

5437

File No. _____

ISSUED BY

Property

Owner _____

Regn. No. _____

DUE DATE	TENANT	MONTHLY RENTAL	PREVIOUS ARREARS	AMOUNT DUE	AMOUNT PAID	ARREARS

MISSION
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: IKEBUCHI, Takaichi

HOME ADDRESS: 469 Cade Barr Rd., Mission, City, BC

REGISTRATION NUMBER 13135 SEX: Male AGE: 48

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Itoye

ADDRESS OF WIFE OR HUSBAND: Cade Barr Rd., Mission, BC

NAMES OF ANY LIVING CHILDREN: George (M) Yotora (M) Kikuko (F)

Thamee (M) Harry (M) Chiyoko (F) Jimio (M)

ADDRESS OF CHILDREN: 469 Cade Barr Rd., Mission, City, BC

AGE OF CHILDREN: 21, 20, 18, 13, 11, 1, 25

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

1. LOCATION AND DESCRIPTION: [(1) Blocks 196, and 197, Section 21,

Township 17, map 955 district of New Westminster, BC. [(2) SE 1/4 of

Section 28, township 17, subdivision S. Acre 10.2 [(3) Agreement

of sale of land Block D of District lot 412, Group 1, Map 5221.

Municipality of Mission City, BC Hayashi file #5433 Lee L. 12/1/41. (3) Lee

2. BUILDINGS AND OTHER IMPROVEMENTS: (2) 2 storey wooden frame dwelling

house, 9 rooms, 1 garage, 2 woodsheds, root house, barn. (1) 2 room

dwelling house, 2 brooder houses, 1 wood shed. (3) Packing shed

INSURANCE (Give particulars; state where policies are) New England Fire Insurance Co.

100 Policy No. 6255013. Policy in declarants' possession

TAXES (Amount and where payable) \$56.64. Payable to District of Mission.

Paid up for 1941

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

OCCUPANCY AND LEASES (If vacant so state) (2) House leased to Mrs. Hudson.

month, 1 year lease. Crop leased to David Jennings. Lots 1 and 2

and 10.2 acres. (3) John A. McTaggart of Matsqui leased for

\$169.90 yearly rental

190.60

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, blackberries
fruit trees, crop sold to D. Jennings, Mission for 1/3 of returns. *Sold*
Hops 1 acre not yet sold. *not sold*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, section 2
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: 11 chairs, 4 tables, 2 cabinets, 1 kitchen stove, 3 heater stoves, hop baskets, farming tools. All stored in house on Cade Barr Rd., Mission, MO
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING CLAIM ON ANY SUCH PROPERTY None

UCC
\$10.00
\$ 80.00
1 year.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) From
Mr. D. Jennings, Mission, 1/3 of price of 1942 fruit crop.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
Western Canada Hop Co-op. 7 shares - \$10 per share, No.1.
\$5 War Savings Certificate. \$25 War Savings Certificate, \$50 War Savings
Certificate in declarants possession. 2 - \$5 War Savings Certificates in n
name of children, Thamee and Harry.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 Sun Life Assurance Co. Policy No. 814918 in owner's
possession. Beneficiary my wife Itoye.

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 21st day of April

1942

(Signature)

J. P. Milham
Witness

FOR DEPARTMENTAL USE

Deceased 4/3/45.
INFORMATION FROM R.C.M.P.

Date Aug. 6/43.

File No. 5437

Full Name IKBUCHI Takaichi
(Surname in Block Letters)

Registration No. 13135

Male - Female
(check)

Age Aug. 16, 1893

Former Address P.R.# 2, 469 Cade Barr Rd., Mission, B.C.

Date Evacuated May/42 Naturalized - Canadian-Born - National
(check)

Present Address c/o V.C. Gillies [according to
Pittsburg Butte Alta. receipt
died at Lehighbridge Alta, May 4/45 #13136
nee

Married - Single
(check)

Name of Wife (NISHIMURA) Itoye

Name of Husband -

Name of Mother IKBUCHI Kiku Name of Father Yotaro (Heid)
(Japan)

Names of Children under 16 Thamel (M) June 3/1928

Haisy (M) Apr. 4/31

Chiyo (F) Oct. 17/40

Requester Violet Scott

Registered with Custodian
(Yes or No)

Additional Information Farmer. Owner of 23 acres

black Truck 1/2 ton Dodge.

101/8

FILE: 5437

January 18, 1945.

MEMORANDUM from Specified Articles Department

Re: Takaichi IKEBUCHI, #13135

With reference to the half-ton Dodge truck mentioned on Information from RCMP sheet, see letter of March 20, 1942, from the Central Fruit Distributors Ltd., reading as follows: (in part)

"The truck (Dodge Truck T 112-32780, Serial 8917711 1942 Licence No. CU 777) was purchased by us from T. Ikebuchi of Mission City, B.C. and the 1942 licence has been transferred to our name. This truck is in our possession."

