

Is this district a good one? Looks like subsistence homes with outside work.

Employment opportunity Fairly good at New Westminster.

Predominating Nationality and religion: British; Protestant - a lot of Japanese farms just here.

Describe Fencing and its condition: None Value \$

Water supply: Well probably goes dry. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	26x26 x12	Frame	8' eave	Shgls.	Old	Wood	Poor	\$ 250.00
BARN 1 "	18x26 x15	"	12' "	"	"	"	"	30.00
	X							
	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

No lights available.

Total present day value \$ 280.00

Total Value Buildings add to farm \$ 200.00

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

Describe the basement and chimneys: Metal
 Couldn't get in or see in; probably shiplap lined with 4 or 5 rooms up.
 No. rooms downstairs? Upstairs? How finished Unfinished

Are buildings painted? No Condition of paint

Distance from nearest bush 50'

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.1	Undulating	Sand merging into sand		Abandoned strawberries	\$30	\$ 123.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
8.9	Undulating	Sandy throughout		Clear bush - some slashed and grown up again.		\$10
						59.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 182.00

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 382.00

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

Unoccupied; Probably tilled till this spring; strawberries are done; weedy, small and yielding a peculiar tasting berry in small quantity. Would consider the farm thoroughly run down, being a poor one in first place.

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

In my opinion it is not suitable for agriculture.

Noxious weeds:

Some Canadian Thistle

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

Surrey - \$26.50

Date: July 2, 1942.

Place: CHILLIWACK, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 23rd day of June 19 42.

Inspector's Signature

"R. L. RAMSAY"

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

Farm Appraisal Report

Remarks: This is probably the worst farm I have seen in my two months of this work. It is badly located without proper access to a constructed road using a grass grown trail out over other private property. There is however a constructed road to the N.W. corner and a road allowance on the west side of this place. The soil is almost pure sand being black on the northern side; subsoil also is sand. Buildings are old and very cheaply constructed, the house having shiplap or wide siding out, and probably shiplap inside. It is certainly submarginal, or worse.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

