

4938

REV. LVT 91 / 15.05.02

**STRAWBERRY HILL
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

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

PERSONAL INFORMATIONNAME: HIKIDA, KaichiHOME ADDRESS: Newton Rd., R.R. No. 1, New Westminster, BCREGISTRATION NUMBER 12758 SEX: Male AGE: 45OCCUPATION: 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: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: Kisano 6/25 XADDRESS OF WIFE OR HUSBAND: Newton Rd., R.R. No. 1, New Westminster, BCNAMES OF ANY LIVING CHILDREN: Masako (F) Michiko (F)ADDRESS OF CHILDREN: Newton Rd., R.R. No. 1, New Westminster, BCAGE OF CHILDREN: 14 years 8 years**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lots 5 and 6, 7, 8, 9 of the SE quarter
Section 24, township 4, in the District of New Westminster, BC Delta

Blk 2 SW 1/4 of SW 1/4 Sec 19 T4 S19 R12W11S1 Delta

2. BUILDINGS AND OTHER IMPROVEMENTS: Eight-room frame dwelling house
6 chicken houses, root house, feed house, incubator house, garage
woodshed, 3 pump houses, 12 colony houses

3. INSURANCE (Give particulars; state where policies are) \$2000 for the house and
furniture in North West Fire Ins. Co. Policy No. 199788 in my possession

4. TAXES (Amount and where payable) About \$45 per year payable in corporation of

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

6. OCCUPANCY AND LEASES (If vacant so state) When I leave Mr. Theodore Heath
New Westminster, will lease it for a yearly rent of \$150.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry office in New Westminster.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN strawberries, raspberries, gooseberries
rhubarb, beans, broccoli, asparagus, carrots, potatoes,

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 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 goods, furniture, kitchen utensils, chinaware, carpenter tools, farm implements, incubator, 4 electric brooders, 4 oil burning incubator, 2 kerosene burners, small tractor, 1 deep well pump (electric), 1 shallow electric pump, 500' in 2" galvanized pipes, 100' 3/4" pipe, 1 spray pump, 1 boiler, 1 ice box, small canning machine, lawn mower, rubber hose, 2 rolls wire netting in the house at Newton Rd., New Westminster, BC. Key will be in care of Theodore Heath who is leasing the house.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog
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: See page 1 No. 3
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
From Mr Theodore Heath, New Westminster, \$150 as rent -
(Taxes to be paid out of above)
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$200 Victory Bond in my possession
8. BANK ACCOUNTS: \$1000 Bank of Commerce in the New Westminster, BC
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 18th day of April 1942.

J. T. Williams

Witness

(Signature)

H. W. Wicks

FOR DEPARTMENTAL USE

SUPPLEMENTARY LIST OF:

HIKIDA Kaichi---#12758

Strawberry Hill,
May 7th, 1948

Desires to inform Custodian that
1 Piano, 3 Pc. Chesterfield Suite, Dining Room Suite,
will be left at Declarant's House, Newton Rd., N1
Delta. B.C.

INFORMATION FROM R.C.M.P.

Date Dec. 30/42
Nov. 30/42

Full Name Keichi HIKIDA
(Surname in Block Letters)

Registration No. 12758

Male - Female
(check)

Age 24.12.1891

Former Address

Newton Rd. R.R. #1, New Britain B.C.

Date Evacuated

May 18/42

Naturalized - Canadian-Born - National
(check)

Present Address

28/9/48 - 670 Spruce St, Winnipeg, Man.
77/6 442 - 3rd Ave, Winnipeg, Man.

Married - Single
(check)

Name of Wife

Kisano #12758

Name of Husband

Name of Mother

Yone (Japan)

Name of Father

Kamaya

Names of Children under 16

Masako (F) Feb. 26, 1932
Michiko (F) April 13, 1934

Our File No.

4938

Registered with Custodian
(yes or no)

Requested By

E. Burraston

Additional Information

Farmer
Owner of 35 acres + Buildings, car + truck

File No. 4938.

March 16th, 1948.

REAL PROPERTY SUMMARY FOR CLAIM

CLAIMANT:

(Mr.) Kaichi HIKIDA

Reg. No. 12758.

PROP. SUBJECT
OF CLAIM:

Parcel 1

Newton Rd., New Westminster, B.C.

being

Lots 5,6,7,8&9 of the S.E. $\frac{1}{4}$ of Sec. 24,
Twp. 4, Map 326, Mun. of Delta, D.N.W.

Parcel 2

582 Scott Rd., New Westminster, B.C.

being

Lot 2 of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of
Sec. 19, Twp. 2, Map 1131, Mun. of Surrey, D.N.W.

CLAIM:

Estimated fair market value as per claim:

<u>Parcel 1</u>	- Land	\$ 3,500.00
<u>Parcel 2</u>	- "	1,000.00

<u>Parcel 1</u>	- Buildings	7,500.00
<u>Parcel 2</u>	- "	1,050.00

\$13,050.00

Custodian Cr. as per claim 4,684.50

(Actual Gross Selling
Price - Parcel 1 \$3,225.00)

(Actual Gross Selling
Price - Parcel 2 1,449.00)

CLAIM \$ 8,365.50

PARCEL 1

JP Declared 18th April, 1942.

R.P.1 C of E #50556, dated Nov.26/42, notes vesting in the Custodian.

R.P.2 Assessed Value (1942)

Land \$875.00

Improvements 3000.00

Total Taxes - \$45.98.

R.P.3 Valuation by V.L.A., \$3284.30.

R.P.4 Kaichi HIKIDA advised of sale, June 7/44, \$3225.00, The Director,
The Veterans' Land Act, and provided with Statement of Account.

PARCEL 2

R.P.1 C of E #50363, dated Nov.5/42, notes vesting in the Custodian.

File No. 4938.

Page. 2.

March 16/48.

Parcel 2 - cont'd.

R.P.2	<u>Assessed Value (1942)</u>		
	Land	\$650.00	
	Improvements	1135.00	Total Taxes - \$40.07.
R.P.3	V.L.A. valuation, \$1476.10.		
R.P.4	Offer rec'd., K.K.Reid Ltd., on behalf of client, 18/2/43, \$1500		
R.P.5	Kaichi HIKIDA advised of sale, June 7/44, \$1449.00, The Director The Veterans' Land Act.		

Statement of Account to date.

J. Spratt.

/js

REAL PROPERTY SUMMARY

File 4938.

V.L.A. B.C. 625-P

JAPANESE NAME: Kaichi HIKIDA - - Reg. No. 12758.

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

PROPERTY ADDRESS: Newton Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lots 5,6,7,8 and 9 of the South East quarter of Section 24 Township 4 Map 326 Municipality of Delta in the District of New Westminster.

TITLE: In the name of Kaichi HIKIDA.

ENCUMBRANCE: Vesting 24990 - 22nd November 1942.

ASSESSED VALUE: 1942 -
Land \$175.00
Improvements \$3000.00 Total \$3175.00 Taxes \$28.70.

CLASSIFICATION: Berry and vegetable farm. Inspector reported May 23, 1942, a farm of 25 acres with 1 acre in strawberries, 2 acres raspberries, $\frac{1}{2}$ acre gooseberries, 2 acres rhubarb, $1\frac{1}{2}$ acres beans, 1 acre asparagus, 1 acre carrots, and with a $1\frac{1}{2}$ storey frame house with cement basement and furnace 25 x 33, 9 rooms in good condition, also a 5 room pickers cabin 18 x 35, poor, feed house 14 x 25, poor, barn 30 x 40, fair, rhubarb house 24 x 40 fair, chicken house 20 x 70 fair, woodshed and garage 18 x 35, fair, 2 storey chicken house 20 x 125, good, 2 storey chicken house 20 x 110, fair, chicken house 20 x 150, fair, chicken house 20 x 50, fair. Occupied at date of inspection by T. HEATH.

HISTORY OF ADMINISTRATION: Property was leased on the 17th April 1942, by Kaichi HIKIDA to Theodore HEATH for 1 year from date of lease at a rental of \$150.00 which was paid to the Custodian on the 17th April 1943. The tenancy was relinquished by the lessee on the 20th October 1942 but was later extended to the end of the year.

Leased on the 14th December 1942, by the Secretary of State to Chan Chew DAN for 1 year from the 2nd November 1942 with storage space reserved, at a rental of \$400.00 which was collected by the Custodian and credited to the Director The Veterans' Land Act as accrued rental. This lease was handed to The Director The Veterans' Land Act on the 29th July 1943.

SOLD: To The Director The Veterans' Land Act for \$3225.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kaichi HIKIDA, sale price \$3225.00, plus rental received from HEATH \$150.00, refund of insurance \$7.48, Total \$3382.48; less taxes \$45.98, insurance \$50.79, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$115.77. Net amount released \$3266.71.

TITLE:

Included in C. of T. 168964-E and payment of consideration included in cheque to the Custodian dated March 7th, 1944.

**OLD C. OF T.
NO. 103402-E:**

On deposit in the Land Registry Office, New Westminster.

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

DATED June 13th, 1946.

J. Macpherson

IM:ML

REAL PROPERTY SUMMARY

File 4938.

V.L.A. B.C. 457-P

JAPANESE NAME: Kaichi HIKIDA - - Reg. No. 12758.

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

PROPERTY ADDRESS: 582 Scott Road, New Westminster.

LEGAL DESCRIPTION: Lot 2 of the South West quarter of the South West quarter of Section 19 Township 2 Map 1131 Municipality of Surrey in the District of New Westminster.

TITLE: In the name of Kaichi HIKIDA.

ENCUMBRANCE: Vesting 24828 - 3rd November 1942.

ASSESSED VALUE: 1942 -
Land \$650.00
Improvements \$1135.00 Total \$1785.00 Taxes \$40.96

CLASSIFICATION: Poultry farm. Inspector reported on June 17th 1943, a farm of 10 acres of which $1\frac{1}{2}$ acres were cleared with $\frac{1}{8}$ acre in gooseberries, and with a 1 storey frame house 26 x 28, 4 rooms, 4 years old in good condition, with chicken house 20 x 200, egg house 12 x 12, garage 10 x 14, 4 colony houses 10 x 16. Occupied at date of inspection by Alfred LARSON. All buildings on this property in very good condition.

HISTORY OF ADMINISTRATION: Leased on the 9th May 1942, by Kaichi HIKIDA to Alfred LARSON for a period of 12 months including buildings but not including chattels - \$184.00. This lease was made through the office of K.K. REID Ltd., who acted as agent for the owner during the term of the lease and collected and remitted the rentals to the Custodian.

The lease was renewed on the 5th March 1943 by the Secretary of State to Alfred LARSON for a period of 7 months from the 15th May 1943 with space for chattels reserved, for \$107.31. Of the rentals provided in these two leases, there was paid to the Custodian - \$214.62 of which \$82.80 were allowed to The Director The Veterans' Land Act as accrued rental in 1943, leaving the net rental accruing to the Custodian - \$131.82.

SOLD: To The Director The Veterans' Land Act for \$1449.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Kaichi HIKIDA - sale price \$1449.00 plus net rental to the Custodian \$131.82, total \$1580.82; less commission on rentals \$21.43, taxes \$40.07, Certificate of Encumbrance \$1.00 registration fee \$3.00, legal fee \$15.00, total \$80.50. Net amount released \$1500.32.

TITLE:

Included in C. of T. 170981-E and payment of consideration included in cheque to the Custodian dated 9th March 1944.

OLD C. OF T.
NO. 118744-E

In the Land Registry Office, New Westminster.

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

DATED June 13th, 1946.

J. Macpherson

IM:ML

BC/457-P
BC/1879-A
Farm Appraisal Report

Page 1

S.S. Form No. 43
(Sheet 1) ✓

File No. 434

Land Description Lot 2- S.W. 12- Tp. 2 Containing 9.00 Acres

Owner's Name Kaichi Hikida

Post Office Address R.R. 1 New Westminster
House No. 582 Scott Rd.

Distance 1 mile

Nearest Rail Point Kennedy On B.C.E.R.

Distance 5 miles

Market Town New Westminster

Distance 1/2 mile

Church (give denomination) Presbyterian

Distance 1/2 mile

Nearest School Strawberry Hill

State how property was identified: Map and enquiry.

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

It is on a hard surface road.

EXHIBIT No. 828-3

DATE 15 July 1948

FILED BY M. Chernack

Is this district a good one? not especially.

Employment opportunity

Various opportunities.

Predominating Nationality and religion: Mixed, in both religion and Nationalities.

Describe Fencing and its condition: Just along west end.

Value \$

Water supply: 2 wells with electric pump

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 24	frame	8	shing.	3 yr	blocks	fair	300.00
	x							
Hen House	20 x 60	frame	12	shing.	2yr	blocks	good	500.00
BARN	x							
Hen House	20 x 80	frame	6	shing.	2 yr	blocks	good	400.00
BARN	x							
Hen House	20 x 60	frame	6	shing.	2 yr	blocks	good	300.00
GRANARY	x							
Egg storage	10 x 12	frame	6	shing.	1 yr	concrete	good	35.00
	x							
	x							
	x							

Total present day value \$ 1535.00

\$ 1200.00

Total Value Buildings add to farm

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 Brick Chimney

No. rooms downstairs? 4 Upstairs? nil How finished wood

Are buildings painted? yes Condition of paint fair

Distance from nearest bush fifteen yards

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

Cultivated Land

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1 1/2 level	6 to 10 inches dark sandy loam	8" silty loam	garden and a small patch of berries	\$75.00	112.50

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
8.18 level	6 to 8" sandy loam	10 silty loam granular	thick Bush	\$150.00	\$ 20.00

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 \$ 276.10

Total added by buildings to value of farm \$ 1200.00

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

Total value of farm \$ 1476.10

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
A poultry proposition, only occupied a couple of years

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
In its present state poultry only

Noxious weeds: nil

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Corporation of Surrey Taxes \$ 40.07

Date: July 5th 1942
Place: New Westminster B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 30th day of July 1942

Inspector's Signature

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

Farm Appraisal Report

Remarks: This is a straight poultry proposition, at the present time. The buildings are of recent construction, and are quite good.

The location is good, fronting as it does on Scott Road and not too far from town. Water supply is from two wells equipped with an electric pump, but, according to the present tenant, a house whose occupation is a milk truck driver there is some question as to a plentiful supply the whole year round for the house, it appears that the one well becomes distasteful in the summer season and they have to haul water for cooking purposes.

The unimproved portion of the place, practically the whole of it covered with a heavy growth of bush, costly to develop. The soil is poor quality.

