

3399

WHONNOCK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 3379

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, Yoshihiko
HOME ADDRESS: 27th Ave., Whonnock, B.C. P.O. Box 173
REGISTRATION NUMBER 13559 SEX: Male AGE: 44
OCCUPATION: Farmer

(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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yuki ³⁶⁴⁸

ADDRESS OF WIFE OR HUSBAND: 27th Ave., Whonnock, B.C.

NAMES OF ANY LIVING CHILDREN: (M) (M) (M)
Seiko (F), Tomiko (F), Yoshiko (F), Larry (M)

EXHIBIT NO. 671-1
DATE Sept 15/48
FILED BY G. R. Bine

ADDRESS OF CHILDREN: 27th Ave., Whonnock, P.O. Box 173

AGE OF CHILDREN: 15 12 10 8 5 1

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

1. LOCATION AND DESCRIPTION: S.E. Quarter section on 111, Township 18. Lettered "A" on sketch deposited No. 3508, Municipality of Maple Ridge, in the district of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS Dwelling house 20' x 32', wash house 12' x 20'. Woodshed 14' x 32'. Barn 20' x 32'. Packing houses 20' x 20' and 10' x 12'.

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

4. TAXES (Amount and where payable) \$23.50 payable at Haney, B.C.

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: In my home, Whonnock.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST Mama Takiji Tsuyita owns half my land
9. IF FARM LAND STATE CROPS SOWN 2 acres strawberries, 1 acre raspberries, 1/2 acre potatoes, 70 plum trees, 15 apple trees, 10 cherry trees, 7 pear trees, 5 peach trees, 12 nut trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house 30' x 32' at 27th Ave., Whonnock, B.C.
2. LANDLORD'S NAME AND ADDRESS: Myself and Mr. Takiji Tsuyita who owns half of the land.
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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Household furniture, kitchen utensils, cutlery, garden implements, 4 falling axes, 3 sledge hammers, 4 wedges in my house at Whonnock, BC
Key will be left with the Custodian
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 white cat
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: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$100 War Savings Certificates in owner's possession in my home8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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 13th day of April 1942.

(Signature)

Yoshihiko IkedaA. T. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug. 19/43.

Our File No. 3399

Full Name IKEDA Yoshitake
(Surname in Block Letters)

Registration No. 13559

Male - Female
(check)

Age Sept. 15, 1898

Former Address 27th Ave. Monroch B.C.

Lethbridge Alta. April 16/42

Date Evacuated Apr. 16/42

Naturalized - Canadian-Born - National
(check)

Present Address

40 E. H. Oliver
Routine Butte, Alta.

Married - Single
(check)

Name of Wife Yuki #13560

Name of Husband

Name of Mother ^{nee} (TOKUDOME) Kiku

Name of Father Shikamasa

Names of Children under 16

(Dead)

(See Over)

Requested by

ECG

Registered with Custodian

(Yes or No)

Additional Information

Farmer. Owner of 5
acres, house, at above address

REAL PROPERTY SUMMARY

File Nos. 3399, 3411

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

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

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

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

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

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

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

ASSESSED VALUE: 1943 - 9.95 acres.
Land \$550.00
Improvements \$700.00 Total \$1250.00 Taxes \$25.83.

CLASSIFICATION: Berry farm with buildings. Inspector's report of May 22nd, 1942 reported 2 acres strawberries, 1 acre raspberries, $\frac{1}{2}$ acre potatoes, and a number of fruit trees. Also a one storey frame house 30 x 32 of 6 rooms, fair condition, and woodshed, barn 2 small packing houses and well.

HISTORY OF
ADMINISTRATION:

Property leased by the Custodian on the 27th June 1942, to Peter A. Rempel at a rental of $\frac{1}{3}$ of crop to the end of 1942. The returns shown by the Pacific Co-operative Union for this crop amounted to \$83.25, placed to the credit of the Joint owners.

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

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

SOLD:

To The Director The Veterans' Land Act for \$479.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of the joint account of Yoshihiko

EXHIBIT NO.

DATE

FILED BY

671-6
Sept 15/48
Gra Rice

Yoshihiko

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

TITLE:

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

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

DATED January 22, 1946.