11 old fruit trees in poor shape - no value

12

2

3

1

1

2

1

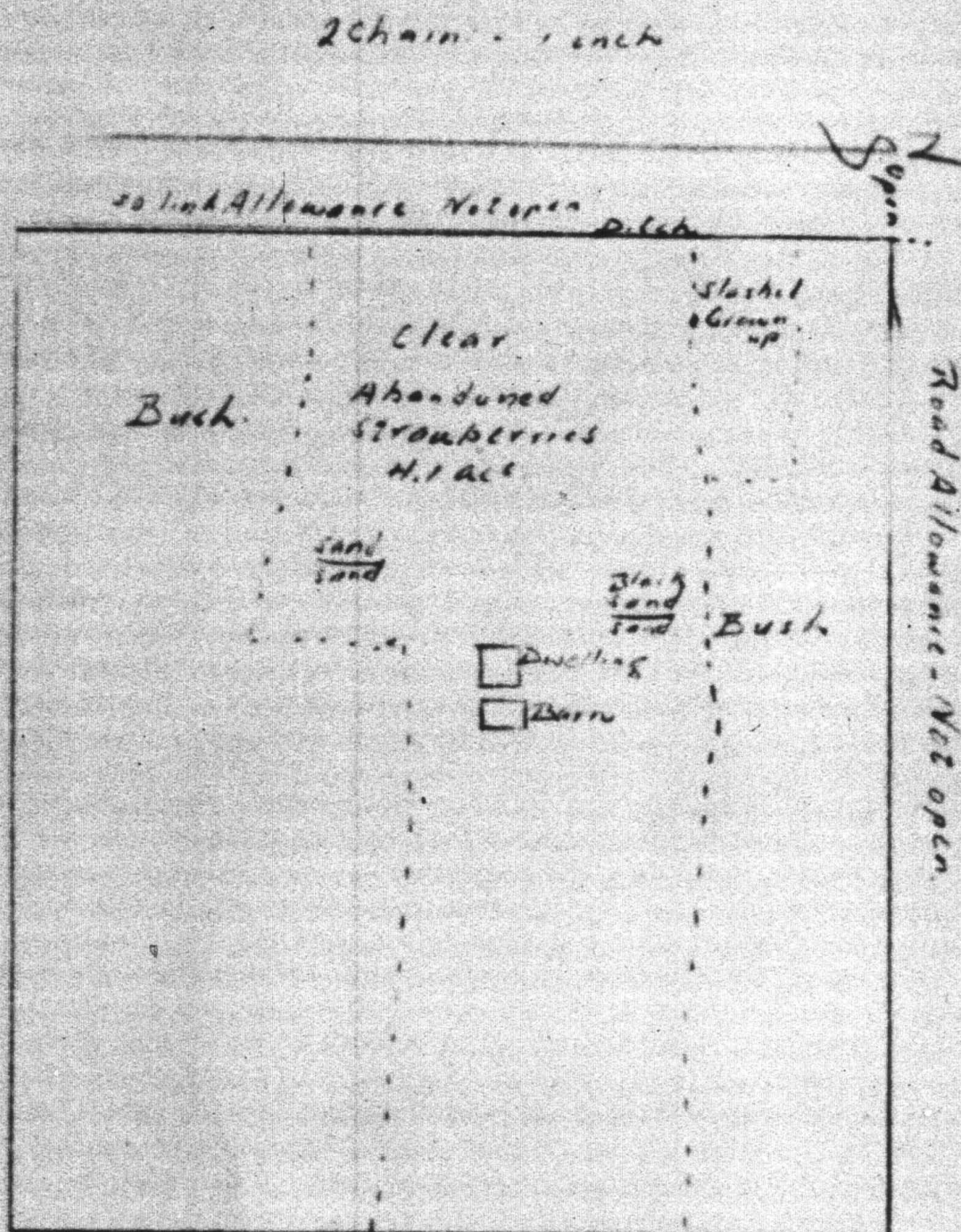
1

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Lot A. Blk. 1 of Sec 32, Blk. 33, Rgs 2 W., Map 3472, N.W.B.



K. Kade

K. Kade

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

value is \$ 300

Date 7th July 1942.

"I.T. BARNET"

District Superintendent.

File No. 4047 & 1309

January 13, 1944.

MEMORANDUM

TO: Mr. E. W. Wright.

FROM: E. E. Anderson

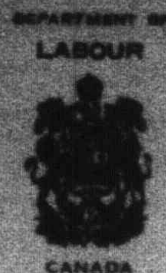
Re: Mrs. Masako KADO & Russ KADO.

- (1) Russ KADO died prior to registration.
- (2) Property described as Lot "A", Block 1, Part P2 Section 32, Block 5 North, Range 2 West, Map 3471, is registered in his name.
- (3) Offer to purchase this property by Veterans' Land Act - \$375.00.
- (4) Deceased had considerable family, wife Masako KADO, Registration No. 12574 and seven children, ages from seven to seventeen.
- (5) Deceased has unpaid debt to Royal Columbian Hospital - \$40.35
To Dr. M. Honda 90.00.
- (6) Other liabilities on wife's file, M. Nishiguchi Co. - 15.00
Shutaro Nakamura - 10.00
- (7) On November 15th we wrote to wife for information relative to taking out letters of administration. On November 24th we again wrote through the B. C. Security Commission asking for their co-operation in obtaining a reply.
- (8) Received a reply through the B. C. Security Commission, December 28th, stating that she refused to supply information.

We would appreciate you advising us as to what steps to take from this point, as the B. C. Security Commission Supervisor at Lethbridge is of the opinion that Mrs. Kado refuses the information under the impression that this will make it impossible for the Commission to effect a sale of the property.

EEA/EE

Handwritten:
Mrs. Masako Kado
Lethbridge, B.C.
151.00



EVACUATION SECTION	
Rec'd	DEC 29 1943
File No.	4047 & 13495
Ans.	
Referred	<i>[Signature]</i>

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
December 28th 1943.

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

Dear Sir,

Re Sueo Masuko KADO #12574
Custodian File No. 4047 & 13495

Referring to your letter of November 18th addressed to the above named, our Lethbridge Supervisor informs us that he is in receipt of a letter from Mrs Kado reading as follows:-

"I do not wish to fill in the questions sent to you through the Custodian, concerning our property in Surrey."