~~It is strictly a specialists proposition in the poultry line.~~

(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

8

3

8

3

1

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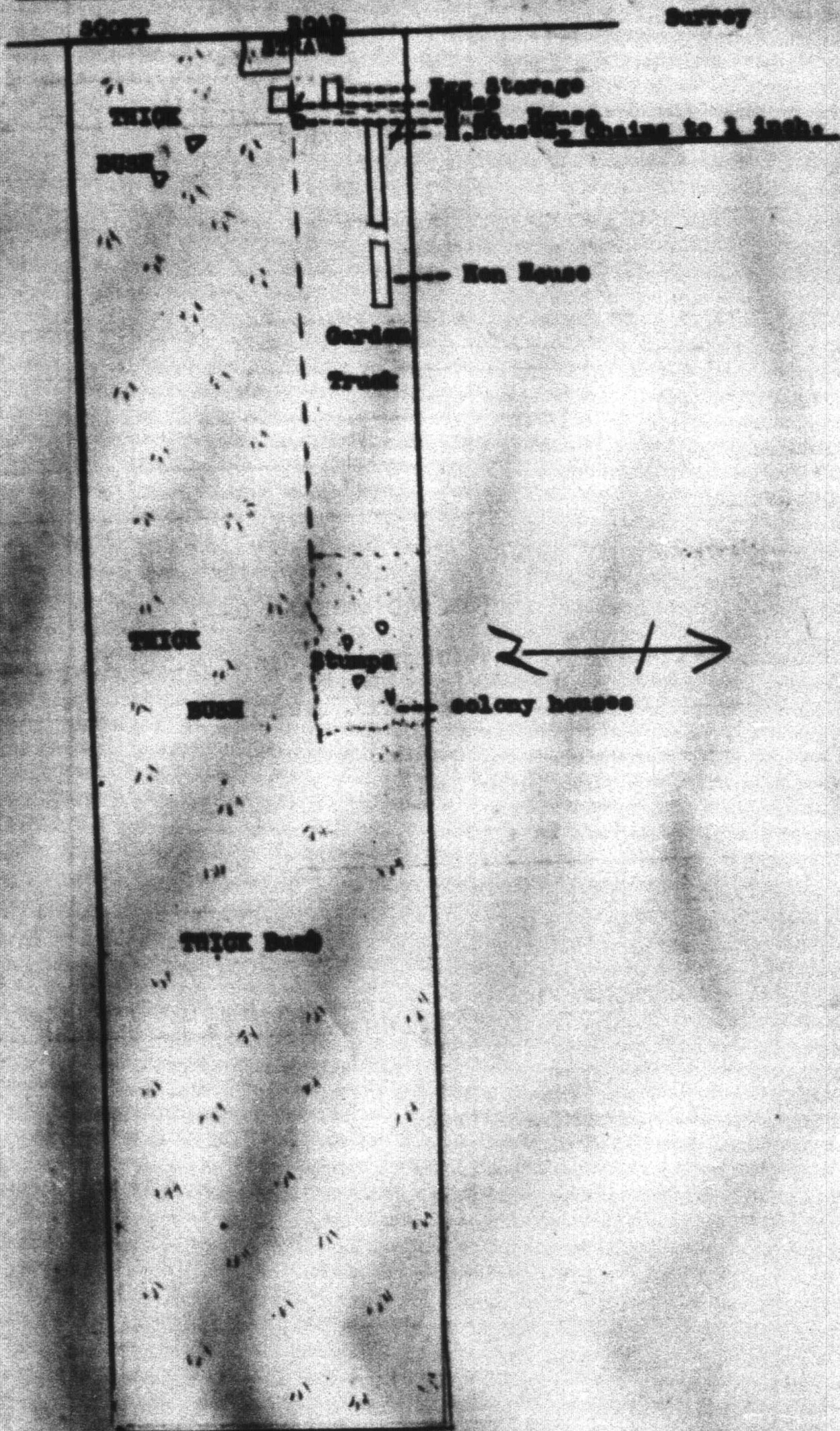
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Total \$ _____

Amount fruit trees add to value of farm \$.....

Diagram of Property E. Kikida. Lots 2-3. Val 9.75



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

value is \$ 1200.00

Date 7th July. 19 42.

"I. T. BARNET"
District Superintendent.

Farm Appraisal Report

COPY

File No. John 434

Land Description Lots 5, 6, 7, 8, & 9, S¹/₂ Sec. 24, T¹/₂ P. 4, Map 326.
 Municipal Roll shows 25 ac. which includes 1 road allot
 No number on house Containing (my calculation) 24.17 Acres

Owner's Name E. WIKIDA Post Office Address R.R. 1, New Westminster, B.C.

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

Market Town New Westminster, B. C. Distance 6 1/2 "

Church (give denomination) Scott Road Presbyterian Distance 1 1/2 "

Nearest School Kennedy Distance 2 1/2 "

State how property was identified: By map, roads, and local inquiry.

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

On Newton road about 1/2 mile west of Scott Road. Gravel - fair.

Is this district a good one? Some fair farms in area.

Employment opportunity Seasonal on farms. Peat bog about 1 mile west. Established industries along the Fraser River about 3 1/2 miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Plain wire and rail, part of property - fair Value \$

Water supply: From well. Electric pump and pressure tank. Apparently well does not go dry. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 34	Frame	8'	Shingle	10 yr.	Concrete	Fair	2000.00
Incubator hse.	18 x 24	"	10'	"	New	"	Good	200.00
Rhubarb house	22 x 40	"	7'	"	15 yr.	Logs	Fair	50.00
BARN	24 x 30	"	12'	Shakes	20 yr.	Posts	Poor	50.00
Chicken house	20 x 110	Frame (2 stry)	12'	Shingle	New	Cedar blocks	Good	1000.00
Chicken house	20 x 100	" " "	12'	"	15 yr.	Concrete floor	Fair	500.00
Chicken house	10 x 20	Frame	7'	Shakes	15 yr.	On ground	Poor	No value
Chicken house	20 x 10	"	6'	Shakes	20 yr.	Cedar blk.	Poor	50.00
Chicken house	20 x 150	"	6'	Shakes	20 yr.	" "	"	100.00
Chicken house	20 x 50	"	6'	Shakes	20 yr.	" "	"	50.00
Colony hse.	9 x 18	Frame (each)	3'	Shakes	5 yrs	Blocks	Fair	80.00
Shed	8 x 9	Frame	6'	Shingles	5 yrs	"	"	No value
Shed	8 x 10	"	6'	Shakes	5 yrs	On logs	"	No value
Garage, etc.	14 x 18	"	8'	"	20 yr.	On ground	Poor	No value
Woodshed	10 x 18	Poles & shakes	10'	"	10 "	Posts	"	"
Shed	20 x 20	Frame	8'	Schls & shakes	25 "	On ground	"	"
Shed	18 x 22	"	8'	Shakes	25 "	Concrete floor	Poor	No value
Store room	16 x 24	"	"	"	"	"	"	"
Total present day value								4080.00
Electricity in buildings.								\$ 2000.00

Total Value Buildings add to farm

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

Distance from nearest bush 50 years.

Describe the basement and chimney: Full sized concrete basement. Brick chimney from ground.

No. rooms downstairs? 4 Upstairs? 4 How finished Boards and paper.

Are buildings painted? Yes. Condition of paint POOR

Distance from nearest bush 50 years.

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
16.04	Level and sloping	Light sandy to good sandy loam 12" - 24"	Gravel Hard pan	Crop mostly good.	76.00	1208.00
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
3.13	Sloping & level	Sandy & gravelly loam 12" to 24"	Gravel Hard pan	Clearing of scrub & some stumps	50.00	10.00
5.	Level	AS Above	" "	Clearing of bush cordwood	150.00	10.00
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 \$ 1284.30

Total added by buildings to value of farm \$ 2000.00

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

Total value of farm \$ 3284.30

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm is in fair state of cultivation. Some crops weedy.

Rented to T. Heath for 1942 for \$150.00 out of which taxes are to be paid. Rest is to
be paid to Custodian.

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

Noxious weeds: Few noxious weeds. Plenty of common weeds.

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

Taxes - \$38.58. Drainage tax - \$7.40.

Corporation of Delta.

Date: July 31, 1942.

Place: New Westminster, B. C.

I certify that the above report is based on a personal examination
of the whole farm made on the 29th day of July 19 42
and 30th

Inspector's Signature

"E. W. Brown"

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

Farm Appraisal Report

R. K. Nikida

File No. J.L.434

Remarks: Property is located on the Newton Road about $\frac{1}{2}$ mile west of the Scott Road. This is quite a good property. The soil varies from a good sandy loam to a light sandy and gravelly loam which varies from one to two feet above the hard pan. The crops are in quite fair shape except the strawberries which are rather poor. The partly cleared land is gravelly on which the colony houses are located. The bush is heavy growing and there is some hardwood. The house is in quite good shape with a full sized basement and a furnace. The one two-storey chicken house is new and the other double-decker is in quite good shape. The other chicken houses are rather old and are poor. The incubator house is new. Property is partly fenced with plain wire and rails. Water is obtained from wells, electric pump and pressure tank. There is electricity in the house. As far as I could learn the well does not go dry.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. There are some fruit trees around the old house, but of no commercial value.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

The Municipal Roll shows the acreage of this property as 25 but the 33' taken off for half the road has not been deducted. After making an allowance for the road I figure there is approximately 24.17 acres in the property and have valued it on this basis.

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
Approximate acreage in small fruits, etc.	\$
1.1 acre strawberries - Poor.	\$
1.45 " asparagus - good.	\$
.97 " black currants and rhubarb	\$
1.66 " black currants - fair.	\$
.66 " rhubarb - good	\$
3.12 " raspberries - fair to good.	\$
.4 " gooseberries.	\$
Also .69 acres spuds	\$
1.56 " beans	\$
.12 " corn	\$
1.44 " carrots and 2.94 acres weedy land, not in crop and building sites.	Total \$

Amount fruit trees add to value of farm \$

J 114938

This Indenture

Made the **Seventeenth** day of **Apr 11** in the year of Our
Lord one thousand nine hundred and forty-two.

In Pursuance of the "Short Form of Leases Act"

Between

\$ 12758

**KAICHI HIKIDA (Farmer) of Rural Route No. 1,
New Westminster, Province of British Columbia.**

hereinafter called the Lessor of the FIRST PART; and

**THEODORE HATH (Farmer) of Rural Route No. 1,
New Westminster, Province of British Columbia.**

hereinafter called the Lessee of the SECOND PART;

Witnesseth that in consideration of the yearly Rents, Covenants and conditions hereinafter respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee

his Executors, Administrators and Assigns, ALL AND SINGULAR:

that certain parcel or tract of land situate in the Municipality of

Delta, Province of British Columbia, and more particularly known and described as Lots FIVE (5), SIX (6), SEVEN (7), EIGHT (8) and NINE (9) of South-East Quarter Section TWENTY-FOUR (24), Township FOUR (4), in the District of New Westminster.

*Copy only. Tenancy relinquished
by HATH as per letter of Oct 20/42*

From the **Seventeenth** day of **April**
one thousand nine hundred and forty-**two**.

for the term of **One Year** next ensuing

Buildings and Paying, therefor, **to the Lessor, his** heirs or assigns
the clear yearly rent or sum of **ONE HUNDRED & FIFTY . . . XX/100 DOLLARS** lawful
money of Canada, payable on the following days and times, that is to say:
on the SEVENTEENTH day of APRIL, 1943.

And the said Lessee **his** Executors, Administrators, COVENANT with the said Lessor
to pay rent, and to pay taxes, and to repair (reasonable wear and tear and
damage by fire and tempest excepted); **and** that the said Lessor may enter and view 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 will not assign or sub-let without leave; **And** will not carry on any business
that shall be deemed a nuisance on the said premises;

And that **the said Lessee** will leave the premises in good repair (reasonable wear
and tear and damage by fire and tempest excepted);

And also will at all times during the said term maintain the garden of the said premises in good
order and properly planted and watered, and the lawns, if any, properly cut and watered.

And also that if the term hereby granted shall be at any time seized or taken into 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 quarter's rent shall immediately
become due and payable and the said term shall immediately become forfeited and void.

**It is understood and agreed that Taxes for 1942 are to be paid out
of said rental when due for the year 1942.**

And it is hereby declared and agreed that in case the premises hereby demised or any part thereof
shall at any time during the term hereby granted be burned down or damaged by fire, so as to render
the same unfit for the purposes of the said Lessee then and so often as the same shall happen the
rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury
sustained, and all remedies for recovering the same shall be suspended and abated until the said
premises shall have been rebuilt or made fit for the purpose of the said Lessee

Provide for re-entry by the said Lessor on non-payment of Rent, whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The said LESSOR COVENANT with the said LESSEE for quiet enjoyment.

Provided Always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted, and the said Lessor shall accept rent at the rate hereby reserved, the new tenancy thereby created shall be a tenancy from month to month and shall be subject to the like conditions and covenants as are herein contained.

In Witness Whereof the said parties have hereunto set their hands and Seals

Signed, Sealed and Delivered
IN THE PRESENCE OF

W. B. Chapman
Notary Public B.C.
witness both signatures

H. White

J. Heath

Attibabit of Witness

To Wit:

I, _____ of the _____ in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by _____ the part _____ therefor, for the purposes named therein.

2. The said instrument was executed at _____

3. I know the said part _____, and that _____ of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____ 194 _____

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

House Lease

Dates

April 17, 1942.

—TO—

April 17, 1943.

Parties

KAICHI HIKIDA

THEODORE HAYTH

James

Dated April 17th, 1942.

Victoria Pkg & Pub. Co., 121 Yates St., Victoria, B.C.

A. H. MacINTOSH, LTD.
28 Lorne St.
New Westminster, B.C.

for Spaker of a Debt

I HEREBY CERTIFY that, on the _____ day of _____ 194 _____ at _____ New Westminster _____ British Columbia _____ of _____ KAICHI HIKIDA _____ [whose identity has been proved by the evidence on oath of _____ who is] personally known to me, appeared before me and acknowledged to me that _____ the person _____ mentioned in the annexed instrument as the maker _____ thereof, and whose name _____ subscribed thereto as part _____ that _____ knows the contents thereof, and that _____ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at _____ New Westminster, B.C. _____ day of _____ 194 _____ and forty _____ in the year of Our Lord one thousand nine hundred _____

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strikes out the words in brackets.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

REPORT ON EVACUATED JAPANESE PROPERTY

File No. 4938

Date: May 23/42

REGISTRATION NO. 12758

MUNICIPALITY:

NAME: HIKIDA, Katohi

ADDRESS: Newton Rd. R.R. #1, New Westly.

PROPERTY: Farm

ACREAGE: 25

KIND OF CROPS: straws, rasps, gooseberries, rhub., beans, asp., carrots

APPROXIMATE ACREAGE OF EACH: 1, 2, 1

HOUSE: Frame

VACANT: X

OCCUPIED

DESCRIPTION: 1 1/2 storey cement basement. furnace

ROOF: shingle

SIZE: 25 x 33

NO. OF ROOMS 9

CONDITION: Good

OTHER BUILDINGS: Pickers cabin, 5-room, 18 x 35 P.; feed hse, 14x25 P.; barn 30x40 F.; rhub.hse. 24x40 F.; chick hse. 20x70 F. woodshed & gar. 18x35 F.; 2-storey chick.hse. 20x125 G; 2-storey chick hse. 20x110, F. Chick hse 20x150 F., Chick hse 20x50 F.