IM:ML

3399 out Richardson

**REPORT
ON EVACUATED JAPANESE PROPERTY**

File No. _____

MUNICIPALITY: Maple Ridge.

Date: May 22nd. 1942

NAME: IKEDA. Yoshihiko,

REGISTRATION NO. 13559.

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

PROPERTY: Joint ownership with TSUJITA. Takeji. # 13557.

ACREAGE: 10.

KIND OF CROPS: Strawberries. Raspberries. Potatoes. Number Fruit trees.

APPROXIMATE ACREAGE OF EACH: 2. 1. $\frac{1}{2}$.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION 1 Story wooden frame shack **ROOF:** Shingle.

SIZE: 30 x 32 **NO. OF ROOMS** 6.

CONDITION: Just fair.

OTHER BUILDINGS: Woodshed, Barn, 2 small packing houses.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: "Well. **ON:** **OFF:**

LIGHT: None. **ON:** **OFF:**

REMARKS: Boarded up.

**INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in the house.**

Bureau.

2 Beds complete.

Kitchen stove.

2 10-Gal. stone crocks.

Heater.

8 Kitchen chairs.

Bdl. garden tools.

Stored in packing house.

13 100# sacks fertilizer.

250 New strawberry crates & boxes.

Signed:

I. G. Bardwell.

3411

3399

27th June, 1942.

Mr. Peter A. Rempel,
c/o Pacific Co-operative Union,
Mission City, B.C.

Dear Sir:

re: Takeji Tsujita.

In reply to your application to lease the farm of T. Tsujita, Whonock, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net proceeds from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is definitely understood that your lease covers the crop only.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

Manager,
Farm Department.

RDR:GF

(This is a joint ~~action~~, Takeji Tsujita and Yoshihiko Ikeda)

File No:

3399

Name

Ikeda, Yoshihiko

Address

Whonnock, B.C.

Amount

1.92

Ref. No.

13559

Refund of 1% wage deductions for first six
months of 1941 from Provincial Collector
Vancouver.

18

COPY

3399✓
3411

June 14/43.

Whonnock, B.C.

Custodian
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

Dear Sirs:

Am writing you in regards to the T. Tsujita and Y. Ikeda farm, file number 3411, 3399, which I have leased till the end of 1944. Am very much interested in buying the place when it comes up for sale. Which I understand will be in a short time. Please inform me when this place comes up for sale.

If it is not possible to buy this place would like another place. But am particularly interested in buying the place I am now on. Thanking you

Yours truly,

"R. H. Bachmeier"

Whonnock, B.C.

3399 ✓
3411

26th June, 1943.

Mr. R. H. Bachmeier,
Whonnock, B.C.

Dear Sir:

re: Y. IKEDA & T. TSUJITA.

We are in receipt of your enquiry regarding disposition of subject Japanese property.

You may have noticed in the press recently that 769 properties in the Fraser Valley have been disposed of to the Soldier Settlement and Veterans Land Act Committee, and the property in which you are interested is included in these parcels.

Any question of purchase will, therefore, need to be taken up with the Soldier Settlement of Canada.

The sale has been made subject to existing leases and this matter also will be one for the Soldier Settlement of Canada to negotiate with you in due course.

Yours truly,

R. D. Richardson,
Farm Department.

NEAGOF

Lethbridge, Alta.,
September 28, 1944.

Mr. W. A. Eastwood, General Manager, Vancouver, B. C.

Re: Yoshihiko IKEDA, #13579.

In reply to your letter of September 23rd we contacted Mr. Ikeda again re the claim from the Pacific Co-operative to the amount of \$261.00, and he disputes this claim.

His reason for disputing this account is that in March 1942 he purchased fertilizer and strawberry and raspberry crates, and these were stored in his packing house, but in April 1942 he was evacuated to Alberta, and upon his evacuation the packing house was locked with these goods in it and the key turned over to the Custodian to be either re-sold or returned to the Pacific Co-operative, and as he never had the opportunity of using these goods he states that he refuses to pay for them, and he has again requested that his account with Dr. Bigelow for \$125.00 be taken care of by the Custodian from assets held by them to his credit.