Our Supervisor is of the opinion that Mrs Kado thinks that if the JP form is not completed it will be impossible for the Custodian department to effect a sale of the property.

Yours truly,

[Signature]
M.L. Brown
Office Manager.

MLB/MS

4257

Copy for
13495

November 18, 1943.

Mrs. Mamko KADO,
Registration No. 12974,
c/o G. Caloon,
Raymond, Alberta.

Dear Madam:

Re: Farm in Surrey.

On examining the title to the property on Westerman Road in Surrey, B. C. #4, New Westminster, which was formerly your home, we find that it is registered in the name of Sueo Kado your husband now deceased.

This property is now being sold by the Custodian along with many others and the proceeds from the sale will, in due course, be made available to each owner.

As far as can be seen you have taken no action to have the estate of your late husband administered. It is necessary to do this before the money from the sale can be paid out. Would you therefore, write at once answering all the questions on the attached form and return the completed form to this office in the enclosed stamped envelope. If you do not understand how to fill in the answers you might obtain assistance from a lawyer or the postmaster, or a Police officer if there is one available.

Upon receipt of this information we will be in a position to advise you what procedure you should take. Please reply at once if you wish to have this matter cleared up at an early date.

Yours truly,

W. E. Anderson,
Farm Department.

AGH:AB
encl.2.

13498
4047

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: SURREY

Date: Dec. 17th 1942

NAME: KADO, Sueo

REGISTRATION NO.

ADDRESS: N. End of Westerman Rd. Just North of Townline Rd.
R.R. 4 New Westminster, B.C.

PROPERTY:

ACREAGE: 10 Acres 4 cleared

KIND OF CROPS: All grown over in weeds. 16 Fruit trees

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1½ Storey

VACANT: Yes

OCCUPIED:

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 20 x 22

NO. OF ROOMS: 5

CONDITION: Fair

OTHER BUILDINGS: Barn 16 x 22 Packing shed 12 x 14

NAME OF LESSEE OR RENTOR:

TERMS:

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS: This property has been let go.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LIST

Original in wife's file # 4047

Signed:

R. M. Anderson

INVENTORY OF CHATTELS BELONGING

TO

KADO, Suefo

#

IN HOUSE UPSTAIRS

3 H.M. Bunks
1 Old suit case
1 New roll of tar paper
1 Part sack of Lime
Sml. quan. of GO WEST.
1 H.M. Table

IN HOUSE MAIN FLOOR

3 X cut saws
10 Hoes
1 Bent shovel
1 Wheelbarrow
1 D.B. Axe
1 Pickereon
3 Shovels & 1 head
1 Broken handled Mattock
4 Spud diggers
1 Sledge hammer
1 Basket
1 Sml. Box of Books
1 Crtn. of Pers. papers
1 5 Gal gas tin
1 Heater
1 Sml. cook stove
1 Pail
3 Pans
1 Old Enamel sink
1 Cupboard cont. Fancy Jap bpx, 5 Sawcers & 2 Sake jugs
1 Alarm clock
1 Sml. crtn. of X mas. decorations
1 Branding iron
3 Kitchen chairs (1 broken)

UNDER HOUSE

Quantity of lumber
1 Ladder
6 Jap tubs

SIGNED

[Signature]
R.M. Anderson

This Indenture

Made the SECOND day of DECEMBER in the year of our

Lord one thousand nine hundred and thirty-five.

In Pursuance of the "REAL PROPERTY CONVEYANCE ACT"

Between

GUNJIRO IKEDA, of Rural Route Number 3,
New Westminster, in the
Province of British Columbia.
(FARMER).

(hereinafter called the "Grantor")

Insert Full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

and

SUEO KADO, of Rural Route Number 3, New
Westminster, in the Province
of British Columbia. (FARMER).