NAME OF LESSEE OR RENTOR: T. HEATH

TERMS: \$150.00, 1 yr. lease

WATER: none

ON:

OFF:

LIGHT:

ON: X

OFF:

REMARKS: Doors & windows locked

INVENTORY OF CHATTELS LEFT ON PROPERTY

- 1/4 incubator (oil burning)
- 1 ice box
- 1 range
- 1 gramophone
- 2 bureau
- 1 chest. suite
- 1 dining table
- 1 sideboard
- 1 piano
- 1 library table
- 3 beds & springs
- 1 oak desk
- 2 rolls linoleum
- 1 dresser
- 1 office chair
- 9 kitchen chairs
- 1 rocking "
- 1 bookcase
- 1 straw suit case
- 2 bed complete
- 1 electric fan.
- 1 radio case
- 2 cartons
- 1 wash stand
- 4 electric brooders
- 1 electric incubator
- 2 hand sprayers
- 1 platform scales
- 1 gasoline cultivator
- 2 sawdust burners
- 1 bdle. gar. tools
- 1 bdle. carp. tools
- 6 boxes hot house glass
- 2 Beatty electric pumps
- 2-80 gal. tanks
- 400' water pipe
- 1 cultivator

- 1 spring tooth cultivator
- 1 horse & 1 dog
- Left with Mr. Heath
- 1 frig.
- 1 adding machine
- 1 washing machine

Signed: [Signature]

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 4938

MUNICIPALITY: BURDEY

Date: June 17th/ 43

NAME: HIKIDA ? Kaichi

REGISTRATION NO.

ADDRESS: 582 Scott Rd. New Westminster, B.C.

PROPERTY: 10 acres

ACREAGE: $1\frac{1}{4}$ cleared

KIND OF CROPS: $1/8$ acre in gooseberries

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame (Cedar siding)

ROOF: Shingle

SIZE: 26 x 28

NO. OF ROOMS: 4

CONDITION: Good 4 years old (1 bedroom unfinished)

OTHER BUILDINGS: Chicken house 20 x 200', Egg house 12 x 12

Garage 10 x 14', 4 colony houses 10 x 16'

NAME OF LESSEE OR RENTOR: Mr. Alfred LARSON

TERMS: \$ 15.33 Per. month as from May 43

WATER: Well (Beatty pump & tank) ON: OFF:

LIGHT: Electric ON: Yes OFF:

REMARKS: All bldgs. on this property are in very good condition.

House well painted other bldgs unpainted

INVENTORY OF CHATTELS LEFT ON PROPERTY:
INHOUSE

1 Dresser with mirror

CHICKEN HOUSE

6 Metal drinking fountains (chicken)

1 Wheelbarrow

App. 1600' mixed lumber

1 Camp couch

1 Bed complete

1 PRAIRIE Kitchen range

1 Air tight heater

2 Kitchen chairs

1 Jap basket

1 Carpenters saw

1 Gal crock

1 Crtn. dishes

1 Baby cribb

1 Door mat

Signed: Alfred Larson

used 21/6/43.

Extract from Lease.

File #4938.

Drawn by K.K. Reid, Ltd.

Lessor: Kaichi HIKIDA.

Lessee: Alfred LARSEN.

Date: 9th May, 1942.

Term: 12 months from 15th May, 1942.

Consideration: \$184.00, payable \$15.33 monthly on the 15th
each month commencing 15th May, 1942.
No Taxes.

Property:

Land: Block 2 of S.W. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ of Section 19, Tp.2,
Map 1131. Municipality of Surrey, N.W.D.

House: Included.

Chattels: Not included. *No schedule of chattels attached
to lease*

*Replaced by Lease No. 291 -
see extract of new lease*

*This Lease given
S.S. Aug 3/43*

Extract from Lease.

Lease No. 291.

File No. 4938.

Lessor: The Secretary of State. (Kaichi HIKIDA)

Lessee: Alfred LARSEN.

Date: 5th March, 1943.

Term: 7 months from 15th May, 1943 to 15th December, 1943.

Consideration: \$107.31 - payable \$15.33 on 15th every month in advance
commencing 15th May, 1943. No Taxes.

Property:

Land: Lot 2 of S.W. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ of Section 19, Tp.2, Map 1131.
C. of T. 118744 E. Municipality of Surrey.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

28
Lease handed S.S.B. 3/8/43.

Extract from Lease.

Lease No. 56.

File No. 4938.

Lessor: Kaichi HIKIDA.

Lessee: Chan Chew DAN.

Date: 14th December, 1942.

Term: 1 year from 2nd November, 1942 to 30th October, 1943.

Consideration: \$400.00, on 2nd November, 1942. No Taxes.

Property:

Land: Lots 5, 6, 7, 8 & 9 of S.E. $\frac{1}{4}$ Section 24, Tp.4, Map 326,
(Newton Road, West.) Municipality of Delta.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed to S.S.B. 29/7/43.

Extracts from Lease.

File #4938.

Lessor: Kaichi HIKIDA.

Lessee: Theodore HEATH.

Date: 17th April, 1942.

Term: 1 year, from 17th April, 1942.

Consideration: \$150.00 payable 17th April, 1943.
Taxes for 1942 to be paid out of rental
when due. }

Property:

Land: Lots 5, ⑥, 7, 8, 9 of S.E. $\frac{1}{4}$ Section 24, Township 4,
District of New Westminster, Municipality of Delta.

House: Included.

Chattels: no schedule of Chattels in lease

Lease given to 586
Aug 3/42

MEMORANDUM

File 4938

March 9th, 1945.

TO: Mr. R. M. Anderson

FROM: Mr. W. J. Iverson

RE: Mr. Kaichi HIKIDA
Newton Rd., R.R.1.N. West.

We have a communication from Mr. HIKIDA in which he expresses concern over the results of the proceeds from the sale of his belongings. Particularly he asks about an A/22 kodak and case and an electric fan. These do not appear on the auction sheets, so will you please make enquiries regarding them.

Also there is a lawn mower mentioned on his original inventory which has not come to light.

I see by our file that we wrote Mr. C.G. Dan on May 30th, 1944, and asked him to meet our representative for the purpose of checking the chattel list. I think we should remind him about this before it gets too stale.

WJI:LEH

*See letter apt 4/45
to Bucton fields re
sale of Dan and apt
4/45*

*See inventory
of HIKIDA
4/45*

MEMORANDUM

File Nos. 8622
4938

April 2, 1945.

TO: H. M. Anderson

FROM: W. J. Iverson

RE: Hiroyasu IWAMOTO
Keichi HIKIDA

Mr. IWAMOTO registers as possessor of the following
items: *as contained by Dr. Smith on May 23/45*

1 Dresser	1 Heater
1 Day bed	3 Kitchen chairs
1 Bed and spring	1000' lumber
1 Crib	1 Beatty electric pump
1 Range	1 80 Gallon tank

It appears that he was occupying one of the houses
on HIKIDA'S property, 262 Scott St., but HIKIDA'S file, however, shows
that this house contained the following effects, and it may be that some
of these effects belong to HIKIDA.

1 Dresser with mirror

Chicken House

6 Metal drinking fountains (chicken)	2 Kitchen chairs
1 Wheelbarrow	1 Jap basket
Approx. 1600' mixed lumber	1 Carpenter's saw
1 Camp couch	1 Gallon crock
1 Bed complete	1 Carton dishes
1 Prairie kitchen range	1 Baby crib
1 Air tight heater	1 Door mat

According to the records all HIKIDA'S chattels have
been sold but there is nothing to indicate that Mr. IWAMOTO'S effects
were included, although we think they were as the several houses belonging
to HIKIDA were cleared out. To clear the files will you please check on
this and make a report.

WJI:LBW

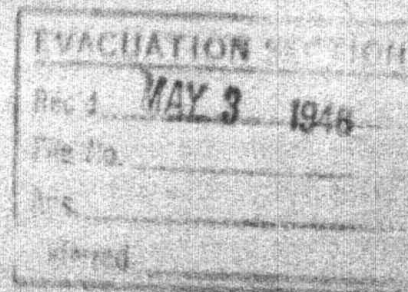
**TRAPP MOTORS LTD.**

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF
NEW WESTMINSTER, B. C.

May 2nd, 1946

The Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.Re: Kaichi Hikida - File #4938

Gentlemen:

As instructed by you, we have appraised the
following goods at prices shown.

Grinder & Co. Roto Tiller on rubber	\$140.00
Wheel Barrow	2.25
Steel Beam Plow	8.50
Spring Tooth Cultivator	10.00
Hiller	8.00
Two Sections of lever harrows (damaged)	8.50
4 empty drums	2.00
Sundry garden tools	7.50
X Cut Saw	2.25
Planet Jr. Seeder	8.00
Scales	9.00
Duster	4.50
Cultivator	16.00
TOTAL	\$226.50

The Planet Jr. Seeder and Cultivator are
claimed by Chinese who were tenants on the property. We
believe the above to be a fair and just valuation.

Yours very truly,

TRAPP MOTORS LIMITED
Auctioneers & Appraisers
Auctioneer

CFDP/h

SALES - SERVICE - SATISFACTION

All that the term implies.

MEMORANDUM

File No. 4938

August 2, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Kaichi HIKIDA

In company with Mr. R. M. Anderson I visited this property on July 31, 1945, and found that the Lessee, Mr. C. C. Dan, now has a white tenant in the house instead of the Chinese boys who were there formerly.

The tenant, Mr. Flockheart, has been there since February, 1944, and was very co-operative in showing us the few chattels still left on the property.

It should first be noted that it is possible that some of the things shown on the long inventory herein (no date), were removed and sold as sundries. However there is very little left on the property now. In going through the house we came across a radio case, platform scales, and several old beds (of no value). We also found on the premises a quantity of farm tools, a spring tooth cultivator and 2 plows. An electric fan and gasoline cultivator, however, shown on the signed inventory, dated August 15th, were not there. The writer will check this inventory and the larger one with Mr. Dan.

Some comments on the signed inventory are appropriate, namely:-

1. 2 Beatty Electric pumps: Our removal list of January 14, 1944, shows one pump and tank were removed to auction, ~~and it may be that this was credited to someone else.~~ The other pump is a fixture.
2. One Horse and One Dog: We understand from Mr. Flockheart that the horse had been overworked to such an extent that it died.
3. Items used by the tenants and expended by them in the course of their tenure:

2 Rolls of wire netting
12 Metal mash troughs

27 egg cases
A quantity of $\frac{1}{4}$ " & $\frac{1}{2}$ " water pipe
(Some of this is lying on the ground but is of no value now being rusted and pitted).

MEMORANDUM

File No. 4938

May 1st, 1945.

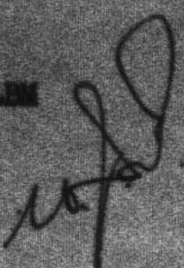
TO: The File
FROM: Mr. W. J. Iverson

RE: Kaichi HIKIDA

The following goods are in storage in the
Buddhist Temple at New Westminster:

1 Box of books
1 Box of books

WJI:LEM



MEMORANDUM

File No.: 4938

April 28th, 1943

To: FILE

From: Mr. Green

Re: Kaichi HIKIDA

The Newton Road property, being Lots 5 to 9 etc. with the house thereon, was leased to Mr. Heath. An inventory of effects on this property is confirmed by the Japanese on August 22nd as being all his property in the restricted area. Additionally, however, there are:

(a) Some items left with Mr. Heath next door as per the latter's signed statement at the end of October.

(b) A much fuller inventory undated but taken probably about the end of October, of effects for which the new tenant, Mr. C. C. Dan, is now responsible.

On November 5th this list was sent to the Japanese but not confirmed by him.

There also appears to be a property unchecked, being Lot 2, S.W. Quarter of S.W. Quarter of Section 19, Tp. 2, Map 1131, New Westminster, now leased to Mr. Larsen. Mr. Carlsen is being asked to attend to this.

} *Have checked
- see report
17-6-43*

HFG:IF

File No. 4938

Date Jan 17/44

SUMMARY

Name: HIKIDA, K aichi #12752

Address: Newton Rd. Delta, B.C.

(1) - We have today moved to auction room at Townline and Sandel Apts. effects as per enclosed list at a total cost of \$ 78.12 as per attached bill. (\$24.00 & 67.12) D.A. Cameron

(2) - We have also moved the personal effects as per attached list to storage at Westminster Temple where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ _____ for which herewith cheque or cash. Property not completed.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Not known.

The tenant gave us the following explanation: _____

Signed. *A. M. Henderson*

Jan 27/44.

CHATELS GONE TO A UCTION BELONGING TO

HIKIDA, Kaichi #12758

- 1 "EDMUNDS" Piano and stool. ✓
 3 Pcs. Chesterfield Suit. ✓
 3 Rolls of Linoleum. ✓
 1 Floor Rug. ✓
 1 Brass Bed complete. ✓
 1 Desk Swivel Chair. ✓
 2 Rocking Chairs. ✓
 5 Kitchen Chairs. ✓
 1 Old Dining Chair. ✓
 1 Chiffonier. ✓
 1 Oak Dining Table. ✓
 6 Dining Chairs. ✓
 1 Writing Desk. ✓
 1 Sm. End Table. ✓
 1 Gramophone. ✓
 1 G.M. Frigadaire. ✓
 1 G.E. Radio. ✓
 1 Battery Washing Machine. ✓
 1 Ice Box. ✓
 1 Battery Electric Water Pump and Tank. ✓
 4 Sm. Tins. ✓
 1 Roll of Green Wrapping Paper. ✓
 7 Boxes of Glass. ✓
 1 Pruner Hook. ✓
 Few Sm. Misc. Tools. ✓
 1 Pipe Cutter and Dies. ✓
 Sm. Qu. of Pipe fittings. ✓
 1 Tool Chest cont. Few Misc. Tools. ✓
 18 Chicken Water Floats. ✓
 3 Lge. Bundles of Wire. (Chicken.) ✓
 6 Sm. " " " " " " ✓
 1 Folding Couch. ✓
 Approx. 1000' of Lumber. ✓
 Few Utensils. ✓
 4 Window Screens. ✓
 1 Box of Sealers. ✓
 1 Lge. Ctn. of New Tins. ✓
 1 Canning Machine and qu. of new Lids. ✓
 7 Chick Cartons. ✓
 1 Sprinkling Can. ✓
 6 5-gal tins. ✓
 27 Egg Crates Complete. ✓
 2 Shovels. ✓
 Sm. Roll of Window Screen. ✓
 1 Lawn Mower. ✓
 16 Feed and Water troughs. ✓
 1 Roll of Tar Paper. ✓
 2 Pcs. of Galv. Pipe. ✓
 1 Furness Sawdust Burner comp. ✓
 1 Bundle of excelsior. ✓
 2 Pcs. of Pipe. ✓
 4 Electric Brooders. ✓
 2 Rolls of Wire Netting 1 1/2" ✓
 4 Short pcs. of Pipe. ✓
 1 Tank Sprayer. ✓
 1 Crop Duster. ✓
 1 Egg Scale. ✓
 1 H.M. Geared Corn Cutter. ✓
 Approx. 30lbs. Berry Wire. ✓
 " 10lbs. Heavy " ✓
 10 Metal Water Troughs. ✓
 1 Jamesway Incubator. ✓
 1 Box of Dishes. ✓
 1 Tire and Rim Spreader. ✓
 1 New Switch Box. ✓
 Few Pots. etc. ✓
 2 Pictures. ✓
 1 Model Aeroplane on stand. ✓
 Sm. Floor Rugs. ✓
 1 gallon vacuum cleaner. ✓
 14 pipe with
 11' 1/2" tub " plane with
 15' 1/2" shelf ✓

Signed.