A. this man has no other assets, and the only other money that he is able to get is from his earnings in beets and with a family the size he has, I do not see how he would be able to pay this account from these earnings.

A.W.

A. Wright,
Welfare Officer.

AW:S
Enc:

C.C. - Mr. D.W. Simmons.

Pro claim has been
filed by Dr. Bigelow

11-10-44

P. by B.C.S.C.
11-12-44

PACIFIC CO-OPERATIVE UNION

GROWERS • PACKERS • SHIPPERS
OF HIGH CLASS BERRIES & RHUBARB

MISSION CITY, B.C.

16th October, 1944.

EVACUATION SECTION	
Rec'd	OCT 17 1944
File No.	3399
Ans.	
Referred	McAlister

Mr. A. McAlister,
Claims Department
Office of the Custodian
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Yoshihiko Ideda
Reg. No. 13559.

Thank you for your letter of October 11th,
re our claim against the above man.

Enclosed herewith is a statement covering
the same as requested by you.

Trusting that this will be satisfactory,
we remain

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per:

Geo. A. Reid
Office Manager.

GAR/as
Encl.

Telegraphic Address
Pacific Co-op.

STATEMENT

(C.N.R. Points) MATSQUI, B. C.
(C.P.R. Points) MISSION, B.C.

PACIFIC CO-OPERATIVE UNION

MISSION CITY, B.C.

DR. to

Yoshihiko Ikeda
Wohompeke

DATE

Oct 16th 1944

TERMS: Semi-monthly. Interest of 8 per cent on overdue accounts.

DATE	Invoice No.	PARTICULARS	Dr.	Cr.	Balance
<i>1941</i>		Balance Forward	<i>1000</i>		
<i>2/22/42</i>	<i>464</i>	<i>4000 lbs. 2nd. Quality</i>	<i>117 00</i>		
<i>March 1942</i>	<i>412</i>	<i>500 Mt. Street crates</i>	<i>140 00</i>		
<i>March 1943</i>		<i>By Fruit J. Kato (Gr.) Pakeb. T. Kato.</i>		<i>19 48</i>	
<i>Aug 1943</i>		<i>By Share Capital making 3 cash credits off</i>		<i>41 61</i>	
			<i>261 00</i>	<i>61 09</i>	
		<i>Balance due us.</i>		<i>199 91</i>	
			<i>261 00</i>	<i>261 00</i>	



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
December 14th 1944

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

Attention Major A. McAlister

Dear Sir,

Re Yoshihiko IKEDA #13559
Custodian File #3399

EVACUATION SECTION	
Rec'd	DEC 15 1944
File No.	3399
App.	A. W. A.
Referred	McAlister

We have for acknowledgment your letter
of the 1st ulto., and note the contents.

We have paid the account of Doctors Bigelow,
Fowler & Poulsen in the amount of \$125.00 and we, there-
fore, wish to lodge a claim for this sum to be refunded
to this Commission when funds are available.

Yours truly,

M. L. Brown
Office Manager.

/MMS

Please read

Edmonton, Alberta

Feb. 7/46.

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

Dear Sir,

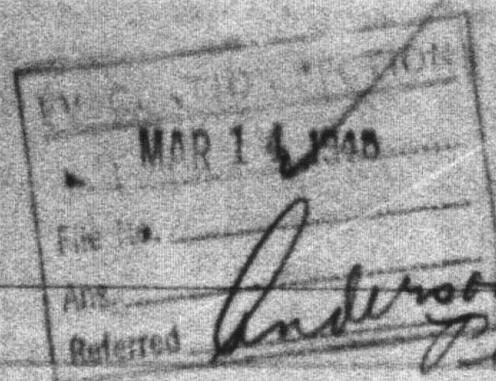
Please transfer half the credit re Sale
of Property of \$446.45 to Mr. Takeji Tujita,
Reg. No. 13557. ^(223.22.)

This property is located at Municipality
of Maple Ridge, Part 9.95 acres more or
less of the East half of the South East
quarter of Section 1, Township 13, shown
lettered "A" on sketch dep. 3508, Div. of
New Westminster, C. of E. 50268.