(hereinafter called the "Grantee")

Witnesseth that in consideration of

(\$400.00)

FOUR HUNDRED ----- XX/100

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) the said Grantor doth Grant unto the said Grantee, his heirs and assigns FOREVER

All and singular th at certain parcel or tract of land and premises situate, lying and being in the District of New Westminster, Province of British Columbia, and more particularly known and described as LOT "A" of Subdivision of Lot ONE (1), of Subdivision of a portion of Section Thirty-two (32), Block FIVE (5) North, Range Two (2) West, according to Map or plan filed in the Land Registry Office at New Westminster, B. C. and numbered 4080.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises

Do have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; ~~Subject nevertheless~~ to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

And the said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no act to encumber the said lands.

And the said Grantor Releases to the said Grantee All His Claims upon the said lands.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require.)

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness "R. K. Chapman"
City or Town New Westminster, B. C.
Street Address _____
Occupation Notary Public

"Gumjiro Ikeda"

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

September 10th, 1948.

P. Pollard
S. J.

Registered Deed. 3/35. No. 113790E

Dated DECEMBER 2nd 1943

GUMJIRO IKEDA

TO

SUBO KADO.

Deed of Land

Lot "A" of Subdn. of Lot 1,
Subdn. of a ptn. of Section
32, Blk. 5, W.R. 2, West,
Map 4080.

**A. B. MacINTOSH, LIMITED
REAL ESTATE, INSURANCE, NOTARIES
PUBLIC & CONVEYANCERS
NEW WESTMINSTER, B.C.**

NOTE—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

I, GUMJIRO IKEDA, of the Province of British Columbia, do hereby certify that on the 2nd day of December, 1943, at NEW WESTMINSTER, in the Province of British Columbia, I have hereunto set my Hand and Seal of Office, and acknowledged to me that he is the person who subscribed the name of SUBO KADO. to the annexed instrument as the maker thereof, that the said SUBO KADO. is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said SUBO KADO. knows the contents of the said instrument and subscribed the name of the said SUBO KADO. thereto voluntarily as the free act and deed of the said SUBO KADO. under authority of a power of attorney which has not been revoked.

FOR ATTORNEY

FOR MAKER (INCLUDING MARRIED WOMEN)

I, GUMJIRO IKEDA, of the Province of British Columbia, do hereby certify that on the 2nd day of December, 1943, at NEW WESTMINSTER, in the Province of British Columbia, I have hereunto set my Hand and Seal of Office, and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is SUBO KADO. subscribed thereto as part of the said instrument, and that he, the said SUBO KADO. knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at NEW WESTMINSTER, in the Province of British Columbia, this 2nd day of December, 1943, in the year of our Lord one thousand nine hundred and forty-three.

NOTE—Where the person making acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA

I, GUMJIRO IKEDA, of the Province of British Columbia, do hereby certify that on the 2nd day of December, 1943, at NEW WESTMINSTER, in the Province of British Columbia, I have hereunto set my Hand and Seal of Office, and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is SUBO KADO. subscribed thereto as part of the said instrument, and that he, the said SUBO KADO. knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

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

SP. ADV. FEB. 6, 1946.

J.M. STREIGHT, Official

Administration

NOV 19 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.

744047

Sub by Elmer
Sue Kado Estate
12-9-47

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

(1) NAME Kado Masuko (Mrs.) (RCMP) Reg. No. 12874
(Print) Surname Given Name

(2) Pre-Evacuation Address R.H. #4 New Westminster B.C.

(3) Present Address Raymond, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) Surrey British Columbia.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

Lot 1 Block 1 of section 32, Block 5 North Range 2
West map 5671

(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 \$ 1200.00
(ii) Buildings and other improvements \$ 1500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 3250.00
(v) Amount at which Custodian sold property and credited your account \$ 2925.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 325.00

(5) PERSONAL PROPERTY

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

Surrey B.C.

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

House and barn

(c) How stored or packed at time of evacuation Left neither packed nor stored.