Jan 14/44.

GOODS GONE TO STORAGE AT TEMPLE AT NEWWESTMINSTER

BELONGING TO
HIKIDA, Kaichi # 12758.

- 15/4/46
- ✓ 1 Box of Books. Paper covers. Destroyed.
 - ✓ 1 C tn. C ont. Lge Model Aeroplane and qu. of Supplies
 - 19/4/46 ✓ 3 Boxes of Books. Old Books. Destroyed.
 - 3 only in storage (1 Box of Books and Personal Papers and Dishes. Dish broken)
 - (3 Boxes of Books and Personal Papers. the paper of any value Books destroyed)
- W.F.D.

Signed,

W.F.D.

Jan 13/44.

31/7/46

any saleable goods were sold at
Panama auction # 466. From 27 July 3/46
Two Dishes were broken (Lake cups etc)
books were paper covers which were
destroyed.

W.F.D.

File No. 4936

Date Jan. 28/44

SUMMARY

Name: HIKIDA, Kaichi #12752

Address: Newton Rd. Delta B.C.

(1) - We have today moved to auction room at Townline and Sandell Rds effects as per enclosed list at a total cost of \$30.22 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at New Westminster Temple where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$_____ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

The tenant gave us the following explanation: _____

Signed.

Wm. G. Anderson

NAME NIKIDA, Kaichi

REGISTRATION NO. 12758

FILE NO. 4938

The following chattels were sold by public
auction at Surrey, B. C. on September 27, 1944.

Grindstone	\$ 5.00
Plow and cultivator	1.25
Incubator	4.00
Incubator	4.00
Incubator	1.25
Dresser	6.00
Chest drawers	4.00

Total	\$ 25.50
Less Expenses: (Auctioneer's Fee: \$ 2.55	
(Advertising: 0.46	\$ 8.45
(Moving: <u>5.44</u>	
Net Proceeds Credited:	\$ 17.05

Members of Custodian Staff Present. Mr. R. M. Anderson

Extracted from Auctioneering List No. Surrey 6.

Remarks.

NAME NIKIDA, Kaichi

REGISTRATION NO. 12758

FILE NO. 4938

The following chattels were sold by public

auction at Surrey, B.C. on January 18, 1944

Frigidaire	\$ 195.00
Conch	1.50
Rocker	2.50
Chest & Sundries	3.25
Pipe Cutter	4.25
Boat tools, Sundries & Screen	7.50
14 Jars & Roll Paper	1.75
Canner & Cans	20.00
Goblin Vacuum	62.50
Switch Box	2.00
End Table & Book shelf	3.25
Secretary	14.00
Lot of crockery	3.00
Lot wire	2.50
Dining Room suite (8 pcs.)	47.50
Swivel Chair	3.50
2 chairs	1.75
Rocker	1.50
G.E. Radio	85.00
Chesterfield suite	90.00
Beatty Washer	60.00
Incubator & 4 brooders	650.00
Sawdust burner	6.00
7 Parts Cases Glass	14.00
Valves & Tank, Electric Pump & Pipe	135.00
Refrigerator	6.00
Brass Bed & Springs	5.00
Pruner	2.50
Blind	145.00
Total to be carried forward:	1575.75

~~Less expenses:~~

~~Net proceeds credited:~~

~~Monies of Custodian Staff Present.~~

~~Extracted from auctioneering list No.~~

~~XXXXXX.~~

NAME HIKIDA, KaichiREGISTRATION NO. 12758FILE NO. 4938

The following chattels were sold by public
auction at Surrey, B.C. on January 18, 1944.

Brought forwards:		\$ 1,575.75
Carpet		16.00
Gold frames		4.00
Lot wire		0.50
8 Chick boxes		1.75
Linoleum square		2.25
Linoleum Runner		0.75
Odd Pieces Linoleum		1.75
Large Lino. Square		4.50
Field Fence		1.75
Chicken Wire		3.75
Feed troughs		4.50
Straw cutter		2.00
Lot floats & taps		8.50
Lawn Mower		16.00
27 Egg crates		3.25
Chick Feed Trough		3.75
Netting		8.50
Pot & bowls		3.25
Tub & contents		2.00
Pail, Hod & sprinkler		1.50
Food Chopper		12.00
Iron Pot		2.00
1 Dog sealers		1.75
Mats & Paper		2.00
2 Length Pipe		2.00
Total		\$ 1,685.75
Less Expenses: (Auctioneer's Fee: \$168.60		\$ 284.26
(Advertising: 24.83		
(Movings: 90.83		
Net Proceeds Credited:		\$ 1,401.49

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Surrey 1.

Remarks.

File No. 4936

Date June 30/44

SUMMARY

*Warrant for
the seizure of
the contents of
the room*

Name: HIKEDA, Saehi #12766

Address: Kennedy Rd. Delta B.C.

(1) - We have today moved to auction room at Townline & Sandel Rds. effects as per enclosed list at a total cost of \$ 12.80 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at ----- where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ ----- for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

The tenant gave us the following explanation: _____

R.M.A nderson.

MEMORANDUM

File Nos. 11499 and 4938

Sept. 6/45

TO: Miss Charlotte Girard

FROM: Mr. W. J. Iverson

RE: Tatsuro SUZUKI
Kaichi HIKIDA

Will you please transfer from the account of Mr. Tatsuro SUZUKI, File 11499, to the account of Mr. Kaichi HIKIDA, File No. 4938, the following items which were credited in error:

-1 Lawn mower	\$16.00
-4 Rolls of linoleum	9.25
-1 Carpet	16.00
-Feed troughs	4.50
-Straw cutter	2.00
-Lot of floats and taps	8.50
-27 Egg crates	3.25
-Chick feed troughs	3.75
-1 Lot wire	.50
-8 Chick boxes	1.75
-Chicken wire	3.75
-Field fence	1.75
-Cold frames	4.00
-Netting	8.50
-Pail, hod and sprinkler	1.50
-Food chopper	12.00
-1 Dozen sealers	1.75
-Mats and paper	2.00
-2 Lengths pipe	2.00
-Iron pot	2.00
-Tub and contents	2.00
-Pot and bowls	3.25
-Netting	8.00

110.00

transferred 10/9/45

C.G.

WJI:LEM

W. J. Iverson

MEMORANDUM

PM 1-4930

May 2nd, 1946.

Re: Kaichi HIKIDA, Reg. 12758
Newton Road, Surrey

The following effects still remain on the property:

- NV Range (ruined out on sides)
- NV 3 lamps
- Cross cut saw
- 5 kitchen chairs (C. G. Dan claims they are his) X
- Quantity bean poles
- ✓ S. T. Cultivator
- ✓ 2 plows
- ✓ 2 harrows
- ✓ Scales
- ✓ 2--2 1/2 doz. small tools
- Cultivator 3 tooth & attachments (C. G. Dan claims they are his)
- NV 2 sprayers (certified by Trapps as of no value, worn out)
- ✓ American Beauty Duster
- Sledge
- Seeder (C. G. Dan claims they are his) ✓
- Hatchet
- D. B. Axe
- ✓ 2 wheelbarrows
- 1 A. C. Power cultivator

The foregoing are being appraised by the Trapp Motor Company.

WJI:DP

NAME HIKIDA, Naichi

REGISTRATION NO. 12738

FILE NO. 4938

The following chattels were sold by public auction at Surrey, B.C. on February 9, 1944.

-Wire rope
Weak board & Axe -

6. Done ✓

-4 1 gal. founts & Crock

Heat Safe ✓

2 Shovels, Scrapers. A

~~Number~~ ✓

360° d. = " P. h.

23

§ Transferred from file 4937

May 30, 1946.

P.L.

6.50 FE

0.50 T.

1.50 M.

5.00 M⁻¹

1.25 K-

0.50 FZ

2.257

21.00 M

32.00 FL

7.00, 7.10

F
FE
T
M
J

60
50.50
2.75
17.50
1.25
5.75

Total:

(Auctioneer's Fee: ~~5.00~~ 8.75
Less Expenses: (Advertising: ~~0.00~~ 2.02
(Moving: ~~2.00~~ 40.63

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Surrey 2.

Remarks. xx - Heavy moving bill was for goods moved for Auction
Surrey 1.

NAME NIKIDA, Kaichi

REGISTRATION NO. 12758

FILE NO. 4938

The following chattels were sold by public

auktion at Vancouver, B.C. on June 27 - July 3, 1946.

Cloth	\$ 0.80 C ✓
2 Shirts	0.25 C ✓
Shirt	0.60 C ✓
Pants	0.35 C ✓
Shoes	0.25 C ✓
Wicker basket	0.40 M ✓
Airplane	1.30 M ✓
Books	1.00 M ✓

Total

(Auctioneer's Fee: \$0.62

\$ 4.95 ✓

Less Expenses: (Advertising: 0.29

\$ 1.43

(Moving: 0.52

Net Proceeds Credited:

\$ 3.52

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 66.

Remarks.

NAME HIKIDA, Naichi

REGISTRATION NO. 12738

FILE NO. 4938

The following chattels were sold by public

auction at Haney, B.C. on July 6th, 1946

Tools	\$ 11.20 T
Flax	1.00 FE
Flax	2.50 FE
Duster	2.00 FE
Seeder	3.25 FE
Garden tractor	70.00
Spring tooth cultivator	12.00 FE
Scales	3.00 M
Wheelbarrow	1.00 FE
2 Section harrow	7.00 FE

Total

(Auctioneer's Fee: \$11.30
Less Expenses: (Advertising: 5.72
(Moving: 5.60

Net Proceeds Credited:

\$	112.95
\$	22.62
\$	90.33

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Haney 20.

Remarks.

INVENTORY OF CHATTELS BELONGING
TO

H IKIDA, Kaichi # 12758

Which have been left in the care of Mr. T. HEATH Newton Rd. Delta.
R.R. 1 New westminster, B.C.

- 1 A.22. Kodack & case
- ~~1 G. M. Fridolone~~
- ~~1 P. 40 Rusty Electric Washing machine~~
- 1 R.C. Allan adding machine No. 66
- ~~1 Gellin clean sweep vacuum machine in carton with att.~~
- 1 Tin Gleaner
- 1 Bottle moth proofing solution
- 1 Tin of DeSot Fume
- 1 Suit case cont. pers. papers
- ~~1 G.E. Radio Serial No. 919 Model 1941~~

The above articles have been left in my care by the owner, and I will
be responsible for their safe keeping

Witness

[Signature]
Office of Custodian *R.M. Anderson*

SIGNED

D. Heath

Sold by Auction 12/1/44 - Surrey 1.

S. " " " 9/2/44 - Surrey 2

INVENTORY OF CHATTELS BELONGING

TO

HIKIDA, Kaichi # 12758

Which have been left in the care of C. C. DAN, CO. LTD.
227 Keefer St. Vancouver, B.C.

In House Main Floor.

- Complete list*
- ~~1~~ Piano & steel cont. Sm. amount of sheet music
 - ~~3~~ Piece chesterfield suite
 - ~~3~~ Rolls linoleum
 - ~~1~~ Floor rug
 - ~~2~~ Chandeliers
 - ~~1~~ Brass bed complete
 - ~~1~~ Book case cont. (68 books) *stnd*
 - ~~1~~ Straw suit case cont. clothes & pers. papers & effects
 - ~~1~~ Sal. table stand
 - ~~1~~ Dresser & mirror
 - ~~1~~ Tuxedo suit
 - ~~1~~ Childs over coat
 - ~~1~~ Desk chair (swivel)
 - ~~1~~ Woven basket & Sundries
 - ~~1~~ Canvas bundle cont. bedding *stnd*
 - ~~5~~ Reeking chairs
 - ~~5~~ Kitchen chairs
 - ~~1~~ Old dining chairs
 - ~~1~~ Chiffoniere cont. few bible pictures, fruit dish, camera tripod & (several wooden wall ornaments)
 - ~~2~~ Frame pictures
 - ~~3~~ Model aeroplanes on stands *stnd*
 - ~~1~~ Oak dining table & 3 leaves
 - ~~6~~ Dining chairs new
 - ~~1~~ Box envelopes *stnd*
 - ~~1~~ Writing desk cabinet cont. (Large quan. pers. papers) comb. desk lamp } *sold*
& ash tray, 3 light bulbs, money counter, book keeping set } *as found*
1 glass ink well, 1 jap ink well, metal pen holder, 1 btl. ink
 - ~~2~~ Wall pictures & 1 Large
 - ~~1~~ Set heavy drapes & rods *left*
 - ~~1~~ Comb. end & smoking table
 - ~~1~~ School suit case
 - ~~1~~ pr. curtains *left*
 - ~~1~~ Jap doll *stnd*
 - ~~1~~ Floor rug
 - ~~1~~ Gramophone & 75 records
 - ~~1~~ pr. curtains & 11 prs. curtain rods *left*
 - ~~1~~ Blinds *left*
 - ~~1~~ Toy piano
 - ~~1~~ Wire basket for papers & Sundries
 - ~~1~~ Chest of drawers cont. (pers. papers & magazines) *storage*
 - ~~1~~ Quan. loose magazines
 - ~~1~~ Large picture frame
 - ~~1~~ Wooden vase
 - ~~1~~ Bk. Md. Table
 - ~~1~~ Linoleum on kitchen floor *left*
 - ~~1~~ Lamp shade
 - ~~1~~ Door mat *left*

The above articles have been left in my care, and I will be responsible for their safe keeping.