Yours very truly,

Y. Ikeda

(Reg. No. 13559)



Picture Butte, Alta.
March 10/46.

Cans. Dept of the Sec of State
Office of the Custodian.

Dear Sir:

I wish to notify the mistake
taken place in dividing our credit
with Mr. Takeji Tsujita. The
balance of (83.25) eighty three dollars
and twenty-five cents listed under
credit is solely of my own which you
have added to our joint account. I
wish you check up on this and make
notice to Mr. Takeji Tsujita in your
earliest convenience.

Yours truly,
Mr. Y. Ikeda.

Tsujita

568 1944 ^{copy}
7 ^{per}

Proceeds for expenses on
bill payment in 1942

3399

18th March, 1946.

Mr. Yoshihiko IKEDA,
Registration No. 13559,
Picture Butte, Alberta.

Dear Sir:

We wish to acknowledge your letter of the 10th March, however it would appear from your remarks in it, that you are under a misunderstanding regarding the \$83.25, which had been credited to your joint account with Mr. Takeji TSUJITA.

In 1942, the Custodian leased this property belonging to yourself and Mr. TSUJITA, under an agreement, by which this sum was derived, and it is therefore, correctly credited to you both jointly and should be divided between you both.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

PLEASE QUOTE

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

EXHIBIT No. 671-8

DATE

FILED BY
M. D. Y. Braidwood

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

Dear Sir:

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

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

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

Canada

J.L. No. 131

R.P. 4

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 2399, 2411.

Reg. No. 13999, 13997.

506 Royal Bank Building,
Vancouver, B. C.

Mr. Yoshitake IKEDA,
Mr. Takaji TSUTSUMI

MAY 12 1944

Dear Sir:

Re: Municipality of Maple Ridge, Part 9.95 acres more or less
of the East half of the South East quarter of Section 1,
Township 12, shown lettered "A" on sketch dep. 3908,
Dis. of New Westminster, C. of B. 53242.

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	\$ 479.00
Add:	
Unexpired insurance premium as at January 1st, 1943	479.00
Less:	
Tax arrears to December 31st, 1942	\$ 29.55
Registration fee	3.00
Encumbrance—Principal	
—Interest	32.55
Net proceeds of sale	\$ 446.45

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

Yours truly,

F. G. SHEARS,
Director.

W

BC-186-1
BC-2623-B

BC/186-P
BC/2623-B

Page 1

U.S. Form No. 8
(Sheet 1)

Farm Appraisal Report

File No. JL-181

RP.3

Land Description: Pt. 9.95 Acs. of E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 1, Tp. 12, R. 3
"A" on Plan 3808.

Containing 9.95 Acres

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

Nearest Rail Point Whonnoek, B.C. Distance 8 miles

Market Town New Westminster Distance 20 "

Church (give denomination) Whonnoek-Protestant Distance 2 "

Nearest School Whonnoek Distance 3 "

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

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

Direct access to secondary road, gravel - fair condition.

Is this district a good one? Fair.

EXHIBIT No. 671-4

Employment opportunity Extremely limited, 8 miles to Haney Sawmills.

DATE Sept 1948

FILED BY

Predominating Nationality and religion: Mixed, Japanese predominating.

Describe Fencing and its condition: Nil Value \$

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

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE No. 1	21 x 24	Frame & Shd.	1 st.	Shgl.	20 yr.	Wood	Poor	100.00 TSUJITA
HOUSE No. 2	30 x 36	Frame	1 st.	"	20 "	"	Fair	300.00 IKEDA
BARN	18 x 38	Pole & Shk.	1 st.	Shake	20 "	"	-	-
BARN	21 x 27	Pole & Shk.	1 st.	"	20 "	"	-	-
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value \$ 400.00

Total Value Buildings add to farm

\$ 200.00

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

Describe the basement and chimneys: No basement - metal chimneys

No. 1 4 nil Wood, paper

No. rooms downstairs? Upstairs? How finished

No. 1-2 5 nil

Are buildings painted? No. Condition of paint -

Distance from nearest bush 160 feet.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.48	Decided slope to South	Light sdy. gravelly loam 10" to 18"	Sand & Gravel	Mixed small fruit & fruit trees	40.00	179.20
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
5.47	Decided slope to South	Lt. sdy. gravelly loam	Sand & Gravel	Clearing, rock- ing, levelling- drain- ing.	150. to 250. per acre	20.00 wood value
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TREES IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 288.60

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 488.60

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

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

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

Small fruits and poultry.