(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.	Lumber 12 by 4 and 1 by 6 - 1000'	Estimated Value \$	15.00
2.	75 strawberry boxes	Estimated Value \$	18.75
3.	195 jam boxes	Estimated Value \$	29.25
4.	9 hoes	Estimated Value \$	9.00
5.	4 shovels	Estimated Value \$	4.00
6.	4 rakes	Estimated Value \$	6.00
7.	1 pickaxe	Estimated Value \$	1.00
8.	2 wedges	Estimated Value \$	2.00
9.	1 wheel barrow	Estimated Value \$	4.00
10.	3 saws other sheet	Estimated Value \$	30.00
TOTAL CLAIM FOR PROPERTY LOSS			\$ 124.00

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))

(g) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Leithridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
(b) Do you require the services of an interpreter at the hearing? Yes or no

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

TO WIT:

I, *Norman Kado*

of

Raymond

of the town

in the

Province of Alberta

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the

City of Calgary

of

in the

this

day of

November

A.D. 1947.

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.

Kada

(4) REAL ESTATE.

Fair market value at date of sale.

Land -----	5 acres of cleared @ \$275 per acre	\$ 1375.00
	5 acres of non-cleared @ \$75 per acre	\$ 375.00

Total \$ 1750.00

Value of Building and other improvements.

House (26' by 26')	constructed in 1937	\$ 600.00
Barn (30' by 20')	constructed in 1931	\$ 100.00

Total \$ 700.00

Crops planted

2 1/2 acres strawberries	6000 plants per acre @ \$.05	\$ 750.00
10 fruit trees @ \$5.00		\$ 50.00

Total \$ 800.00

Total for Real Estate \$3250.00

(5) PERSONAL PROPERTY.

11.	wedge hammer	\$ 3.50
12.	30 strawberry trays	\$ 15.00
13.	2 stoves	\$ 25.00
14.	1 sink	\$ 5.00
15.	5 chairs	\$ 7.50
16.	1 table	\$ 2.00

Total \$ 58.00

Total from other sheet \$ 116.00

Total \$ 174.00

Name of Claimant

Custodian File

KADO, Estate of Sam

Mrs. Sammie KADO claiming as one of the
beneficiaries (J.N. Straight Official Administrator)

13495 & 4047

Case

285

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
		1400.									140.00
PERSONAL PROPERTY											
Motor Vehicles			Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column				
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION											140.00

October 17, 1930.

Mr. R. J. McMaster,
Barrister & Solicitor,
1406 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. McMaster:

Re: Japanese Property Claims Commission
Case 523

We are enclosing herein special form of Release which
we have prepared in connection with the above case.

I believe that Mr. Good has consulted you in regard
to this claim and that you will forward the Release to Mr.
J. M. Straight for signature so that the award can be paid to him as Ad-
ministrator of the Estate.

Yours very truly,

F. G. Shears,
Director.

FGS/GN
Encl.

November 6, 1950.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia St.,
New Westminster, B.C.

Dear Sirs:

Re: Estate of Suso KADO, Dec'd.
Case 523

We have your letter of Nov. 3rd enclosing Release in connection with the above matter and authorisation to pay the Co- Operative Committee the sum of \$42.34.

We thank you for these documents and enclose herein cheque in your favour as Official Administrator, of the above Estate in the sum of \$97.66.

Yours truly,

F. G. Shears,
Director.

FGS/GM
Encl.

This case does not fall within the provisions of
par 2 & 3 of the ruling of Mr Justice Bird Sept 27.49.

Defence Brief

LETHBRIDGE

3 Aug. 48

(Mrs.) Masuko KADO

claiming for herself & other beneficiaries.

File No. 13495

Case No. 523

REAL PROPERTY CLAIM

<u>Real Property Claim</u>	<u>Appraised At</u>	<u>Sold For</u>
Correct amount \$3250.00 See Exhibit No 2. Land 2450 Mtg 750 3200-	\$ 1200.00	\$1400.00

Appraised for Official Administrator
by Hugh Fabian, Real Estate Agent,
Cloverdale, B. C.

* Kado bought this property
in 1935 for 400

- Sues Kado Aired Incoadale June 4.37

- Routine Custodian meeting on 1942 applied
in this case only to benef. interest.

- Correspondence widow refused to give info.
to Custodian or Off. Admin. re estate.

- No Admin. granted Jm. Straight Aug 4.44

- Solicitors for Admin. could not find Cpt.
and transmission not immediately effected.