Witness

[Signature]

SIGNED

Office of Custodian *R.M. Anderson.*

Up stairs

- 4 Beds complete a
- 2 Mattresses a
- 1 Wall mirror
- 1 Electric fan
- 6 Prs. curtains & 6 Curtain rods *left*
- 1 Blind (loose)
- 4 Sml. tables (Hm. Md. With drawers) a
- 1 Radio cabinet a
- 2 Bamboo book shelves
- Sml. doll box
- 1 Book cabinet
- 1 Book shelf a (quan pers. pprs. aeroplane propeller)
- 2 Wash stand (1 cont. crtn. radio prts. pr. ear phones, 2 Sml boxes nuts & bolts)
- Sml. quan. balsa wood (sml crtn. radio parts, Moving picture projector)
- 1 Violin & bow (no strings)
- 1 Sml. Basket
- 1 Dresser cont. parresol, hand bag, several sml. boxes, tin cont. pers pprs } *store*
- 1 Sweater, 1 bathing suit, school box, few school books & supplies
- 1 Crtn. cont. 3 sml. rolls wire, pers. papers, sml bits of aluminum. S as *store*
- 1 Oil cloth apron a
- 1 Large scale model aeroplane & 1 small *store*
- 1 Wall ornament
- 1 Deer horn mounted } a
- 1 Box cont. few school books, sml quan. music, ladies hand bag, 2 rls. crepe paper, fancy wooden box
- 1 Crtn. tied up marked drums
- 1 Table lamp (no cord)
- 1 Crtn. cont. 14 books, 2 wall ornaments, Stamp album, 2 pennants
- 1 Wall picture with mirror
- 1 Crtn. books } *store*
- 1 Frame picture
- 2 School world globes
- 1 Lamp shade
- 1 Bottle oil
- Sml. quan. model aeroplane parts a
- 4 Rolls moving picture film
- 3 #6 dry cell batteries a
- 1 Old arm chair
- 1 Kite hen chair
- 1 Blind *left*
- 1 Xray negative *store*
- toy roulette game of chance a

Basement

- 1 Old Range } a
- 1 Sad iron } a
- 2 Pr. scissors a
- 2 Kitchen chairs (1 no back) 1 Cabinet cont. shoe brush, sad iron, pr. shoes.
- 1 Kite hen table a
- 2 Home made benches a
- Quan papers & magazines a
- 1 Set fine tobacco scales sml. Md. Cooler (food)
- 2 Prs. curtains 6 Egs. seeds
- 1 Drinking glass 1 Shoe last
- 30 Saki bottles 1 Egg case
- 1 Coffee percolator 1 Large Incubator (Canadian) Oil
- 1 Tea pot 1 Bicycle tire
- 1 Dust pan 1 Combination lock
- 1 Glass bowl 1 Old lantern
- 1 Lantern 1 Picture frame
- 2 Prs. bedrm. clippers a 1 Shoemakers hammer
- 1-2, 1-3, 1-5 gal crocks Crtn. cont. 3 knives, few bicycle access.

The above articles have been left in my care, and I will be responsible for their safe keeping.

Witness

Sharlson

SIGNED

Office of Custodian *Rm. Anderson*

Woodshed & Garage

- | | |
|---|--|
| 1 Old X cut saw | 1 Old umbrella |
| Few Sml pieces of chain | 3 car tires (old) |
| Box. cont. 3 cultivator att. & several hinges | 1 Car battery (old) |
| 1 Gas lantern | 1 Old cultivator (N.V.) |
| 1 Gal. gas drum 5 | 1 Hand grease gun |
| 2 Sml. crtns. tire chain links | 10 gal. gas drum (Standard) |
| 1 Metal child's wagon | 1 D.B. Axe |
| 1 Bicycle frame | 8 Part rolls tar paper |
| 1 Shovel blade | 9 " " Bldg. paper |
| Pr. Hames | 1 1 Gal metal measure |
| 1 Potatoe digger (no handle) | 1 Ladder |
| 9 Loose beer bottles | 1 1 qt. tin DU-PONT radiator flush |
| 1 Old gal. gas tin | 1 Old coffee pot |
| Sml. quan. used lumber | 1 1/2 gal. gas tin |
| Sml. quan. old metal parts loose | Sml. quan. Molding lumber |
| 1 Saw set | 2 saw horses |

Incubator House Down

- 3 Incubators oil (Quarter) 5
- Sml. Hm. Md. table
- 1 Jap tub
- 2 car oil pans
- 2 Lengths 1" galv. pipe 15 & 20' used by tenant
- ~~1 Sawdust burner heater~~
- ~~1 Sawdust burner & hopper~~
- 1 Bundle of exceller
- 1 A. GRINDER CO. power cultivator
- 2 Lengths 1" pipe 3 & 6' used by tenant
- ~~4 Electric brooders~~
- 1 Egg crate complete
- 2 Rolls 1 1/2" wire netting 1-4, 1-6 long
- ~~4 pieces 1 1/2" pipe~~
- 1 Jap tank spray & hose & nozzle
- 1 Crop duster
- 2 Egg scales
- 1 Funnel
- 1 Asparagus knife
- 1 Hm. Md. Coated corn cutter
- 1 Box cont. 11 Light bulbs used
- 1 Part roll baby chick netting
- 1 Lbs. fine barrie wire
- 1 " heavy " "
- 1 Crtn. cont. 10 metal water troughs & att. L. roll
- 3 Wooden feed troughs
- 1 C4tn. cont. hen specks (metal)
- 1 Box cont. Sml. quan paint & 2 Brushes
- 1 Very large refrigerator
- 1 Box dishes
- 1 Rusty water pump & 2 Brass yeungtown water filters
- 1 Brass bound rice bowl
- 1 Enamel wash basin cont. dishes
- 1 Wooden tray
- 1 Tire rim spreader
- 1 Switch box (new)
- 1 Soldering iron
- 1 Saw set
- A few electric insulators

The above articles have been left in my care, and I will be responsible for their safe keeping.

Witness

[Signature]

SIGNED

Office of Custodian R.M. Anderson

✓

CONTINUED INVENTORY RE. CHATTLES MIKIDA, Kaiohi # 12750

Incubator House Down

- 4 Fancy tins & 1 Box
- 15 Metal perforated containers 3' x 3'
- ~~1 Roll green wrapping paper Appx 10 lbs.~~
- ~~1 Old trench coat w~~
- ~~1 X cut saw~~
- ~~1 Bones glass~~
- ~~1 pruned hook~~
- 1 set pruner shears 5 as look
- 2 Tire rims }
- 1 Old tire }
- 1 Hopper scraper
- 1 Box cont. geared empty wheel, 9 sugar bits, 1 trowl, 1 brace, 2 hammers
pr. tin shears, cold chisel, 1 square, 2 wood planes (1 jap) 5
- ~~1 Box cont. pipe cutter & pipe with 9 att., 1 metal rule, 4' sml. hose old~~
- ~~1 hatchet, 1 pinch bar, 1 file~~
- 1 Metal display cont. Sml quan. blasting fuse, 2 back saw blades, knife shpr.
- 1 Aluminum kettle
- 1 Dish pan cont. quan. sml. pipe fittings & elbows
- 7 Bundles of bolted boards with 8 pulleys & sml. quan. rope att.
- 1 Tool chest cont. several socket wrenches, 11 metal hooks, aluminum cup
and few metal pieces
- 1 Hand sprayer

anything of value sold as sundries

Upstairs

- ~~1 Pickers tray cont. 18 floats & valves, 2 water taps, 8 springs~~ Sundries
- ~~3 Large bundles & 6 sml. bundles of wire (chicken) 2" to 4" 2 to 8' in length~~
- ~~1 Holding stick~~
- 1 Glass window in frame left
- 1000' mixed new lumber 5
- 1 Crtn. cont. Rice tub (brassbound) 1 fish bowl, 1 wooden tray w
- 1 Biscuit tin cont. iron pot 5
- ~~5 Grockery bowls~~
- 5 Window screens left
- 3 Boxes cont. 84 qt. sealers 5
- ~~1 Large crtn. empty new case~~
- ~~2 Tin containers~~
- ~~1 Crtn. cont. canning machine & quan. of lids~~
- 1 Box cont. 11 printer stamps
- ~~1 Crtn. cont. 10 pts. & 4 qt. sealers, 3 new empty tins~~
- ~~1 chick cartons~~
- ~~1 Watering can~~
- 5 5 gal. paint cans
- 27 Egg crates complete 5
- 2 Shovels a
- Sml. quantity window screening 5
- 1 Lawn mower with grass catcher 5
- 16 Metal feed & water troughs 5
- 1 Roll tar paper 0.5 & 4
- Sml. tin putty & knife a

anything of value sold
as sundries, date abandoned

The above articles have been left in my care, and I will be responsible for their safe keeping.

Witness

[Signature]

SIGNED

Office of Custodian R.M. Anderson

CONTINUED INVENTORY OF CHATTELS RE. MAKIDA, Kaichi #12758

In Chicken House

- 1 Potatoe fork
- 3 Manure forks
- 1 Spud digger
- 4 ~~Chovels~~ 1.00
- 5 Hoes
- 1 Pick
- 1 Rake
- 1 Free
- 1 ~~###~~ Bent shovel
- 2 Spades
- 1 Broom
- 1 Pick head
- 1 Mattock & 3 Heads
- 2 Iron bars 3'
- 2 Chick water fountains (metal)
- 1 Teather chain
- 6 Cultivator att.
- 4 Glass incubator doors
- Sml. quan. fish net
- 4 Sickles (1 no hndl)
- 2 Pickers trays
- 2 Wooden tubs
- Pr. rubber shoes
- 2 Gumboots
- 2 Bicycle tire
- 1 Claw hammer
- 1 Single tree
- 1 Wet stone
- 1 Hay hook
- 1 Box tax
- 1 Set hedge clippers
- 2 Knives
- Quan. twine
- 2 Home made tables
- 1 " " Bench
- 1 Thermometer
- 2 Large baskets
- 1 Large jap tub
- 4 Screens 3 x 7'
- " " 3 x 10
- 45 gal. drums cont. poison
- 1 Oil can
- 1 Part roll tar paper
- 1 ~~House fire extinguisher~~
- 1 Hot water furnace
- 1 Stove shovel
- 1 5 gal. coal oil can
- 1 Pint funnel
- 1 Heavy metal bar
- Sml. quan. old loose clothing &
- 2 Prs. gumboots
- 1 10 Gal. milk can
- 4 Light bulbs

- 1 Spaid
- 8 Boxes bulbs
- 10 Chick shipping cartons
- 10 Bundles bulbs
- 16 4 Pained windows
- 1 Old bed spring
- Quant. pipe & fittings including 3 Steam-Valves & random lengths of 2" pipe
- 5 Croc chick fountains
- Can cor 1/2 lbs. Lime sulphur

ken House

- 1 Wood barrel
- Sml. quan. fish net
- 4 Metal troughs
- Sml. quan. unassembled boxes
- 5 Screens 3' x 3'
- ~~50000 mixed saw lumber~~ 5.00
- 10 qt. sealer water fountains
- 1 2 qt. tin IZAL Germicide
- 1 1/2 gal. creolene tin
- 1 Tin disinfectant powder
- 1 Bale peat

Around House Outside

- 1 Radio Aerial
- 1 Clothes line in use
- 1 ~~Wheelbarrow~~ 5
- 1 ~~50 gal. water tank for Besty Electric~~
- Water pump (On woodshed roof)
- 1 Old stone boat
- 3 Metal feed troughs
- 1 Wooden barrel
- 1 Home made heater stove
- App. 1 cord of wood used
- 1 Metal wheelbarrow frame & wheel
- 1 Bicycle wheel & fender
- 1 Grind stone Mounted (old)
- App. 8000 bean poles (50% belong to EX Lessee)
- 14 Disc knives
- 1 D.B. Axe
- 1 Wooden pail
- 1 Single tree

THE ABOVE ARTICLES HAVE BEEN LEFT IN MY CARE, AND I WILL BE RESPONSIBLE FOR THEIR SAFE KEEPING.

WITNESS Charles SIGNED _____

Office of Custodian R.M. Anderson

✓

CONTINUED INVENTORY OF CHATTELS RE. HAKIDA, Kaichi #12750

Link House.

- 6 Wooden bunks (H.M.)
- 1 Buck saw.
- 1 Crow bar.
- 1 Hay fork.
- Sm. quantity fish net.
- 1 250 lbs. platform scales. ✓ X
- 53 Pickers trays
- 2 Sickles
- 1 Bndl. netting on spool
- 1 Berry sorting machine (H.M.M.D.)
- 1 Set hames
- 1 45 gal. oil drum
- 23 Saki bottles

Storehouse

- 2 Hm.Md. bunks
- 1 Old gas lantern
- 2 Wooden pails
- 1 Galv. pail

Old Woodshed

- 1 50 gal. oil drum } Property of Oil Co's
- 1 25 gal. oil drum }
- 1 Brush hook
- Quan. berry box material
- 1 Wooden hay rake

Old feed house

- 1 Old teather chain
- 1 Well pulley
- 2 Old hook snaps
- 1 Grindstone shaft with hndl.
- 1 Old metal iron holder

Outside shed (Packing)

- 1 Horse cultivator & 3 att. S- X
- 1 Potatoe digger
- 1 Stone boat
- 1 Spring teeth harrow X S

Barn

- 1 Old couch (N.V.)
- Sm. quan. fish net
- 1 Old hand wringer
- 4 Picking trays cont. bx. shooks
- 1 Bale hay
- 1 Hay fork
- 1 Stable shovel
- 3 Cultivator att.
- 1 Currey comb
- 1 Set hames
- 1 Horse collar
- 1 Seythe handle

Cont. Barn

- 1 Set Hames
- Sm. roll barbed wire
- 1 Set harness riens
- Quan. Old harness pieces
- 1 Pr. car ch. ins
- 6 Old milk cans (N.V.)
- 1 Metal block
- 30' 1" Rope & 1 wooden pulley
- 1 Horse scraper
- 1 3 tooth cultivator att.
- 2 Wooden barrels (Old)
- ~~2 Old buggie wheel (no rims)~~
- 3 Buggie springs
- 1 Ladder (Hm.Md.)

THE ABOVE ARTICLES HAVE BEEN LEFT IN MY CARE, AND I WILL BE RESPONSIBLE FOR THEIR SAFE KEEPING.

WITNESS

Office of Custodian

SIGNED

Rm. Anderson

CONTINUED INVENTORY OF CHATTELS RE. HIKIDA Kaichi# 12758

Pump House

- 1 ~~Beats Electric Pump, Tank, & Motor~~ *Fin Tude*
- 1 Old water can
- 1 Old lamp base

Colony Houses Feed House

- 1 Old tape measure
- 1 Brush hook
- 1 Peevee
- 1 Sml. spade
- 1 sack crushed shell
- 1 Sml. quan. fish net
- 1 Old wash tub
- 1 Old coffee pot

No Value

Outside Packing Shed

- 1 Set deer harrows *S X*
- 24 Pickers trays
- 1 Home made table *N Y*

*③ Sold 6/7/46 -
Nancy 20*

There is a large quantity of 2" x 6' ~~chicken wire netting~~ ^S & cedar poles around the colony houses.

There must be several hundred raspberry poles in the fields.

The above articles have been left in my care, and I will be responsible for their safe keeping.

Witness

[Signature]

SIGNED

Office of Custodian

R. M. Anderson

(Keys will be left at Mr. H eaths, next door.)

Horse will be turned over to lessee on request.

✓

File #4238

August 15, 1942

NAME: HIKIDA, Kaichi

REG. NO: 12758

LIST OF CHATTELS LEFT ON PROPERTY AT NEWTON RD., R.R. #1, NEW WESTMINSTER, B. C.