Takaichi IKEBUCHI did not declare ownership of this truck when he registered with the Custodian. He has made no enquiries in regard to this vehicle. It can be assumed, therefore, that the information given by the Central Fruit Distributors Ltd. is correct, and that IKEBUCHI has received payment in full for this truck.

D. V. Vachon

File No. 5437.

CLAIMS DEPARTMENT

July 20th, 1943.

Takaichi IKEBUCHI - Reg. No. 13135

CREDITORS:

Dr. E.H. Erickson \$22.50

PA

*Settled for
\$10.00*

*DE Cr. Bal. \$6.44
7-10-43*

*Claims
closed*

7-10-43

D

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name IKEBUCHI, Mr. Takaichi

File No. 5437

% V.G. Gillies

Reg. No. 18135

Picture Butte, Alta

Company Sun Life

Agency Vancouver

Policy No. 814918

Premium - \$42.95

Payable: ^x Annually, Semi-annually or monthly

Month October Day 1st

REMARKS:

21
Letter sent 23/8/43

FIRE INSURANCE SUMMARY

File No. 5437

January 3rd, 1947

Takaichi IKENUCHI carried fire insurance on the house situated on part 10.2 acres S. E. quarter of Section 28, Township 17, Sketch 4387, under New England Fire Insurance Company Policy No. 6255377 in the amount of \$1000.00, expiring on October 23rd, 1945. Premium of \$18.00 was paid on October 24th, 1942, and the policy transferred to The Veterans' Land Act.

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

L. H. Thompson

IN/ER

LIABILITY SUMMARY

File No. 5437

12th December, 1946.

Re: Takaichi IKEBUCHI - Reg. No. 13135

The above Japanese declared no liabilities when registering with this office.

IKEBUCHI's account was debited with the sum of \$37.64 resulting from crop operations on his farm by the Western Canada Hop Co-operative Union.

Dr. E.H. Erickson, filed a claim of \$20.00 against IKEBUCHI re services rendered to his father and \$2.50 against his son. IKEBUCHI stated that he had settled Dr. Erickson's bill prior to evacuation, but that if this account was a forgotten bill of his father's, he was willing to settle for \$10.00. Dr. Erickson was advised of IKEBUCHI's reply, and he accepted this sum in full settlement. The account was paid 24th Sept. 1943.

This file reveals no other liabilities.

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

W.E. Lumsden

NAME TERNHOUT, Takashi

REGISTRATION NO. 13135

FILE NO. 5137

The following chattels were sold by public

auction at Mission, B. C. on December 6, 1944.

1 Platter	\$ 0.40
1 Platter	0.50
Kitchen utensils	0.40
Kitchen utensils	0.25
Kitchen utensils	0.70
Kitchen utensils	0.25
Kitchen utensils	0.25
2 Trays	0.15
2 Plates	0.25
1 Dish	0.30
1 Dish	0.20
2 Dishes	0.35
3 Dishes	0.25
5 Dishes	1.25
5 Fruit dishes	0.25
Cup and saucers	1.10
2 Dishes	0.50
1 Small platter	0.25
4 Saucers	0.35
4 Saucers	0.30
1 Basket	0.25
2 Baskets	0.25
Teapot, saucer and cup	0.25
1 Teapot	0.80
Pot covers	0.10
1 Cake pan	0.25
1 Teapot	0.50
1 Teapot	0.40
Total	

Carried Forward

\$ 11.05

~~xxxxxx~~

\$

~~xxxxxx~~

\$

~~xxxxxx~~

~~xxxxxx~~

~~xxxxxx~~
xxxxxx

NAME IKENUCHI, TakaichiREGISTRATION NO. 13135FILE NO. 5437

The following chattels were sold by public

auction at Mission, B. C. on December 6, 1944.

	Brought Forward	\$11.05
1 Mixer		0.65 K
2 Pans		0.10 K
2 Lamp		1.25 F
1 Small cabinet		2.00 F
Teapot and sundries		0.25 K
1 Corn popper		0.25 K
✓ 1 Pan and sundries		0.35 K
1 Book shelf		0.35 F
Small tin box and sundries		0.50 K
✓ Sundries		0.50 <i>Hand</i>
Sundries		0.25 <i>Hand</i>
Paper plates and bill holder		0.25 K
✓ 2 Baskets, pan and sundries		0.50 K
✓ 1 Camp cot		0.60 F
1 Suit case		0.10 <i>Hand</i>
2 Vaders		0.50 T
1 Picture		0.30 F
1 Picture		0.45 F
2 Pictures (broken)		0.25 F
1 Picture		0.65 F
1 Picture		0.10 F
1 Knife		0.50 K
1 Clock (no key)		2.00 F
1 Lantern and bill holder		0.30 T
Lantern, basket and pot		0.50 K
1 Bedstead		✓ 5.00 F
✓ 4 Chairs		✓ 4.00 F
Total	Carried Forward	\$ 33.50