- Special Custodian meeting covering beneficiary
interest Mar. 27.45

- Property appraised as requested Jm. Straight (1946)

- Ppt. advt. for sale by Straight (the 7.46)

- No satisfactory bids received and advt. again.

- Offer 1400 accepted by Jm. Straight.
He Apr 25.46 advising.

- Statement Straight, Aug 7.47 showing
receipt & disbursements (with pt. by
Straight)

- Custodian's Ltr to Ritchie & Hurst
Jan 18.48 Explaining -

- Attached is additional corresp
removed from the master file
which shows that the ppt. itself
did not vest in the Custodian, but
the beneficiary interest did. The
Custodian exercises administrative
control until taken over by the Off.
Administrator or legal representative.
Hucknall's statement of 8.2.48 "the Cust.
actually had title" is not correct.

Ex. 1 - Deed of Land

Ex. 2 - Real property statement

Trans. 8 - Mrs. Kado did not rent
this property to anyone.

Ex. 3 - Analysis of real property.

Ex. 4 - Farm appraisal report

Trans. 4 line 15 - Claimant is the
widow of S. Kado who died 4 June 1937
without leaving a Will.

Good Counsel Submits
Trans. 8 line 7 et seq. - Custodian
not responsible matter taken out of
his hands by the Official Administrator
for New Westminster district who
administered the estate and sold the
property."

Trans. 9 (by the Sub-Commissioner)
Mr. Rice's submission may be a final
disposition of the whole claim so far
as the Custodian is concerned.
Argument will be submitted to Mr. Justice
Bird. I cannot make any disposition at
this time."

Trans. 2 line 22 Claim for chattels
abandoned.

See Ex. 2

* Concerning value of the property, the widow says that the
house was built after her husband's death, but she also states
that she moved on the ppt. with her husband in 1935. That is
unlikely as his family consists of the parents and seven children born
between Aug 3.16 and May 12.37 - There must have been a dwelling
and the appraisal describes the house as old and in poor repair
(the transcript & S.S.B. appraisal) Fabian Hugh appraisal says: "the house is about 20 yrs old."

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

JAPANESE PROPERTY CLAIMS COMMISSION.

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

10

Lethbridge, Alberta,
August 2nd, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) MASUKO KADO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the
Dominion Government.

W.R. HUCKVALE, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

A.R. HOWARD, Esq.,

Official Reporter.

30

Mrs. M. Kado,
In Chief.

THE SECRETARY: Case No. 523, Mrs. Masuko Kado.

MR. HUCKVALE: Before we go on with this claim, your Honour, I would like my friend to refer to his file, if he will. You will have noticed that when the claim was filed, item 4 (e), Roman Numeral 5 was marked "unknown". That is the price at which the land was sold by the Custodian was marked "unknown".

THE SUB-COMMISSIONER: On what form?

10 MR. HUCKVALE: On the original claim form.

THE SUB-COMMISSIONER: You say 4(e)?

MR. HUCKVALE: Yes.

THE SUB-COMMISSIONER: I see.

MR. HUCKVALE: It is marked there "unknown".

THE SUB-COMMISSIONER: Quite.

MR. HUCKVALE: Subsequent to the claim being filed I had some correspondence with the Custodian's office and I am advised that the property was sold for \$1400.00, so that the claim will have to
20 be changed accordingly.

THE SUB-COMMISSIONER: Yes, I see.

MR. HUCKVALE: Now also with respect to the original claim I would like to point out that Mrs. Kado is the widow of a man named Sues Kado. So far as the chattels being claimed are concerned, she cannot answer or swear as to their valuations, and as the claim is only a small one she has consented to abandon her claim for chattels altogether.

30 THE SUB-COMMISSIONER: Abandon it altogether?

3
Mrs. M. Kado,
In Chief.

MR. HUCKVALE: Yes, she hasn't enough personal knowledge to substantiate it.

(MRS.) MASUKO KADO, the claimant herein,
being first duly sworn,
testified through the interpreter as
follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mrs. Kado, you are the widow of Mr. S. Kado?

A Yes.

10 Q And I believe he died in 1937?

A Yes.

Q And did he leave a will?

A No, he did not.