5 4-incubators (oil burning) 5 1-ice box 5 1 range <i>Burnt out & abandoned</i> 5 1 gramophone 5 2-bureaux 5 1 chesterfield suite ✓ 5 1 dining table 5 1 sideboard 5 1 piano ✓ 5 1 library table X 3 beds and springs <i>Abandoned</i> 5 1 oak desk ✓ 5 2 rolls linoleum 5 1 dresser 5 1 office chair 5 9 kitchen chairs 5 1 rocking chair 5 1 bookcase 1 straw suit case <i>Stones</i> 2 beds, complete <i>Sold 11/11/42</i> 1 electric fan X 1 radio case X 2 cartons <i>Stones</i> 1 wash stand <i>Abandoned</i> 5 4 electric brooders ✓ 5 1 electric incubator ✓ 5 2 hand sprayers 5 1 platform scales X 1 gasoline cultivator X 2 sawdust burners <i>Stones</i> 1 bdl. garden tools 5 1 bdl. carpenter's tools ✓ 5 6 boxes hot house glass ✓ 2 Beatty electric pumps <i>Sold 11/11/42</i> 2 80-gal. tanks <i>Stones</i> 400' water pipe <i>Stones</i> 5 1 cultivator 1 spring tooth cultivator 1 horse and 1 dog <i>Horse died</i>	<u>LEFT WITH MR. HEATH</u> 5 1 frigidaire ✓ 5 1 canning machine (adding machine ?) X 5 1 washing machine ✓ <u>IN INCUBATOR HOUSE</u> 5 2 rolls of wire netting ✓ 5 7 pint sealers ✓ 5 4 quart sealers 5 3 boxes quart sealers (28 per box) ✓ etn. (cont. new tins) ✓ etn. (cont. wooden trays) ✓ 5 1 canning machine (and etn. cont. parts) X 5 12 chick shipping cartons 5 1 sofa ✓ 5 27 egg cases ✓ 5 1 lawn mower ✓ 5 8 bales chicken wire 5 2 shovels 5 1 grass shears 5 12 metal mash troughs 5 500 mixed lumber ✓ 5 etn. (cont dishes) <u>IN PICKERS HOUSE</u> 100' 1" pipe 5 { 24 lengths each 19' long of 1/2" galv. water pipe, total-456' <i>Stones</i> <u>IN THE HOUSE</u> 5 1 rocking chair (total is 2) 5 6 dining chairs ✓
--	--

This represents all my chattels remaining in protected area of British Columbia. Please sign and return one copy to the Custodian.

Confirmed:

DATE: August 22nd 1942 SIGNED: Kaichi Hikida

INVENTORY OF CHATELS LEFT ON PROPERTY

of Kaichi HIKIDA, #12758

Newton Rd., R.R. #1,

New Westminster, B. C.

4 incubators (oil burning)
1 ice box
1 range NV
1 gramophone
2 bureaux
1 chesterfield suite
1 dining table
1 sideboard
1 piano
1 library table
3 beds and springs
1 oak desk
2 rolls linoleum Rugs
1 dresser
1 office chair
9 kitchen chairs
1 rocking chair
1 bookcase
1 straw suit case
2 beds, complete
1 electric fan
1 radio case /
2 cartons

1 wash stand
4 electric brooders
1 electric incubator
2 hand sprayers
1 platform scales
1 gasoline cultivator
2 sawdust burners
1 bdle. garden tools
1 bdle. carpenter's tools
6 boxes hot house glass
2 Beatty electric pumps
2 80 gal. tanks
400' water pipe
1 cultivator
1 spring tooth cultivator
1 horse and 1 dog
Y
Junk

LEFT WITH MR. HEATH

1 frigidaire
1 adding (canning?) machine
1 washing machine

Confirmed:

DATE:

Signed

Don
Please return this copy.

August 4, 1942.

ADDITIONAL CHATTELS BELONGING
TO

HIKIDA, Kaichi
Newton Rd., R.R. #1
New Westminster, B.C.

In Incubator house.

2 Rolls of wire netting.

7 Pint sealers.

4 Quart "

3 Boxes quart sealers. (28 per box)

Ctn. (cont. new tins)

Ctn. (cont. wooden trays)

Canning machine. (& ctn. cont. parts.)

12 Chick shipping cartons.

Sofa.

27 Egg cases.

Lawn mower.

8 Bdles. chicken wire.

2 Shovels.

Grass shears.

12 Metal mash troughs.

500' Mixes lumber.

Ctn. (cont. dishes)

In pickers house.

100' $\frac{3}{4}$ " Pipe.

24 lengths each 19' long of
 $\frac{1}{2}$ " galv. water pipe. total-456'

In the house.

1 Rocking chair. (total is 2)

6 Dining chairs.

Mr. Heath will not be responsible for chattels as he does not live
on the property.

Signed

J. Morgan
John Morgan

FIRE INSURANCE SUMMARY

File 4930

Re: Kaichi HIKIDA

Reg. No. 12754.

The Custodian on the 3rd June 1942, arranged for insurance of \$1200.00 on the buildings on Lots 5 to 9, S.E. 1/4 Sec. 24 Tp. 4 Map 326, Municipality of Delta, and \$800.00 on the contents of the building, the insurance being in the North West Fire Insurance Co., policy 206107, expiring June 6th, 1945. At the request of Mr. HIKIDA, the insurance in the amount of \$1200.00 extra on the contents was endorsed on the policy, making the total amount of insurance carried, \$3200.00. The premium paid by the Custodian was \$50.79, being \$34.00 to cover original premium and \$16.79 to cover the added \$1200.00. These amounts were paid on the 18th December 1942. On the 25th April 1944, the insurance of \$2000.00 on the furniture and personal effects was cancelled and a refund of premium of \$7.48 received by the Custodian and credited to the owners account.

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

James Macpherson

DATED June 13th, 1946.

IM:ML

LIABILITY SUMMARY

File 4938

Re: Kaichi HIKIDA

Reg. No. 12758.

The only claim appearing on file against Kaichi HIKIDA was an account of \$3.10 from Buckerfields Ltd., March 25th, 1944, which was paid by the Custodian on the 4th April 1944.

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

Jan Macpherson

DATED June 13th, 1946.

IN:ML

1938

NY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
West Fire Co.	206107	\$3200.00	June	6	1945	Houston Rd. E. Dun. Delta, N.C. Lots 1-3. SE 1/4 Sec. 74, Twp. 4.

January 27, 1950

E. E. E. E.

B.O. 625-P

CASE NO. 328

A poultry and small fruit farm located west of Scott Road on Newton Road in the Municipality of Delta. This holding was identified by use of the legal description and comments which appear in the Farm Appraisal Report photostat. The present occupants confirm that the former owner was a Japanese named Hikida.

This is one of the finest properties we have examined. It is well situated just west of Scott Road and, according to the present occupants, the soil is a sandy loam. The holding contains a large area of flat land bordering the Newton Road. It is bisected by a 2 to 3 foot wide drainage ditch.

There are at least two wells on the property but it is reported that the water supply is unreliable during the dry season.

Since the 1942 appraisal the property has been divided into two holdings. Mr. F. M. Egan occupies the original residence, most of the better poultry houses, the incubator house and the storage facilities. He has Lots 7, 8 and 9. Mr. G. E. Peterson owns the westerly part: Lots 5 and 6 containing approximately 10 acres.

In spite of the fact that the buildings were written down from a valuation of \$4000.00 to \$2000.00 (total buildings add to the farm) there has since been built an additional dwelling at a reported cost of \$3800.00. At any rate, it is a very fine house.

We have accepted the photostat statement as to the acreage and condition of the small fruits and as to the value of the land itself.

There are evidences of currant bushes and fruit trees as described by the photostat.

Some of the buildings have been altered or dismantled but in general the whole

L. HIXON

R.C. 625-P

CASE NO. 828

property is as described by the photostat.

The poultry section of this unit was apparently complete in all the details needed for a cycle of the poultry business. There are facilities for incubating, brooding, rearing and egg production. The small fruits section gives evidence of having been fully equipped. One of the "sheds" may well have been the packing house and the barn may have housed animals used in cultivation.

The residence and the brooder house are of sound cement founded construction.

In appraising the poultry section we have used the same methods as set out in our reports to Campbell, Brasier & Co. of January 7, 1949 and January 25, 1950. The houses were compared with the average and rated according to their apparent relationship to the base \$2.05 invested per bird housed. Table 3 sets out our appraisal figures.

Table 3

BUILDING	DIMENSION	AGE	SSB PRESENT DAY VALUE	BIRD CAPACITY	CLEMENT VALUE PER BIRD	VALUE PER UNIT	NOTES
House	26 x 34	10	\$2000.00			\$2000.00	
Incubator house	18 x 24	New	200.00			200.00	
Rhubarb house	22 x 40	15	50.00			100.00	
Barn	24 x 39	20	50.00			50.00	Demolished
Chicken house	20 x 110	New	1000.00	1100	\$1.40	1540.00	Double deck
Chicken house	20 x 100	15	500.00	1000	.80	800.00	" "
Chicken house	10 x 20	15		50			Not located
Chicken house	20 x 70	20	50.00	350	.30	105.00	Old & leaky
Chicken house	20 x 150	20	100.00	750	.30	225.00	" " "
Chicken house	20 x 50	20	50.00	250		75.00	Disappeared
8 Colony houses	9 x 18	5	80.00	325		80.00	
Shack	9 x 9	5					Not located

E. HIKIDA

B.G. 625-P

CASE NO. 828

BUILDING	DIMENSION	AGE	SSB PRESENT DAY VALUE	BIRD CAPACITY	CLEMENT VALUE PER BIRD PER UNIT	NOTES
Shed	8 x 10	5				Almost gone
Garage etc.)	14 x 36	20				
	10 x 18	10				
Woodshed	20 x 20	25				Not located
Store Room	18 x 33	25				
Shack	16 x 24	25			\$ 50.00	Insulated walls
Totals			\$4080.00	3825	\$5225.00	

We were not able to obtain figures indicating the volume of small fruits marketed from this holding. Based on the acreages as noted on the photostat we assign values as follows:

Strawberries	1.0 acre	\$ 50.00
Asparagus	1.45 "	225.00
Currants, rhubarb	.67 "	67.00
Currants	1.68 "	168.00
Rhubarb	.85 "	50.00
Raspberries	3.12 "	312.00
Gooseberries	.40 "	40.00
Vegetables	3.83 "	
Total		\$912.00

The value of the land at \$1284.30 is accepted as set out by the photostat.

Total values:	Buildings	\$5225.00
	Land	1284.30
	Small fruits	912.00
		\$7421.30

It is quite evident that this holding was very highly developed and that a

E. H. H. H.

E.C. 625-F

CASE NO. 628

highly skilled competent operator was responsible for its operation. A would-be purchaser should have the specialized knowledge of a poultryman and the careful ability of a small fruit operator to undertake this holding. It is our opinion that an informed buyer should have been willing to pay \$7250.00 for this unit in 1943.

J. M. Clement
J. M. Clement

4938

July 15, 1942.

Mr. Kaichi HIKIDA, #12758.
c/o David Froeh,
Homewood, Manitoba.

Dear Sir:

Re: Your chattels, Newton Rd.,
R. R. #1, New Westminster, B.C.

Please find enclosed herewith list of goods found by
our agent on your premises when he visited your property on the
23rd of May.

We are advised that you gave Mr. Heath permission to use
these chattels, and our agent reports that:

1 frigidaire.
1 adding(canning ?) machine, and
1 washing machine, have been left in Mr. Heath's house.

If this arrangement is satisfactory to you, please confirm.

We note there are some discrepancies between your declaration
to the Custodian on the 18th of April and the goods now reported. For
example:

100' of $\frac{3}{4}$ " pipe,
100' of $\frac{1}{2}$ " pipe,
1 lawn mower, and
2 rolls of wire netting are missing. We presume that
you disposed of these goods in the interval.

If the enclosed list is correct, will you please sign your
name where indicated, stating at the same time, that this list comprises
all your chattels left within any restricted area of British Columbia,
and return one copy to this office, keeping one copy for your own
convenience.

Mr. Kaichi HIKIDA, #12758,

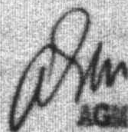
-2-

July 15, 1942.

When we have received your reply, we will obtain a similar confirmation from Mr. Heath, therefore, kindly give this matter your immediate attention.

Yours truly,

H. F. Green,
Manager, Protection Department.


AGM:AS
encl.

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

Dear Sir:

In reply to your letter of the 18th
re: chattels. I did not dispose of the
100' of $\frac{3}{4}$ " pipe, 100' of $\frac{1}{2}$ " pipe, lawn mower,
2 rolls of wire netting. Also not
included in the list were 1 roll
of rug, dining chairs (6) left in the
house. Three netting (under incubator),
pitching maw, canning machine, several
caskets, sofa, some netting egg cases,
preserved bottles etc were left in
the attic of the incubator house.
The above articles should be
taken as I did not sell any of it.

Am returning the copy of the
list of chattels.

Yours truly,

K. Nikida

OFFICE OF THE ^{INDIAN} JAPANESE SERVICE
RECEIVED
JUL 24 1942

D. Franks,
Homewood, Mass.

July 20/42

4938

14th September, 1942.

Mr. Kaichi HIKIDA,
Registration No. 12758,
c/o David Froeb,
Homewood, Manitoba.

Dear Sir:-

We wish to acknowledge your letter of August 25th in which you estimate the value of your chattels stored on your property at Newton Road as being \$2,000.00 and asking us to cover them to that extent for fire insurance.

There is a North West Fire Insurance Policy, No. 206107 in force until June 6, 1945. This policy covers for \$1200.00 on a two-story frame dwelling and \$800.00 on contents.

The dwelling is described as being on property located on the North side of Newton Road between Scott and Pickard Roads, Municipality of Delta, being Lots 5 to 9, South-east quarter Section 24, Township 4. The rate at which this policy is written is \$1.70. I take it that this policy described above covers on the property where your chattels mentioned in your letter of August 25th are stored.

If that is so, do you want a total of \$2,000.00 coverage on those chattels or do you want an additional \$2,000.00 over and above the \$800.00 already covered as set out above under Policy No. 206107, North West Fire Insurance Company Limited.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

EVACUATION SECTION	
Rec'd	AUG 4 1944
File No.	1938
Ans.	
Referred	<i>J. Wilson</i>

442 Talbot Ave.,

Winnipeg, Manitoba.,

July 31, 1944.

The Custodians Office,

Dept. of the Secretary of State, Canada.

506 Royal Bank Bldg.,

Vancouver, B.C.

Dear Sir,

We have Received the report that my property has been sold and that some things have been auctioned off. I would appreciate it very much if you would let me know what articles were auctioned off. There were certain personal things of no monetary value which I would wish to get. I also would like to know if the radio, the frigidaire, and the washing machine has been sold. These last mentioned articles I certainly would like to get.

Please give me full information in the near future.

Yours truly,

Naichi Hukida
by Robert Hukida

January 22nd, 1945.

Mr. Kaichi HIKIDA,
Registration No. 12758,
442 Talbot Ave.,
WINNIPEG, Man.

Dear Sir:

In removing your personal belongings from Newton Road we found a large model aeroplane, but reference to your list of effects left here does not show this. Will you kindly let us know if you own this? Description of the model is: Power driven type; color - yellow; wing span 6 to 8 feet; no motor.

If this is your property will you please tell us what you wish done with it. A model of this size as you know, can easily be damaged; besides the drying out process has made it extremely fragile.

The cost of shipping to you would be rather high as freight would be figured on bulk rather than weight. It would have to be well packed too.

If you do not wish this sent to you we shall dispose of it by sale owing to its fragile nature.

Yours truly,

W. J. Iverson
Protection Department

WJI:LEB

March 5th, 1945.