~~Less expenses:~~~~Net proceeds credited:~~~~Members of Custodian Staff Present:~~~~Witnesses from Auctioneering Staff:~~~~Remarks:~~

NAME IKENUCHI, TakashiREGISTRATION NO. 13135FILE NO. 5437

The following chattels were sold by public

auction at Mission, B. C. on December 4, 1944

	Brought Forward	
✓ 4 Chairs		\$ 33.50
✓ 2 Chairs (broken)		✓ 2.00
✓ Pot and sundries		✓ 0.40
✓ 1 Basket		0.50
✓ 1 Aluminum pot (cooker)		✓ 0.35
✓ 1 Wash stand		1.10
✓ 1 Milk can		✓ 1.20
1 Suitcase		0.35
1 Suitcase		0.25
1 Suitcase		1.80
1 Charcoal burner		✓ 0.80
Wax paper		2.00
Part roll of wax paper		0.80
✓ 1 Mail box		5.50
✓ 2 Gramophones		✓ 9.50
6 Dishes		0.45

Total

\$ 60.50

Less Expenses: (Auctioneer's Fee: \$6.05
 Advertising: 0.26
 Moving: 12.52)

\$ 18.83

Net Proceeds Credited:

\$ 41.67

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

Extracted from Auctioneering List No. Mission 11

Remarks.

NAME IKEDUCHI, TakaichiREGISTRATION NO. 13135FILE NO. 3437

The following chattels were sold by public
 auction at Mission City, B. C. on December 13, 1944.

1 Bed lamp	0.10
1 Bird cage and wire	1.75
Broken scales	2.00 <i>Spec</i>
1 Cupboard	6.25
2 Boxes of jars	0.45
1 Wedge	0.50
1 Jack	0.60
Axe and sundries	0.25
Horn, etc.	0.45 <i>Spec</i>
Scissors	0.35 <i>Spec</i>
Box of sundries	0.40 <i>Spec</i>
1 Block and wedge	0.30
Grind (35)	1.50
Box of sundries	0.35 <i>Spec</i>
1 Stove	8.50
Tube	0.25
Box of sundries	0.30 <i>Spec</i>
1 Peavee and wedge	0.80
1 Wrench	0.30
Box of sundries	0.25 <i>Spec</i>
1 Pickaxe	0.10
1 Pot and tub	0.25
1 Pump	1.50
1 Broken wagon	0.25 <i>Spec</i>
1 Sledge	0.70
1 Maddonk	0.25
Axe and valve	0.25
Box of sundries	0.70 <i>Spec</i>
Total	
	Carried forward
	29.85
Less expenses:	
Net proceeds credited:	
Amount of cash on hand present:	
Amount of cash on hand present:	
Amount of cash on hand present:	

NAME IKEDUCHI, TakaichiREGISTRATION NO. 13135FILE NO. 5437

The following chattels were sold by public
 auction at Mission City, B. C. on December 13, 1944.

	Brought forward	\$ 29.35
Box of sundries		0.10 R
Tool holder		0.15 T
1 Box of jars		0.25 K
Piece of hose, maddock		0.30 T
1 Box of sundries		1.30 R
1 Meat saw		0.80 K
2 Wedges		1.20 T
1 Box of sundries		0.45 R
1 Box of sundries		0.20 T
1 Car horn		0.25 R
1 Box of jars		0.15 K
H.M. block and saw handle		✓ 0.25 T
1 Picture frame		0.25 M
1 Table		✓ 1.50 F
1 Chest drawers		8.75 F
1 Heater		✓ 1.75 F
1 Heater		✓ 8.00 F
1 Cot and spring		✓ 0.70 F
1 Section harrow		✓ 3.00 R
S.P. Cleaner and broken spray		0.50 T
Pulley		0.25 T
Drum and wire		0.40 T
1 Flaw		✓ 2.75 R
1 Fork		✓ 0.70 T
1 Hoe		✓ 0.60 T
1 Rake		✓ 0.70 T
1 Digger		✓ 0.25 T
Total		\$ 65.35
	Carried forward	\$
Sum of sundries		\$
Sum of sundries		\$
Sum of sundries		\$

~~Sum of sundries~~~~Sum of sundries~~~~Sum of sundries~~

NAME IKEDUCHI, Takaichi

REGISTRATION NO. 13135

FILE NO. 5437

The following chattels were sold by public
 auction at Mission City, B. C. on December 13, 1944.