Q Now he, I believe, was the owner of some farmland
in British Columbia? A: Yes.

Q And he bought that land from a Mr. Ikeda?

A Yes, he did.

Q And it is described as Lot "A" of Subdivision 1
of Section 32, Block 5, North Range 2, Map 40807

20 A Yes.

MR. HUCKVALE: I submit that deed, sir, which shows
the purchase price and the description.

(DEED OF LAND MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q Were you married to him at the date
that he bought this land in 1935?

A Yes, I was.

Q And you went to live with him on this land?

A Yes.

Q And after he died did you continue to farm it with
your family? A: Yes, I did.

30

Q I show you this form with respect to the real property. Would you look at it, please?

A Yes.

Q And have you read that over or had it read over to you?

A: Yes.

Q And is that your signature on it?

A Yes, it is my signature.

Q And is that form true and correct to the best of your knowledge, recollection and belief?

10 A Yes, it is true.

MR. HUCKVALE: I will file that, please.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Now perhaps my learned friend would file the appraisal with respect to this land.

MR. RICE: I wish to point out, your Honour, that on the death of Saco Kado, the husband of the claimant, who I believe died on June 4th, 1937, and left 7 minor children surviving him, the Public Administrator or J.M. Streight, the Official Administrator of New Westminster, applied for and obtained letters of administration respecting the deceased's estate on August 4th, 1944, and this land was sold, the land was apparently valued at \$1200.00 and was subsequently sold for \$1400.00 cash.

20

MR. HUCKVALE: If it was valued, I want the valuation in.

MR. RICE: It was valued by Mr. Streight, or someone on his behalf, and the Custodian had nothing to do with it. Mr. Streight, the Official Administrator at

30

5
Mrs. M. Kato,
In Chief.

New Westminster, handled it.

MR. HUCKVALE: You haven't got any valuations; that is what you are saying.

not correct MR. RICE: I have no valuation.

A copy of the valuation has on the claim file

MR. HUCKVALE: That is all I want.

THE SUB-COMMISSIONER: What I was going to say is this; I wonder if Mr. Straight, he is the legal representative of this estate for the whole family, isn't he?

10 MR. RICE: He is the public administrator.

THE SUB-COMMISSIONER: He is the public administrator out there and should he not be joined as a joint claimant along with this lady?

MR. HUCKVALE: I don't think so, sir, it has not been the practice.

THE SUB-COMMISSIONER: It has not been?

MR. HUCKVALE: No, sir, it has not.

THE SUB-COMMISSIONER: Are any of the beneficiaries
20 making a claim?

MR. HUCKVALE: She is making the claim as a widow.

THE SUB-COMMISSIONER: But are the children also interested in the estate?

MR. HUCKVALE: They are. I will admit that any money that might be recovered as the result of these proceedings should go into her hands or into the public administrator's hands as a trustee.

MR. RICE: I am going to object right here. She has no proper claim to this estate. If she claims
30 at all, it is on behalf of herself and her seven

Mrs. M. Kado,
In Chief.

children.

MR. HUCKVALE: Correct.

THE SUB-COMMISSIONER: That is the reason, I think, that the public administrator should be appointed as a trustee.

MR. HUCKVALE: The public administrator is the claimant if anyone is.

NO
What would he
be claiming for?

10

THE SUB-COMMISSIONER: Why shouldn't he then be joined along with this woman so that the thing will be in proper form?

MR. HUCKVALE: There have been a number of these cases, sir, where the people have died before the evacuation, or in many cases since, and the same thing has happened. I had one before Mr. Justice Bird similar to this, and Mr. Justice Bird made no suggestion of that kind. We simply took it that any recovery that is made is made on behalf of the estate, and I do not think the Commissioner has anything to say as to the distribution of these moneys.

20

THE SUB-COMMISSIONER: No, except that I suppose that there is such a thing as having a proper claimant before the Commissioner.

MR. HUCKVALE: She is the widow.

MR. RICE: The public administrator of the Province of British Columbia in the New Westminster district handled this estate, and if he handles it and sells it, surely the Custodian cannot be held responsible.