442 Talbot Ave.,
Winnipeg, Man.

Dept. of the Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Recd	MAR 8 1945
File	4938
For	
Referred	Jensen

Dear Sir,

Reply to your file #4938, Jan. 22, 1945.

The delay in replying is that the letter had gone through the censorship due to the use of a non-letter-headed envelope.

This is a fine state of affairs in your Protection Department. When there are articles such as the Washing Machine, Radio, Refrigerators, Piano, etc., etc., of value to get rid of you just went ahead and sold them at unreasonable prices. Yet when it comes to articles like a large model aeroplane which you are unable to handle you ask what I want done with it. If you could notify me so easily with articles like the model aeroplane why did you not do so with the other articles mentioned above?

As I check over the list sent me on Nov. 5th, 1942, I find that there are eight (8) pages of listed articles. Yet your letter of Aug. 7th, 1944 has less than two pages of listed articles as being sold. What has happened to the articles? An A22 Kodak and case is listed, yet according to your later letter it is not sold. Can you send that out here, please? I also see that the electric fan has not been sold yet also. Can that also be sent out?

Yours truly,

Robert Nikida
for *Kaichi Nikida*

March 9th, 1945.

Mr. Kaichi HIKIDA,
Registration No. 12758,
442 Talbot Ave.,
WINNIPEG, Man.

Dear Sir:

We have for acknowledgment your letter of March 5th and note your remarks with respect to the amount received for your personal effects.

Specifically, your remarks re the washing machine, radio, refrigerator, piano, etc., are not borne out by the facts, inasmuch as prices for used articles of this nature, many of which are unobtainable, are comparatively high, and we consider the prices shown on the auction returns as very good indeed.

With respect to the model aeroplane, we retained this in your own interest as we were under the impression that it would have a personal value, probably being your own workmanship. We take it therefore that you have no interest in it, and unless we hear otherwise will dispose of it in accordance with Custodian provisions.

Regarding the A/22 kodak and electric fan, we have no information to give you at the moment, but will investigate this matter and write you concerning same at a later date.

Yours truly,

W. J. Iverson
Protection Department

WJL:LEH

EVACUATION SECTION	
AUG 16 1945	
Rec'd	
File No.	4938
Ans.	
Referred	Ineson

442 Talbot Ave.,
Winnipeg, Manitoba, *out by you*
August 11th, 1945.

The Custodian's Office,
Department of the Secretary of State,
506 Royal Bank Bldg.,
Vancouver B.C.

Dear Sir, Refer file #4938.

In your letter dated March 9th, 1945, you have reported that the information regarding A/22 Kodak camera and the Electric fan could not be had at that moment and that you would write at a later date. I wonder if that later date could be appropriately now.

These small objects may or may not be of very great value but I would like to see this matter cleared up as soon as possible.

There is also one more piece of information that I would like to obtain. This is with regards to the whereabouts of the R.C. Allan Adding Machine...#66. This was not reported as being sold though it is listed in the inventory of chattels.

An immediate reply would be greatly appreciated.

Yours truly,

Robert Aikida
for
J. Aikida

Sept. 17/45

Mr. C. C. Dan,
227 Koefer St.,
Vancouver, B.C.

RE: Kaichi HIKIDA

Dear Sir:

With further reference to my discussion with you in connection with Mr. Hikida's effects, you already have a copy of this inventory, for the care of which you signed. However as we agreed there are a great number of odds and ends mentioned here that were put down by our fieldmen, and which you could not keep track of, and we are enumerating herein a few that we would like to have some explanation of. They were not recovered and may be on the property.

1. Gramophone and records
2. Electric fan
3. Wall mirror
4. Table lamp
5. Wall picture with mirror

all in the upstairs of the house.

In the incubator house the following:

- 1 A. Grunder & Co. Power cultivator
- Cross cut saw

Wheelbarrows and a quantity of farm tools.

In addition a large number of bean poles approximately 4000 and we presume that you used these together with the farm tools. We shall be glad to have your comments and perhaps you could use the foregoing tools and the cultivator and plows, in which case we could have an appraisal made.

Yours truly,

W. J. Iverson
Protection Department

WJI:LBM

April 1st, 1949.

Mr. Kaichi HIKIDA,
Registration No. 12758,
670 Spruce Street,
Winnipeg, Manitoba.

Dear Sir:

Personal goods now in Custodian storage include one box books listed in the name of K. Hikida.

If this belongs to you and you wish to receive it, please inform the Custodian on or before the 15th day of May, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in this item and will dispose of it at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, photographs and other articles, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th day of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/P.
Encl.

British and Canadian Underwriters of Norwich, England.

R.P.4

E. M. WHITLEY
GENERAL MANAGER
T. JAMES, C. A.
SECRETARY

ISSUING POLICIES OF THE NORWICH UNION FIRE INSURANCE SOCIETY LIMITED

F. W. LAMONT
C. C. PAULL
ASSISTANT MANAGERS

K. K. REID LIMITED
RESIDENT AGENTS

PHONE:
NEW WESTMINSTER 367

740 COLUMBIA STREET

NEW WESTMINSTER, B. C.

February 18, 1943.

Mr. R. D. Richardson,
Farm Department,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 19 1943
File No.	
Ans.	
Referred	Richardson

re: Kaichi Hikida
File No. 4938

We have a client who has made an offer
of \$1500.00 with about half cash for the
property owned by the above named.

We would appreciate be informed if this
offer is now of interest to you.

Yours very truly,

K. K. REID LIMITED

Per

P

EVACUATION SECTION

Rec'd JUN 13 1949

File No.

Vis.

Johnston

670 Spruce St.,
Winnipeg, Manitoba,
June 12, 1949.

The Custodian's Office,
Department of the Secretary of State of Canada,
Vancouver, B.C.

Dear Sir,

Re. File #4938, May 31, 1949.

I wish to acknowledge the receipt of one parcel containing goods which were in your storage. All items which were in the said container have been identified as belonging to me.

yours truly,

K. Hikida
Kaichi Hikida,
Reg. No. 12758.

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. BYRD, COMMISSIONER).

10

Winnipeg, Manitoba,
April 13th, 1948.

IN THE MATTER OF THE CLAIM OF
YACHI HIRUMA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

T.P. HERROBIN, Esq.,

Official Reporter.

30

K. Nikida,
In Chief.
Discussion.

MR. CHERNIACK: We will take the first claim on this morning's list, my lord, No. 7, Kaichi Nikida.

KAICHI NIKIDA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. CHERNIACK: I would ask leave to amend to show the valuation of parcel 1 for land and buildings at \$10,000.00, and the valuation of parcel 2 at \$2000.00.

10 THE COMMISSIONER: Those are pretty considerable increases,

MR. CHERNIACK: No, I am sorry, my lord, the claim shows the two parcels together.

THE COMMISSIONER: Oh, I see. That clears it up. You are actually reducing your claim. Is the sale price correct as stated?

MR. CHERNIACK: The sale price is incorrect. The total sale price for the two parcels is \$4674.00. Would you like a breakdown of those, my lord?

20 THE COMMISSIONER: It might be desirable, yes.

MR. CHERNIACK: Parcel 1 was \$3225.00 and parcel 2 \$1449.00.

THE COMMISSIONER: That makes your net claim \$7326.00.

MR. CHERNIACK: That is correct, and if I may amend the personal property claim, my lord. I think the only thing we took out of that were certain chattels which were actually fixtures of the land, and our total claim now is \$3,223.00.

30 THE COMMISSIONER: Now is that an increase over your original claim?

K. Hikida,
In Chief.
Discussion.

MR. CHERNIACK: It is a decrease. This is the total value. It is a decrease from \$3661.00 to \$2,223.00.

THE COMMISSIONER: I see.

MR. CHERNIACK: The credit is larger because we had shown no credit. The correct credit should be \$1916.65.

THE COMMISSIONER: \$1306.35 is the net claim.

MR. HUNTER: \$1306.35.

MR. CHERNIACK: \$1306.35, yes.

10 DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Hikida, I show you a typewritten form. Was this prepared in accordance with your instructions?

THE WITNESS: A: Yes.

Q Is that your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

20 Q I show you another statement referring to parcel 2. Was this prepared in accordance with your instructions? A: Yes.

Q Is this your signature? A: Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. CHERNIACK: On behalf of my learned friend I would like to file the S.S.B. appraisal. There are two, my lord, one for each parcel. Would you like them as one exhibit, or as two?

30 THE COMMISSIONER: Oh, I think one exhibit. Are these

K. Hikida,
In Chief.

adjoining properties?

MR. CHERNIACK: I believe not, my lord.

THE INTERPRETER: No, they are in different places.

MR. CHERNIACK: Q: How far apart are they?

A Oh, about 2000 feet.

Q About 2000 feet apart? A: About five lots.

(APPRAISALS MARKED EXHIBIT NO. 3).

Q I show you a photograph or a snapshot of a chicken house. When was this taken? Is this it written on the back, August, 1938?

A Yes.

Q Taken in 1938. Of which parcel is this?

A That is No. 1.

Q That is parcel 1. That is the one where your home was? A: Yes.

MR. CHERNIACK: I will file this as an exhibit, my lord.

(SNAPSHOT MARKED EXHIBIT NO. 4).

Q I show you a snapshot of a home. On the back it says, "residence, 1940".

A Yes.

Q Can you identify that? A: Sure.

Q That is --? A: Yes, that is my house.

MR. CHERNIACK: I will file that as Exhibit 5, my lord.

(SNAPSHOT MARKED EXHIBIT NO. 5).

MR. CHERNIACK: Turning to parcel 1, my lord, I would like to point out that Exhibit 1 states that the land consists of about 25 acres. It was purchased in 1920 for \$2500.00 at which time about one acre had been cleared and the rest was bush. At the

K. Nikida,
In Chief.

time of evacuation about 20 acres had been cleared,
of which approximately 18 acres were in crop,
and the crop is set out. I might point out, my
lord, that the crop dimensions in Exhibit 1 are
much more extensive than described in the farm
appraisal report, Exhibit 3. The claimant states
that he cleared about 19 acres continuously from
the time of purchase until 1941 at his evacuation.
He constructed about 8000 feet of cedar covered
ditching during the time he was in occupation and
planted about forty mixed fruit trees. He further
in 1938 installed an electric pressure pump and
tank and piping to all chicken houses and residence
and he estimates the cost at \$650.00. Exhibit 3,
my lord, the farm appraisal report, itemizes a long
list of buildings showing a total value of
\$4,080.00. This, they reduce to \$2000.00 for
the purpose of adding to the land a total of
\$2000.00 plus the appraiser's opinion as to the
value of the land at \$3284.00. Mr. Barnett raises
it to \$3500.00. I would like to point out, I don't
want to go into detail with the buildings, because
I know you will do that yourself, but I would like
to point out the new chicken house, that would be the
one 20 x 100 referred to in Exhibit 1 built in
1940 at an approximate cost of \$1500.00. Apparently
it is valued by the appraiser at a thousand
dollars.

THE COMMISSIONER: What did you say the cost was,

\$1500.00?

K. Hilda,
In Chief.

10 MR. CHERNIACK: \$1500.00. The comment at the bottom of
Exhibit 1, my lord, is "The appraiser mentions
the fruit trees but does not give value. They
were bearing and provided for home consumption
and a surplus for sale.. Chicken house, 20 x 100,
was 8 years old, not 15; Chicken house, 20 x 80
was 10 years old, not 20; Weeds were well con-
trolled when property was evacuated. I agree
that some of the chicken houses were quite old
but I kept them in repair and they were fully
serviceable for the purposes used. In my opinion
the values placed on land and buildings are much
below a fair market value. This property is con-
veniently and well located close to Kennedy and
Newton Stations and is served by R.F.O. mail
service. The land is very good berry soil and I
was given a premium on quality berries. I believe
that this property would be at least worth \$10,000.00
when sold by the Custodian. 20 a The comment of the
appraiser on Exhibit 3 is, and I will just take an
excerpt from it, "This is quite a good property.
The soil varies from a good sandy loam to a light
sandy and gravelly loam which varies from one to
two feet above the hardpan. The partly cleared
land is gravelly on which the colony houses are
located. The bush is heavy clearing and there is
some cordwood. The house is in quite good shape
with a full sized basement and a furnace". He
shows the house value alone at \$2000.00, but when
30 he adds up the buildings and adds the value of the

7
K. Hikida,
In Chief.

buildings to the land, he takes \$2000.00 off.

Q What was the condition of the house?

THE WITNESS A: Very good.

Q Very good? A: Yes.

Q Did you have water? A: Yes.

Q Did you have light? A: Oh yes.

Q Was there a sewer? A: Yes.

Q Was the house painted?

A Yes, painted.

10 Q How many storeys? A: Two storeys.

THE COMMISSIONER: I have that all in the photograph here.

MR. CHERNIACK: That is true.

Q How many rooms? A: Eight rooms.

MR. CHERNIACK: Now turning, my lord, to parcel 2.

THE COMMISSIONER: Just before you leave the buildings,
Exhibit 4 is a photograph of the chicken house.

Q Is that the new chicken house?

A No, that is not a new one. That is one that was
a two storey chicken building.

20 THE INTERPRETER: A: It was the last built but one--
previous to the last one.

THE COMMISSIONER: Yes, Mr. Cherniack.

MR. CHERNIACK: I think, my lord, that would be the
chicken house described as being built in 1934.

Q Is that right, Mr. Hikida?

A The one in the photograph was built in 1938.

THE COMMISSIONER: Unfortunately there are not any
chicken houses in Exhibit 1 referred to as built
in 1938.

30 MR. CHERNIACK: Q: What size was that chicken house,

K. Hikioka,
In Chief.

18 x 100?

THE COMMISSIONER: That was built in 1934.

MR. CHERNIACK: Q: Is that the 18 x 100 or 20 x 100?
I am sorry, 18 x 100? A: 18 x 100.

Q This Exhibit states that it was built in 1934.
When was it built?

THE WITNESS: A: Yes, 1934, I think.

MR. CHERNIACK: Turning to parcel 2, my lord, Exhibit 2
sets out that this property was purchased in 1937
10 from a Mr. Yamasaki for \$700.00. At the time it
it was purchased, about 10 acres were all in bush--
that is the property. He cleared about 1 1/2 acres
and the balance is uncleared. He states that
he constructed about 300 feet of cedar covered
ditching, planted about 10 fruit trees that were
mixed, about 1940, installed an electric pump,
tank and piping to house and chicken houses in
1940 at an approximate cost of \$300.00.

Q Have you had any information in regard to the value
20 of this land recently -- parcel 2?

A I heard that a neighbour had sold two acres.

MR. HUNTER: Now, my lord, I don't wish to be technical,
but if they have some evidence they could produce
it. This is the vaguest of hearsay, apparently.

THE COMMISSIONER: Quite. Apart from that, Mr. Cherniack,
we all know that land values and building values
have increased out of all reason in the last year
or two.

MR. CHERNIACK: Yes, my lord, I realize what my learned
30 friend says is correct. Actually I just brought that

K. Hikida,
In Chief.

so that we can remember to get this man up at the right time.

THE COMMISSIONER: Very well.