	Brought forward	\$ 65.35
1 Rake		✓ 0.25 T
1 Peevce		0.50 T
1 Fork		✓ 0.80 T
1 Maddock		✓ 0.40 T
Bicycle parts		0.60 <i>Thine</i>
1 Pruner		1.00 T
1 Spring tooth cultivator		✓ 3.00 <i>Spec</i>
1 Bed and hoe		✓ 0.50 F
1 Screen and cot		✓ 0.25 F
1 Hand cultivator		0.70 T
1 Dynamite digger		0.25 T
1 Pruner		✓ 1.20 F
1 Cabinet		✓ 10.00 F
1 Cabinet		✓ 15.00 F
1 Mirror		1.00 F
1 Step ladder		✓ 2.00 <i>Spec</i>

Total
 Less Expenses: (Auctioneer's Fees \$ 10.28
 (Advertising 0.69
 (Moving 11.33

\$ 102.80
\$ 22.30
\$ 80.50

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. F. E. Anderson

Extracted from Auctioneering List No.

Mission 12.

Remarks.

File No. 5437

Date Dec 6

SUMMARY

Name: TAKAICHI IKIBUCHI

Address: Coke Bar Rd Mission

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ 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:

Balance of chattels to be moved to and sold

The tenant gave us the following explanation:

FIRE INSURANCE SUMMARY

File No. 5437

January 3rd, 1947

Takaichi IKKBUCHI carried fire insurance on the house situated on part 10.2 acres S. E. quarter of Section 28, Township 17, Sketch 4387, under New England Fire Insurance Company Policy No. 6855377 in the amount of \$1000.00, expiring on October 23rd, 1945. Premium of \$18.00 was paid on October 24th, 1942, and the policy transferred to The Veterans' Land Act.

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

J. H. Thompson

DA/ER

PERSONAL PROPERTY SUMMARY

File No. 5437

12th December, 1946.

Re: Takaichi IKEBUCHI - Reg. No. 13135. Deceased.

CHATELS: The above Japanese registered with this office on the 21st April, 1942, at which time he declared household furniture, farm tools etc., being stored in his house at Mission. These goods were removed to auction and sold on the 6th and 13th December, 1944, for the net sums of \$41.67 and \$80.50. According to the inventory taken by our fieldmen, none of the chattels were missing, but a few had to be abandoned on the property as not being worth the expense of handling.

SPECIFIED ARTICLES: This file reveals no specified articles. The Central Fruit Distributors make mention of having purchased a truck belonging to IKEBUCHI, but as IKEBUCHI makes no mention of it, it is assumed that he received payment prior to his evacuation.

ACCOUNTS RECEIVABLE: Takaichi IKEBUCHI declared when registering that one-third of his fruit crop in 1942 was due him from tenant, Mr. D. Jennings. The sum of \$67.28 was received from Mr. Jennings in this connection and credited to IKEBUCHI's account.

IKEBUCHI was a member of the Mission Japanese Farmers Association. The assets of this association were liquidated and distribution was made on a pro rata basis in November, 1946. IKEBUCHI died in March, 1945, and his share in the amount of \$55.89 was sent to his widow and sole beneficiary.

BONDS & INVESTMENTS: IKEBUCHI declared owning a number of War Savings Certificates but these were not brought under control by the Custodian.

He also declared he was the holder of seven Western Canada Hop Co-operative Union shares. This Association is a Japanese Association and while vested with the Custodian, we have taken no steps whatsoever towards the liquidation of it.

LIFE INSURANCE: IKEBUCHI declared he had a \$1000.00 Sun Life Insurance policy. This was not brought under control by the Custodian, but at his request on the 18th November, 1942, premium due on this policy in October was paid from this office in the amount of \$36.70.

This file reveals no other personal property assets.

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

12th Dec. 1946.
/HA

W. E. Adams

REAL PROPERTY SUMMARY

File No. 5437

V.L.A. BU/239-F

JAPANESE NAME: Takaichi IKEBUCHI - Reg. No. 13135 Deceased.
Parcel "A"

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

PROPERTY ADDRESS: 469 Cade Barr Road, Mission, B.C.

LEGAL DESCRIPTION: Part 10 and two-tenths acres more or less of the South East quarter of Section 28, Township 17 as shown outlined in Red on Sketch deposited No. 4387. The letter "C" has been assigned to this parcel as a distinguishing letter Municipality of Mission, D.N.W.

TITLE: In the name of Takaichi IKEBUCHI.

ENCUMBRANCES: Vesting No. 25614 - 25th March, 1943.

ASSESSED VALUE: 1942 - 10.2 acres
Land \$650.00
Improvements \$750.00 - \$1400.00. Taxes - \$28.99.