Noxious weeds:

Thistle.

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

1942 - \$25.83. District of Maple Ridge.

Date:

Place: New Westminster, B.C.

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

Inspector's Signature

"H.L. SINCLAIR"

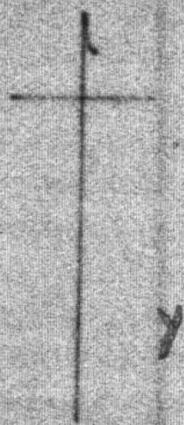
Note: (Use Form 43 (Sheet 2) in connection with this form.)

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

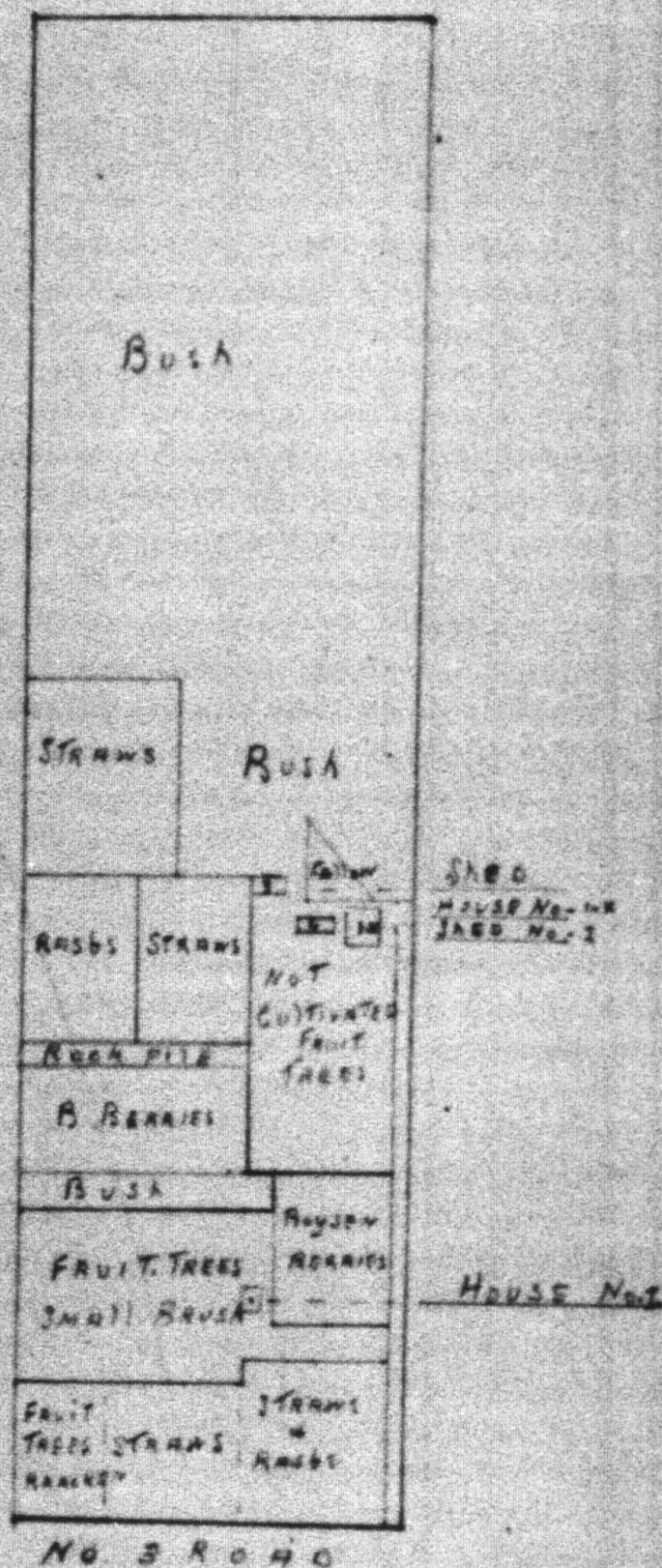
Diagram of Property

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

Y IAKEDA & T. TEUJITHA



Scale 1 inch = 200 ft.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 500.00

Date 26th May 1942.