30 THE SUB-COMMISSIONER: Of course that will be something

7
Mrs. M. Kado,
In Chief.

Mr. Justice Bird will have to take into consideration.

MR. RICE: That is the stand we take at the present time, none of this property came into our hands and we did not deal with it in any manner.

THE SUB-COMMISSIONER: That would be proper evidence on behalf of the Custodian at the final hearings.

MR. HUCKVALE: If he wants to take that stand, he may; but it has never been taken before.

THE SUB-COMMISSIONER: I think we should reserve the
10 right to the claimant or to this lady to apply to have the public administrator added as a joint claimant if she thinks it advisable later on. I mean I do not think that I should dispose or anyone should dispose of the thing on technicalities at this time.

MR. RICE: Well, your Honour, none of this property has gone into the hands of the Custodian and he didn't have it in any way, shape or form.

MR. HUCKVALE: I think he did have it. He rented it on
20 the 10th of December, 1942.

MR. RICE: If you have a claim for rent, there is no record of it here.

MR. HUCKVALE: You have got a record of it if you will look at your analysis of the real property claim on your own file.

MR. RICE: But that is abandoned.

MR. HUCKVALE: If you will look at your analysis on the real property claim. Here, I will show it to you on your own file. The property was leased by
30 the Custodian on December 10th, 1942. This is from

Mrs. M. Kado,
In Chief.
Discussion.

your own records.

Q Now, Mrs. Kado, did you, before evacuation, rent this property to anybody?

A No, I didn't.

Q I think that is all, thank you, Mrs. Kado.

Will you answer Mr. Rice, please?

*Government
Submission*

10

MR. RICE: Well, I repeat again, your Honour, that this is a case where the Custodian is not responsible in any way for any claim. While some rent may have come into his hands, and if it has it has been accounted for, the sum that he actually got. The matter was taken out of his hands by an official in the Province of British Columbia, the Official Administrator for the New Westminster District, Mr. Streight, and he administered the estate and sold the land.

MR. HUCKVALE: If my learned friend would file this document which he has, it shows the whole history of the dealing and it is given by the Custodian.

20 THE SUB-COMMISSIONER: What is that?

MR. HUCKVALE: The analysis of the real property claim made by the Custodian and which I got off his files, and this is my copy.

THE SUB-COMMISSIONER: Why not file that as part of the record? Ask to have it filed.

MR. HUCKVALE: I will ask Mr. Rice to file it now. The Custodian actually took title to this pre-
party.

X No

MR. RICE: I will file that analysis of real property.

30

(ANALYSIS MARKED EXHIBIT NO. 3).

THE SUB-COMMISSIONER: You see what you submit, Mr. Rice,
may be a final disposition of the whole claim
insofar as the Custodian is concerned, but as far
as I am concerned I haven't any responsibility in
making a decision of that kind, because my whole
duty is to have this evidence taken and then it
goes to Mr. Justice Bird subsequently, and any
argument in that connection will be submitted to
him and that is the reason why I say I cannot make
any disposition at this time. Is that all you
have, Mr. Rice?

MR. RICE: That is all.

MR. HUCKVALE: That is all, Mrs. Kado, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

20
R. R. Howard
"S. R. HOWARD"
COURT REPORTER.

Discussion.

Lethbridge, Alberta,

August 4th, 1948. 9:00 A.M.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. RICE: Your Honour, there was a case yesterday, the
Duce Kade estate, my learned friend asked me for
a copy of the farm appraisal report and it wasn't
on the file but I found it afterwards. I do not
know if it has anything to do with the property
because the property was sold by the Official
Administrator at New Westminster.

THE SUB-COMMISSIONER: You mean that would be Case No.
11 on the list?

THE SECRETARY: Case 523.

MR. RICE: If my learned friend wishes this farm appraisal
report filed, I am prepared to file it.

THE SUB-COMMISSIONER: Would you like to have that
filed?

MR. HUCKVALE: Yes, I think so. I think it should be
filed. I know Mr. Justice Bird always insisted
on that being filed by the Crown. He wants it
filed by the Crown always.

THE SUB-COMMISSIONER: That will be Exhibit 4 then.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 4).

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. HOWARD"
OFFICIAL REPORTER.