CLASSIFICATION: Berry and vegetable farm, 4 acres cleared of which 2 acres were in loganberries, $\frac{1}{2}$ acre rhubarb and 1 cherry tree, with a one storey frame cedar siding house 12 x 24, 4 rooms, in poor condition and unfinished, with a woodshed 10 x 14, rhubarb house 16 x 24, 2 brooder houses 14 x 20 and 8 x 12, 2 packing sheds 8 x 12, 16 x 18, picker's cabin 12 x 16. At date of inspection 12th April, 1943, the property was vacant, all windows had been smashed, doors broken in and out-buildings considered unfit for further use.

HISTORY OF ADMINISTRATION: This property together with Blocks 196 and 197 of Section 21, Township 17, Map 955, Village of Mission, was leased by Takaichi IKEBUCHI on 22nd April, 1942, to Henry Ashley Jennings and David Ashley Jennings for the duration of the war, the lessees to pay to the lessor as rental the net proceeds of one-third of the crop. Under this lease was given the right to rent any portion of the property retaining for the lessees services 10% of the rental received. The taxes on both parcels rented as above were to be paid by the lessees and the amount to be deducted from that due to the lessor.

Mr. H.A. Jennings sent a statement to the Custodian dated 13th November 1942, of the proceeds from this parcel showing a gross return of \$362.59 and a net after deduction of \$112.74, expenses of operating of \$249.85, of this one-third \$83.28 was received and credited to IKEBUCHI's account.

John I. Haas and the Western Canada Hop Co-operative Union reported on the 4th March, 1943, that their operation on this farm had resulted in a gross return of \$7.45 with expenses for wire of \$20.96 and labour \$24.13, a net loss of \$37.64, which loss was charged to the account of

Takaichi IKEBUCHI.

SOLD: To The Director, The Veterans' Land Act for \$1424.00 as at 1st January, 1943.
Approval of Advisory Committee - 24th November, 1943.

FUNDS: Released to the credit of Takaichi IKEBUCHI included in statement of Parcels "A" and "B" below.

TITLE: Included in Certificate of Title No. 169476-E and payment included in cheque to the Custodian dated March 19th, 1944.

OLD CERTIFICATE OF TITLE

No. 35525-E: In possession of Takaichi IKEBUCHI.

Parcel "B"

V.L.A. BC/314-P

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

PROPERTY ADDRESS: 469 Cade Barr Road, Mission, B.C.

LEGAL DESCRIPTION: Blocks 196 and 197 of Section 21, Township 17, Map 955, Village of Mission, D.N.W.

TITLE: In the name of Takaichi IKEBUCHI.

ENCUMBRANCES: Vesting No. 25614 - 25th March, 1943.

ASSESSED VALUE: 1942 - Land \$800.00
Improvements \$400.00 - \$1200.00 Taxes - \$10.40.

CLASSIFICATION: Berry farm of 10 acres with unspecified acreage in strawberries, blackberries, raspberries, fruit trees, with a frame 2½ storey 9 room house 27 x 36 in good condition, 2 woodsheds 12 x 14 and 10 x 18 in fair condition, garage 10 x 16 poor, barn 12 x 16 fair, root house 15 x 40 fair and a 2 room house poor. House occupied at date of inspection, 15th May 1942, by Mrs. H. Hudson.

HISTORY OF

ADMINISTRATION:

This parcel was leased along with Parcel "A" to H.A. and D.A. Jennings on the same terms as Parcel "A" above. The gross crop return was \$150.3 leaving, after deduction of expenses of \$48.57 a net of \$101.82, of which \$33.94 has been placed to the credit of IKEBUCHI. The house on this parcel "B" was rented by the Jennings to Mrs. Hudson at \$10.00 per month. Mrs. Hudson vacated after four months occupation and the rental less 10% commission was paid to the Custodian and credited to IKEBUCHI. Tree fruit on the property was sold and from this source, an additional \$16.00 was credited to IKEBUCHI's account, making the total revenue from the parcel, \$85.94. Taxes of \$17.25 paid by the lessees are included in debits of released funds below.

SOLD: To The Director, The Veterans' Land Act for \$604.00 as at 1st January, 1943.
Approval of Advisory Committee - 24th November, 1943.

November, 1943

Page 3.

File No. 5437

TITLE: Included in Certificate of Title No. 172744-E and consideration included in cheque to the Custodian dated 27th June, 1944.

OLD CERTIFICATE OF TITLE
No. 113188-E: In owner's possession.

FUNDS: Released in respect to Parcels "A" and "B" to the credit of Takaichi IKEBUCHI, sale price Parcel "A" \$1424.00, Parcel "B" \$604.00, rentals "A" & "B" \$169.22, refund of insurance \$16.85, total \$2214.07 less taxes \$56.64, insurance \$18.00, commission \$1.60, hop crop deficit \$37.64, Certificates of Encumbrance \$2.00, Registration \$6.00, legal fees \$30.00, total \$151.88. Net amount released \$2062.19.