"I.T. BARNET"
District Superintendent.

Defence Brief

Yoshihiko IKEDA

File No. 3399

Case No. 671 ✓

LETHBRIDGE
15 Sept. 48
V.L.A. Deal

REAL PROPERTY CLAIMS

1. Real Property Claim

- (a) \$2500.00 IKEDA Case 671 All land & certain specified buildings. See Ex. 671-1 P.3.
(b) 250.00 TSUJITA Case 799 Two buildings built on this property by TSUJITA
\$2750.00 9.95 Acres

Appraised at

\$488.60

Sold for

\$479.00

† Witness: H.L. Sinclair, Appraiser.

- Ex. 1 - Summary of evidence.
Ex. 2 - Agreement to buy property for 600.00
Ex. 3 - Power of Atty from T. Tsujita Case 799
Ex. 4 - S.S.B. Appraisal
Ex. 6 - Real property Summary.

See Case No. 799 file 3411 re Takeji
TSUJITA's buildings claim \$250.00.

Submission: Real estate sold for fair
market value. That other chattels such
as packing shed, woodshed and bath house,
which forms part of the claim amounting
to \$250.00 was sold as part of the realty.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

\$177.50 as per Ex. 671-1 page 6

- (a) Goods valued by claimant at 49.67 lost, destroyed, or stolen. /

Disappeared during occupancy of
Custodian tenants (3).
First inventory by I.C. Bardwell 22 May 42.
Second " " J. Moryson 4 May 43
Final " " A.E. Hartley 7 Feb. 45
"Chattels all gone except an old table and
an old bed of no value."

- (b) Goods valued at 65.83 declared but not found. /

Witness: I.C. Bardwell.

See inventory dated 22 May 42 on file.

- (c) Goods valued at 58.50 undeclared and not found. /

Witness: I.C. Bardwell.

See inventory dated 22 May 42 on file.

Yoshihiko IKEDA
Case No. 672

-2-

(d) Goods valued at 3.50 abandoned.

Witness: A. E. Hartley

See memo dated 7 Feb. 45 on file.

"Chattels all gone except
an old bed of no value."

Ex. 5 - Analysis of personal property claim.
Ex. 7 - J.P. Form.

Submission: That if the Custodian is responsible in any manner for the loss, abandonment or destruction of any of the chattels, that the claim made is excessive and exorbitant.

RNN/mw

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 32

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Yoshihiko IKEDA
2. Registration Number: 13559
3. Present Address: c/o E. Hammon, Turin, Alberta.
4. Address Prior To Evacuation: 27th Avenue, Whonnock, B.C.

EXHIBIT No. 671-1
DATE Sept. 15/48
FILED BY A. S. Virtue

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

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

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

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

*When is Tsujita
Can 199*

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

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

(e) Purchase Price \$ 500.00

6. IMPROVEMENTS:

(a)	Clearing	5	acres at \$ 200.00 per acre	\$ 1000.00	
(b)	Fencing			\$	
(c)	Tillage			\$	
(d)	Drainage			\$ 500.00	
(e)	Weed Eradication (labour only)			\$ 125.00	
(f)	Planting	2 1/2	acres strawberries	\$125.00	
		1	" raspberries	25.00	
(g)		1	" black cap	25.00	
		1 1/2	" fruit trees	25.00	
(h)				\$200.00	\$ 200.00
	Total			\$ 1825.00	\$ 1825.00
	Carried Forward			\$	\$ 2425.00

Brought forward

\$ 2,425.00

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

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

Total Cost of Buildings

\$2440.00

\$2440.00

Total Cost of Land and All Improvements

\$ 4,865.00

Fair Market Value

\$ 2,500.00

Sold by Custodian for (the total selling price of

\$ 420.00

all of the property including the buildings of

\$470.00

Takeji TSUJITA

on basis of Appraisal above prop. sold for \$420.00)