MR. CHERNIACK: Q: Mr. Hikida, I show you a statement setting out some personal chattels. Was this prepared in accordance with your instructions?

A Yes.

Q Is that your signature? A: Yes.

Q Is it true to the best of your knowledge and recollection? A: Oh yes.

(STATEMENT MARKED EXHIBIT NO. 6).

MR. CHERNIACK: Exhibit 6, my lord, sets out a few of the larger items. It states further, "All of the goods claimed for were left as set out in lists attached to claim form. The above listed chattels and all other chattels for which I am making claim and estimated values for same are set out in itemized lists attached to claim form -- see also Custodian's analysis of personal property form for summary of claim. In estimating values I have allowed for depreciation on all used articles. Unused items have been put in at cost." The only other matter I would like to touch on in this connection, my lord, is that the claim form has attached to it a copy of a letter from the Custodian to the claimant dated November 5th, 1942. I am wondering whether my learned friend could file the carbon copy or accept this as being a correct copy? I haven't seen the original myself.

THE COMMISSIONER: Well apparently the Custodian found

K. Hikida,
In Chief.

more chattels than had been inventoried by the claimant.

MR. CHERNIACK: Originally, yes.

MR. HUNTER: I don't suppose there is any need to file it. This is there with the claim.

THE COMMISSIONER: No. You concede it is a true copy of a letter from the Custodian?

MR. HUNTER: Yes, my lord.

10 MR. CHERNIACK: My point there is simply that this letter sets out that the property has been rented through the Soldier Settlement Board and they re-inventoried the chattels, and my contention is that they, therefore, acknowledged responsibility for them.

THE COMMISSIONER: I will take it the letter of November 5th, from the Custodian per Richardson, to the claimant, is acknowledged by the Custodian and is before me for the purposes of consideration of the facts set out.

MR. CHERNIACK: Yes.

20 THE COMMISSIONER: Yes, Mr. Hunter?

MR. HUNTER: It is submitted, my lord, that both these real properties were sold for their fair market values. It is submitted that the personal property was sold for its fair market value. I file the analysis of personal property claim, my lord.

(ANALYSIS MARKED EXHIBIT NO. 7).

30 MR. HUNTER: Reference is made to Exhibit 7, my lord. It will be noticed there that there is written in under "abandoned" there, "reduce by". These are figures which my learned friend has agreed to

K. Nikida,
Discussion.

abandon as part of the chattel claim in view of the fact they are obviously fixtures. It therefore reduces the claim which will be seen where I have written on Exhibit 7. The old claim was \$2800.00. It reduces it by \$440.00 taking the claim down to \$2360.00, and then you add the categorized list of \$863.00 and it brings the claim up to \$3,323.00. The credit sales of \$1916.63 makes a net claim of \$1306.37. In view of the fact it may puzzle your Lordship what we mean by "categorized", I must admit it baffled me for a few minutes last night. What the person who made up the analysis has done is that out of the very long list of chattels shown attached to the claim form, he has taken the big items and then taken the others and divided them according to the categories they come in, "F" for furniture, "M" for miscellaneous, and "FE" for something or other -- "Farm implements", probably, and "K" for kitchenware, and "C" for chinaware, and "T" for tools. That is it obviously. I don't know why he didn't put the legend on it.

MR. CHERYLACK: "C" is for clothing, is my guess, my lord.

THE COMMISSIONER: What is "M" again?

MR. HUNTER: "M" would be miscellaneous, my lord.

THE COMMISSIONER: Streamlining these proceedings apparently is contagious.

MR. HUNTER: Yes. I notice the chaps in Mr. Shears' office no longer put anything in the inventory if nothing is missing. They seem to have come to

E. Hilda,
Discussion.
Cross-Exam.

that conclusion. Now from that your Lordship will see that for items for which \$3223.00 is claimed, they sold for -- well now, that can't be right. I am afraid the recapitulation isn't very sound in view of the reduction by \$440.00. Yes, that is right, it would be sound, I am sorry. It would merely bring out the second item there of \$440.00, so you would have \$2360.00 claimed, sold at auction for \$1590.00; and then the others would follow in their respective order.

10

THE COMMISSIONER: Yes.

MR. HUNTER: I don't think there is anything beyond that. It seems to be self-explanatory. Some of the main items shown here, there is no necessity for me to mention them because they are already mentioned in my learned friend's Exhibit 1. The General Motors frigidaire is shown there and the C.R. radio, the ~~Wm.~~ piano, and the three Charter incubators. Perhaps I had better ask him some questions about some of the other major items, they are rather large amounts.

20

CROSS-EXAMINATION BY MR. HUNTER:

Q The electric washing machine, when did you buy it and how much did you pay for it?

A 1936, \$135.00.

Q \$135.00.

A: Yes.

Q In 1936?

A: Yes, \$135.00.

Q During the depression, \$135.00? Are you sure?

30

A Oh yes, sure.

Q You are sure of that, are you? A: Yes.

Q It was 6 or 7 years old at the time you left. Had you been using it regularly? A: Yes.

Q For your family? A: Yes, only for the family.

Q How big was your family? A: Four children and we couple.

Q About six of you? A: Yes.

Q And the vacuum at \$50.00, what year did you buy it and how much did you pay for it? A: 1938—1938, for \$63.00.

Q \$60.00, did you say? A: \$63.00.

Q It was about three years old when you left?

A Yes.

Q Three or four, somewhere around there.

A Yes.

Q And you had been using that regularly?

A No, not so much. Using it just once or twice a week, that is all.

20 THE COMMISSIONER: Q: I understand the original cost was \$63.00? A: Yes, my lord.

THE COMMISSIONER: I see it was sold for \$62.50, so you have not suffered much.

MR. CHERNIACK: We gave the Custodian credit for \$12.50 on that, my lord.

MR. HUNTER: I would like that to go into the record, my lord.

30 THE COMMISSIONER: That was a 1945 sale, I suppose, Mr. Hunter, or later.

14
K. Nikida,
Cross-Exam.

MR. HUNTER: I presume they were fairly late sales, my lord. They varied. The washing machine was sold in 1944 and the frigidaire. The vacuum was sold in 1944, my lord.

THE COMMISSIONER: All right, Mr. Hunter.

MR. HUNTER: Q: You say the radio was a model 1941.

What did you pay for it, \$120.00?

A \$155.00.

Q \$155.00.

A: Yes.

10 Q The piano, when did you buy it and how much did you pay for it? I am sorry, I see it here, it is 1938, and it was about two years old at the time you

• bought it, and you paid \$230.00. I am sorry, my lord. The chesterfield set, you bought it when and paid how much for it? A: 1936 or 1937, I don't remember exactly.

Q And how much did he pay for it?

A \$120.00 and something.

20 Q I see you are claiming \$90.00 and we sold it for \$90.00, so you haven't much complaint there. This floor rug for which you are claiming \$60.00, when did you buy it and how much did you pay?

A About 1938.

Q Yes, and how much did you pay?

A About \$80.00.

Q You bought it in 1938 and you paid \$80.00. How big was it?

A: I don't remember.

It was quite a big one.

30 Q That is pretty indefinite. Surely you can give us some idea. A: Ten by something.

E. Hilde,
Cross-Exam.

10 x 12, or something. About 10 x 12.

Q And you only paid \$60.00 for it new, eh? And you were using it for 4 or 5 years, were you?

A Yes, 3 or 4 years.

Q And it was where, on your living room floor?

A Yes, the living room.

Q And you used it all during that time?

A No, not so much use. That room wasn't used very much.

10 Q It was on the floor there, and if anybody went in they walked on it? As Yes, but I would be on the farm, not so much sitting down. We are mostly outside.

MR. HUNTER: The others are small items, my lord. The real property, my lord, I think was only a question of value.

THE COMMISSIONER: You might inquire in regard to the Grander power cultivator.

20 MR. HUNTER: According to Exhibit 6 it was purchased in the fall of 1940, new, and he paid \$630.00 for it.

Q Where did you leave that cultivator when you left?

A I put it in the incubator house.

Q And did you allow the tenant to use it?

A No.

Q Well, was the building locked up so the tenant couldn't use it? A: Yes, the place was locked up. The incubator had two doors outside and inside, and we locked it twice.

30 Q You had used it for how long?

K. Hikida,
Cross-Exam.

A Just for one year -- one season.

Q Well, you bought it in the fall of 1940. Didn't

you use it that fall?

A: Yes,

I used it.

Q And you used it during 1941, I presume?

A Yes.

Q And probably in the spring of 1942? Did you?

A No, not in the spring of 1942, I didn't use it.

Q Do you mean it was too early or there was no use

10

in using it?

A: No, it was too

early to use it.

THE COMMISSIONER: Mr. Hunter, that is one item that I think an explanation ought to be furnished for if it can be when the Government's case goes in.

MR. HUNTER: That is what I was trying to find, my lord. Obviously the sale price appears very low unless there is some explanation.

THE COMMISSIONER: Possibly that is another instance of where the Custodian might have asked for tenders rather than sold at auction.

20

MR. HUNTER: From what I can see, I cannot agree with you more, my lord. That does appear.

THE COMMISSIONER: It rather takes the icing off the gingerbread on your good sales in other instances.

MR. HUNTER: I am sorry to hear that, my lord. I presume that is what they call in the sales sheet a garden tractor, my lord.

Q You didn't have a garden tractor as well, did you?

A No.

30 MR. HUNTER: That was a sale that took place at Haney in

K. H. Kida,
Cross-Exam.

1946. You might think it would fetch more there unless it aged perceptibly.

THE COMMISSIONER: You would think so. That kind of thing was not in good supply in 1946.

MR. HUNTER: We will try and find something on it, my lord, that will explain that or tender our apologies.

THE COMMISSIONER: Is that all?

MR. HUNTER: That is all.

THE COMMISSIONER: Any re-examination?

10 MR. CHERNIACK: No, my lord.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Hornobin

"T.P. HORNOBIN"
Official Reporter.

BRIEF

Notes in Defence

WINNIPEG
April 13/48
V.L.A. Deal

Kaichi H I K I D A

File No. 4938

Case No. 828

Claims:

1. Real Property: being Lots 5, 6, 7, 8, and 9, of the Southeast Quarter Section 24, Twp. 4, Map 326, Municipality of Delta, in the District of New Westminster.
2. Real Property: being Lot 2 of the South West Quarter of the South West Quarter of Section 19, Township 2, Map 1131, Municipality of Surrey, in the District of New Westminster.
3. Chattels.

Claim 1:-

A straight question of valuation. Claim amended, page 2.
Now stands at \$10,000.00.

Claim 2:-

Again a straight question of valuation. Claim amended, page 2.
Now stands at \$2,000.00.

Claim 3:-

Claim reduced, P.2. Total claim for chattels is now \$3,223.00.

Note that at p.16, line 12, the Commissioner says that he will require an explanation as to why the Grunder power cultivator was sold at such a low price.

At page 17 Mr. Hunter undertakes to produce an explanation of said sale.

Claimant says he paid \$630.00 for it in 1940 and used it one year. It was sold at auction for \$70.00. Claim on said cultivator is \$550.00.

Property was leased to one Heath by the claimant on April 17, 1942 (this was parcel 2) for one year. During the term, correspondence would indicate that Heath did not live there and that though he was willing that the claimant's goods be stored there, he would not accept responsibility for them.

The cultivator may therefore have suffered some deterioration during the tenancy of Heath, who, was the tenant of the claimant and not of the Custodian. See lease in claim file.

Heath relinquished the tenancy and the Custodian leased to Chan Chew Dan from 2 Nov. 1942 reserving storage space for the chattels. (Lease in claim file) Lease was for one year.

The rest of the claim would appear to be a question of value.

Trapp Motors' appraisal of the cultivator (\$140.00) is now in the claim file.

Kaichi HIKIDA
Case No. 828

-2-

It would appear that the goods for which claim is being made were all sold at auction, claim having been withdrawn in respect of those which are fixtures.

Claim is \$3,223.00.

Sales at Auction \$1,916.00.

FRS/ew
June 14/48

Name of Claimant

HIKIDA, Keichi

Case

620

Custodian File

4928

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		
					3225.					520.00
					1449.					3025.00
										592.82
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
2246.	1937.40			359.00					70.00	
		551.20			293.66			544.86		
									4842.63	
TOTAL RECOMMENDATION										

4938

October 3rd, 1950.

Mr. Kaichi HIKIDA,
670 Spruce Street,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 828

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$4,842.68.

Cheque for \$4,562.55 is enclosed herein, and the sum of \$280.13 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.

CLAIM NO. 828 - Kaichi HIKIDA

This claim is made in respect of a 24.17 acre parcel of land developed by the claimant as a chicken ranch. 16 acres were cleared and under cultivation. The remaining 8 acres are described by the S.S.B. Appraiser as bush land worth \$10.00 per acre.

The property was appraised by S.S.B. Appraisers at \$3284.30. The Appraisal Report shows a frame dwelling, 7 chicken houses, 8 colony houses and various other out-buildings. It was sold to the D.V.L.A. at \$3225.00, having been assessed in 1942 at \$3875.00.

Fred M. Clement, formerly Dean of Agriculture, University of British Columbia, in 1949 made an examination of this property, and has furnished a detailed report wherein he describes the property as "one of the finest properties we have examined". He estimates the value in 1943 to have been \$7250.00.

In view of the marked difference between the S.S.B. Appraisal Report and that of Dean Clement, I have endeavored to check the valuations by relation of the study made in General Exhibit 117 to assessed value of the property, as well as the over-all recommendation of 80% based on private sales of farm property in Delta Municipality. Both check samples show an approximate value of \$6000.00.

In view of Dean Clement's Report, I consider that the fair market value must be taken to have been not less than \$6250.00 at the date of sale. In these circumstances I RECOMMEND payment to the claimant of \$3025.00, in lieu of the over-all recommendation.

Counsel have agreed on a proposal to compensate the claimant for 2 pumps which were not taken into account on any of the appraisals of the real property, one of which was installed in the claimant's Surrey farm in 1940 at a cost of \$300.00, the other installed on the claimant's Delta farm

above mentioned, in 1938, at a cost of \$650.00; the allowance proposed by Counsel being \$380.00. I concur in this proposal.

HJB
In addition the claimant has made a claim for \$3223.00 in respect to household goods as well as farm equipment. Certain of these goods were sold at \$1916.00. Goods for which claim is made at \$359.00 are shown to have been lost while vested in the Custodian, and a cultivator appraised at \$140.00 was sold at \$70.00. In these circumstances Counsel join in a proposal for payment to the claimant of \$924.86, based upon certain goods shown to have been lost, a special award in respect of a cultivator sold for 50% of the appraised price, and the application of the over-all recommendation to goods sold at auction. I concur in this proposal and RECOMMEND payment in respect of chattels of the sum of \$924.86.

HJB
In the result I RECOMMEND as follows:

On the sale of the Delta farm -	\$3025.00
Pumps -	320.00
Chattels -	<u>924.86</u>
Total -	\$4269.86

Counsel have advised that they have agreed to apply the over-all recommendation to the Surrey farm, subject to a distribution between all claimants having property in Surrey.

H. I. BIRD
Commissioner.

March 6th 1950.