Takaichi IKEBUCHI died at Lethbridge, Alberta, on the 4th March, 1945, by Will dated 18th October, 1930, leaving his sole beneficiary his Wife, Itoe IKEBUCHI, File 5385. On the 26th March, 1945, the Custodian requested J.M. Streight, Official Administrator, to undertake administration of the Estate, and letters of Administration were granted to Mr. Streight on the 21st January, 1946. The real property in the Estate within the prescribed district are Parcels "A" & "B" above and one-half interest in Block "D", Lot 412, Map 5221, N.W.D. The balance standing to the credit of the Estate, \$2232.36, was remitted to Mr. Streight on the 23rd March, 1946.

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

DATED: January 3rd, 1947.

IN: JB

Paul H. Harrison

REAL PROPERTY SUMMARY

Files Nos. 5437 and 5433.

V.L.A. BC/730-P.

Parcel "C"

JAPANESE NAMES:

Takaichi IKEBUCHI - Reg. No. 13135 Deceased.
Tatsuo HAYASHI - " " 13205.

CATALOGUE NO:

Part of The Director, The Veterans' Land Act second offer.

PROPERTY ADDRESS:

West of Mandell's Farm and over the tracks.

LEGAL DESCRIPTION:

Block "D" of Lot 412, Group 1, Map 5221, Municipality of Mission, D. N. W.

TITLE:

In the name of the Central Fruit Distributors Limited.

ENCUMBRANCES:

Subject to an unregistered Agreement for Sale dated 1st March, 1938 to Takaichi IKEBUCHI and Tatsuo HAYASHI for \$986.90; \$1.00 cash, \$246.49 on the 1st of September, 1938, \$246.47 on the 1st of September, 1939, 1940 and 1941 at 7%.

Vesting No. 25523 - 8th March, 1943.

CLASSIFICATION:

Farm of 9½ acres with 4½ acres cleared, 1 acre being in hops, 1 acre raspberries, 2½ acres strawberries, 1/8th ac. rhubarb, with 2 packing sheds 14 x 20 and 20 x 20 and 1 store shed 10 x 12. No residents on the property.

**HISTORY OF
ADMINISTRATION:**

A lease dated 13th April, 1942, with Takaichi IKEBUCHI and Tatsuo HAYASHI as lessors and John A. McTaggart as lessee for one year from date for \$421.75 of which \$160.90 was paid to Takaichi IKEBUCHI and \$260.85 to Tatsuo HAYASHI. The description of the property in this lease is in accordance with a former title description since amended and shown above. Sale of the property was made subject to lease.

The Central Fruit Distributors Limited submitted a statement of the amount owing it under the Agreement for Sale as \$200.00 on principal and interest from 1st September, 1941, and taxes of 1942 paid \$14.15. This statement was brought up to date on the 31st March, 1944, in respect to interest and the amount owing them \$250.45 was reported on the 10th April, 1944, to Takaichi IKEBUCHI for confirmation, with notation that failing such confirmation by return mail it would be assumed that the statement was correct. No reply was received from Mr. IKEBUCHI, but there is on file a post office acknowledgment No. 16015 of receipt of our letter.

Conveyance of Title to the Veterans' Land Act was then proceeded with, a Deed from the Central Fruit Distributors Limited to Takaichi IKEBUCHI and Tatsuo HAYASHI was executed and sent to Crux & McMaster on the 26th May, 1944, and on the 25th October, 1944, the amount owing as at that date \$258.60 was paid to the Central Fruit Distributors Limited.

Limited.

Page 2.

Files 5437 & 5433.

SOLD: To The Director, The Veterans' Land Act for \$467.00 as at 1st January, 1943.
Approval of Advisory Committee - 24th November, 1943.

TITLE: Issued No. 178014-E and payment of consideration made to the Custodian 17th October, 1944.

FUNDS: Released to the credit of the Joint Account of Takaichi IKEBUCHI and Tatsuo HAYASHI, sale price \$467.00, less Certificate of Encumbrance \$1.00, interest \$44.35, balance of principal \$200.00, taxes \$14.25, registration \$3.00, legal fees \$15.00, total \$277.60. Net amount released to the Joint Account \$189.40 of which \$94.70 was remitted to the Official Administrator, Mr. Streight, to the credit of the Estate of Takaichi IKEBUCHI.

OLD CERTIFICATE OF TITLE

No. 101238-E: In the Land Registry Office.

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

DATED: January 3rd, 1947.