2,080.00

Loss Claimed on Parcel 1

8. Assessment for 1942:

Land \$550.00

Improvements \$700.00

Total \$1,250.00

9. Appraisal or Valuation (by Custodian):

Lands \$ **288.60**

Improvements \$ **400.00**

Total \$ **688.60**

10. Rental Value per Year: \$ _____

11. Fire Insurance on Buildings:

(List amount on each building):

..... \$

..... \$

..... \$

..... \$

12. Documents in Support:

(a) Photographs:

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

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

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

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

(h)

Parcel 2:- (Add additional sheets if necessary)

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

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 \$ 2,080.00

Parcel 2 \$

Parcel 3 \$

Parcel 4 \$

TOTAL:

\$ 2,080.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
Stove	1939	\$30.00	\$20.00 ✓	
stove	1930	25.00	12.00 ✓	
linoleum	1940	50.00	40.00 ✓	
2 beds	1930	15.00	7.00 ✓	
12 chairs	1940	15.00	7.00 ✓	
4, 7' crosscut saws	1939	50.00	40.00 ✓	not declared do
2 peevess	1935	7.00	5.00 ✓	
2 axes	1934	5.00	3.50 ✓	
6 hoes	1934	6.00	4.50 ✓	
4 mattocks	1930	4.00	3.00 ✓	
3 potato forks	1932	3.75	2.50 ✓	do
3 carpenter saws	1930	12.00	10.00 ✓	
1 scythe	1938	3.50	2.50 ✓	
4 wedges	1937	3.00	2.00 ✓	
3 sledge hammers	1937	3.50	2.50 ✓	
1 spray tank	1937	7.00	4.00 ✓	
1 cultivator	1935	10.00	6.00 ✓	
3 shovels	1934	3.75	2.50 ✓	
3 nail hammers	1930	3.75	3.50 ✓	
		<u>TOTAL</u>	<u>\$177.50</u>	

(ADD ADDITIONAL PAGE IF NECESSARY)

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

- 7 -

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

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

Total: \$ nil

Total Claim for Personal Property **\$177.50**

Deduct Payments from Custodian **\$ nil**

Net Loss on Personal Property **\$177.50**

I Certify the above to be True and Correct.

St. Cook
Witness

y. Ikeda
Signature of Claimant.

CASE NO. 671.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Lethbridge, Alberta,
 September 15th, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHINIKO IKEDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES

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

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

MRS LILLIE THOMAS, Secretary.
 D.J. HANFORD, Esq., Official Interpreter.
 S.R. HOWARD, Esq., Official Reporter.

30

I. Ikeda,
In Chief.

THE SECRETARY: Case No. 671, Yoshihiko Ikeda.

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

DIRECT EXAMINATION BY MR. VIRTUE:

Q Can you understand some English?

A Not much.

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

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

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

A Yes.

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

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

30 Q Now I notice the total cost of your Maple Ridge
property, including what you paid for it in
the first place and the improvements you put on
it and the buildings, came to \$4665.00, but you
are only asking for \$2500.00?

Y. Ikeda,
In Chief.

A Yes.

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

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

THE SUB-COMMISSIONER: If you were buying it?

A Yes, if I were buying it now.

Q That is the price you would pay for it?

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

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

(SUMMARY MARKED EXHIBIT NO. 1).

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

A: Yes, I heard from the Custodian.

Q Was that a decent price for the property?

A No, I don't think so.

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

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

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

MR. RICE: Yes, your Honour.

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

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

I. Ikeda,
In Chief.

by which you bought this property?

A Yes.

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

A Yes.

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

(DEED MARKED EXHIBIT NO. 2).

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

A Yes.

Q With a small shack that was of no value?

10 A Yes, just a broken down shack.

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

A Yes.

Q And that is it (indicating)?

A Yes.

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

(POWER OF ATTORNEY MARKED EXHIBIT NO. 3).

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

MR. RICH: I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that other chattels such as packing shed, woodshed, and bath house, which forms part of the claim amounting to \$250000 was sold as part of the realty. I am further submitting that if the Custodian is responsible in

30

I. Ikeda,
In Chief.
Cross-Exam.

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

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

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

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

(ANALYSIS MARKED EXHIBIT NO. 5).