IM:JS

Paul Macpherson

C-730-P

BC/750-P

Page 1

VETERANS' LAND ACT

FARM APPRAISAL REPORT

R.O. New Westminster

R.O. File. Gen. 28

D.O. Vancouver, B.C.

B.C. File 2.2.921

veteran's Name IK. BUCHI, Takaichi, and HAYASHI, Tatsuo

Legal land description Blk. D. of Lot 412, Op. 1, Map 5221, Mun. of Mission NWD

Acreage 9.97

EXHIBIT No 467-6C
DATE 24 Nov 1948

Vendor's Name

Address Mission, B. C.

FILED BY J. W. J. Hunter

Municipality, Township or Parish Mission Municipality

County New Westminster, B. C.

Nearest rail point Mission

1 Miles. N.S.E.W.; Market Town Mission

1 Miles.

Predominating nationality British

Religion Protestant Nearest churches, denominations and

distances All denominations, Mission

Schools: Public 1 1/2 Miles; High 1 1/2 Miles

Employment opportunities Small town work at Mission, Berry picking, cannery and other seasonal farm work in Mun. and across the river in Matsqui seasonal dairy farm work. Bush work about 7 miles away.

How did you identify this property? N.E. corner stake, roads, permanent fences.

Roads: Has property access to main road; kind of road and condition. Is road open in winter? Access to fair gravelled road open the year round.

Is farm average, above or below average and why? Average berry and small fruit farm except for buildings which are very poor. Operators lived elsewhere nearby and operated place from there. Place is quite different soil from average Mission property being lowlying Clay (Ladner) but will probably stand up much longer than bench land properties and also produce more highly when suitably operated. It is quite similar to other berry holdings at Matsqui Prairie just across the River. There is some River threat to this place, particularly portion south of slough. A private dyke protects it on one side from high water.

Fencing, kind and condition Road and back fences, 2 barb wire with 2' woven below. Slough fence 4 barb wire. All good.

Establish ownership line fences by confirming with neighbours Not connected with any neighbors line fences therefore until joined onto is solely this owners'.

Water supply (give details) No water. Slough cuts place and has water in it year round being connected at one end with the Fraser River. Water can be obtained in plenty with sandpoint at 20'.

Drainage (natural or tile). Is it adequate? Natural. Dry now and Mr. Mandale, neighbour states that Fraser freshet doesn't bother land north of slough. Crops haven't suffered in any way this year.

Fertility and Tillage (describe) Fertility appears good. Luxuriant growth of crops where cultivated at all decently and where not there is a luxuriant and lush growth of weeds including Canada Thistle.

Weeds (names and extent) Canada Thistle chiefly. Some couch grass.

Average yield per acre (hay and grain) Would yield good crops.

State type of farming most suitable Small fruit or mixed subsistence holding.

Quote any recent sales of farms in locality There have been none closeby or of this type of land that I could discover. Municipality have no record and neighbor knows of none. (Mandale)

How long has present owner held or operated farm? About 7 years

Describe rights or easements, if any. none

Is telephone or electricity installed or available No, not at present. Could be got in by about 1/2 mile extension of pole line.

Land \$598.00 BQ/750-P Page 2
 State assessment \$ Improvements \$250.00 State annual land and school taxes; give names of taxing
 authorities General \$3.77 - School \$5.45 Mission Municipality. No public
 dyke. No library tax.

Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names
 of taxing authorities none