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

(SUMMARY MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE

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

A: Yes.

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

A: Yes.

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

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

MR. RICE: Q Who is Takeji Tsujita?

A My friend.

Q Your friend?

A: Yes.

Q Where is he now?

A: Iron Springs.

THE SUB-COMMISSIONER: Has he filed a claim?

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

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

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

Y. Ikeda,
Cross-Exam.

THE SUB-COMMISSIONER: Q: Pardon?

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

Q: For that other property? A: Yes.

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

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

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

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

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

MR. RICE: But four cross-cut saws aren't garden utensils.

A: Yes, they were quite new saws. I bought them just before I was evacuated.

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

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

Y. Ikeda,
Cross-Exam.

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

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

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

10

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

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

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

20

A: It is for the

same reason.

Q All right.

MR. VIRTUE: All right, thank you.

THE SUB-COMMISSIONER: That is all, thanks.

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

30

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

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

20 (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

[Signature]
"D.R. HOWARD, Official Reporter."

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

SUB-COMMISSIONER.

Copy

Re: Case No. 671 - IWADA Yoshihiko

Counsel seeks special consideration in respect of the claim made on the sale of this 10 acre parcel of agricultural land to the Director, Veterans Land Act, for the sum of \$479.00.

The land was assessed in 1940 at \$1250.00, which includes \$700.00 for improvements comprising a 6 room dwelling-house and outbuildings. I directed Government Counsel to obtain a special report from the Soldiers Settlement Board in regard to the re-sale of this property to a veteran, which report is now available and has been filed as Exhibit 6.

The report serves to confirm the conclusion which I had reached at the time of the hearing, namely: that this claimant was not entitled to any award beyond the over-all recommendation of 80 per cent applicable to Maple Ridge farm properties. I therefore reject the claim for special consideration.

(Sgd.) H.I. BIRD

Commissioner.

Name of Claimant

IKEDA, Yoshiko

Case 671

Custodian File

3300

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
					479.00	80%	383.20		383.20
							383.20		383.20
PERSONAL PROPERTY									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
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		
			40%	174.00					
					80.04				80.04
TOTAL RECOMMENDATION									463.24



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. _____

PLEASE QUOTE _____

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

EXHIBIT No. 671-8

DATE _____

FILED BY _____

M. D. Y. Braidwood

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

Dear Sir:

Japanese Property Claims Commission
Case No. 671 - IKEDA, Y. BC/186-P
(BC/2625-B - H. P. Jones)

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

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

D. T. Braidwood, Barrister.....2

been mainly used as a home from which to work out and earn a livelihood, which was a fairly general practice even amongst the former Japanese owners in the locality.

Local employment, of course, is still very limited as evidenced by the fact that the veteran in question has been employed on the dykes at Dewdney some 30 miles west of his holding. Since construction of these new dykes throughout the Fraser Valley is about completed, also employment in the logging and lumbering industry slackening off on easier markets, employment opportunities in the locality are not improving. Even if this condition can be ameliorated to an extent on a small holding, a full living from farming is not possible from this holding, as evidenced by the progress of the veteran concerned. Also our files show that on two score or so former Japanese properties in the whole of the Whonock district only two veterans have been qualified and settled on full time farms and that to do so in each case three and five former Japanese properties were combined to provide a suitable full time farming unit. In both instances commercial small fruit production has gone by the board entirely and which now applies to a large extent throughout this district.

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

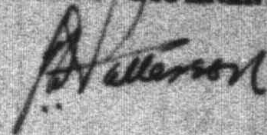
With regard to present day home conditions on the property: in establishing the veteran the V.L.A. is now in the process of completing expenditures totalling \$4,021.00 to provide a modest home. In addition, it is judged that the veteran himself has spent approximately \$500.00, not inclusive of his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

D. T. Braidwood, Esq., Barrister.....5.

In this case it is suggested that reference also be made to the brief (particularly the last few paragraphs on page 4) which I submitted to Crown Counsel under date of October 1st, 1948, on (typical) case 1065, Hidaka, K., whose property is situated about one-half mile west of that of Y. Ikeda.

Yours very truly,
H. Allan
A/DISTRICT SUPERINTENDENT

Per



JDP.A