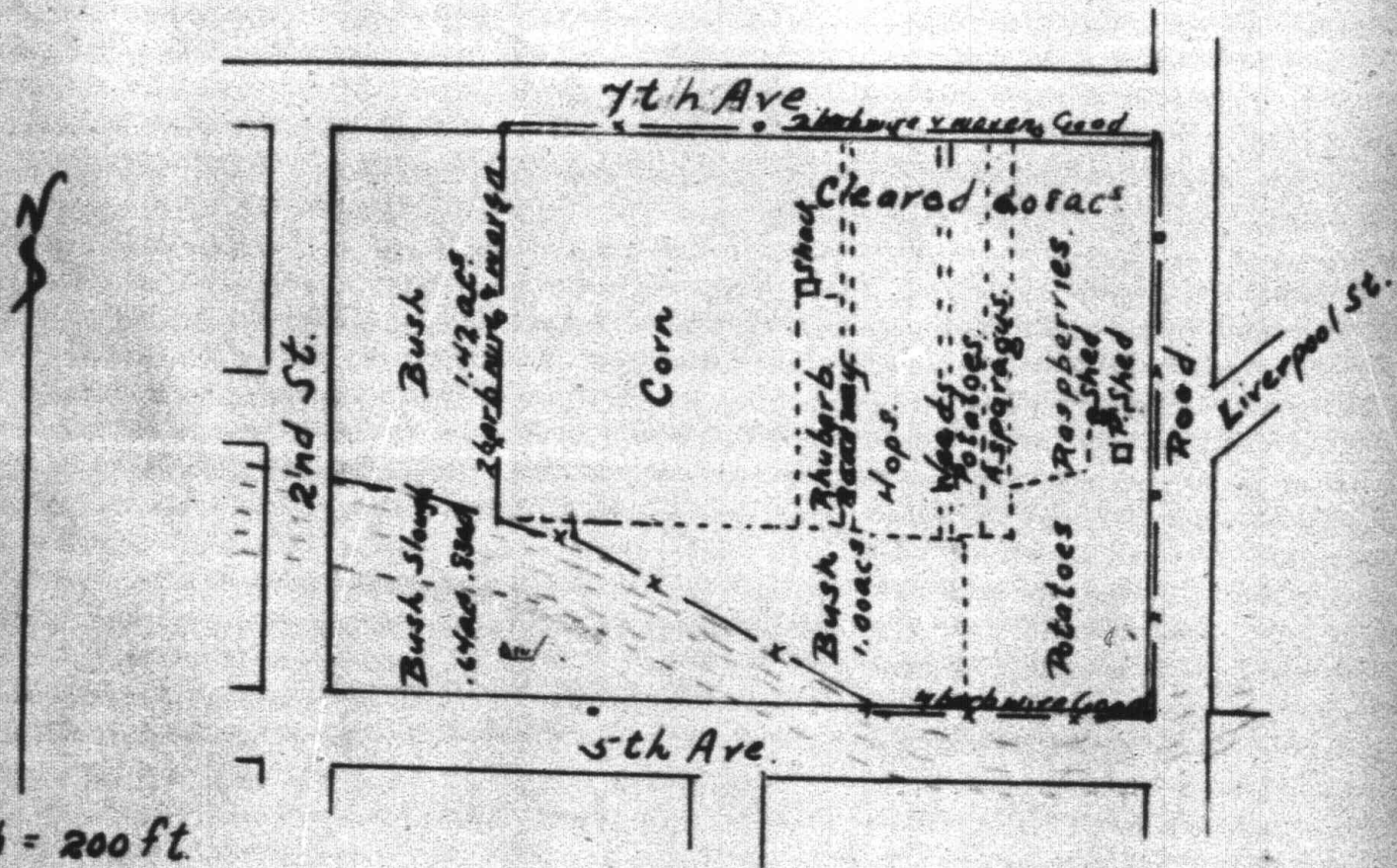
Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)
 none

LAND VALUE AND CLASSIFICATION

Acres	CULTIVATED LAND				Value per acre \$	Total value \$
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop		
6.08	Level	6-18" Clay loam	Clay	Rasps, mixed- good	60.00	364.80
AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously		
AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre \$	
2.42	Level	12" Clay loam	Clay	bush	100.00	30.00
AREA UNSUITABLE FOR CULTIVATION						
	Character of land; e.g., hilly, swampy, rocky		Nature of timber, if any, and whether marketable			
.83	Slough connected with Fraser.		None		nil	
.64	Bush, Low and subject to water when River is in spate. Inaccessible until private bridge is built.				nil	
9.97	Total acreage		Total value of land including fencing and water supply			437.40

Plk. 2 of lot 412, Op. 1, Map 5221, Mun. of Mission, B.C.
 Shown on list as Tamaichi Imotochi and Tatsuo Hayashi,
 Index Title in Central Fruit Distributors Ltd.

This sheet to be
 inserted on
 BC/730-B
 Page 3



- 1 inch = 200 ft.
- Green Outline - Bush
 - Yellow Outline - Clear
 - Soil Test Holes
 - (1) Clay Loom 6" on Clay
 - (2) Heavy Clay Loom 18" on Clay
 - (3) " " " 12" " "
 - (4) Clay Loom 6" on Clay

Chilliwack, B.C.
 Sept. 6, 1945

R.O. New Westminster R.O. File Gen. 28 D.O. Vancouver D.O. File _____
 Land Description Blk. D. of Lot 412, Gp. 1, Map 5221, Mun. of Mission, NWD/ 9.97
acres
 BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

Buildings	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present value \$
Frame shack	12 x 22	11	Boards	C. Posts	Shake	5	Fair	40.00
Leanto	8 x 18	9	Boards	"	(No floor)	5	"	
Shed	10 x 12	8	Board	"	Shake	5	"	10.00
Pack Shed	10 x 18	8	Board	(No floor)	"	5	"	15.00
	x							
	x							
Total value of buildings								65.00

State peculiar features of bldgs. if any. Just Jap sheds

Are bldgs. painted? NO Condition of paint _____ Describe needed repairs and approximate cost. Useful for tools etc.

Give word picture of house, inside and out, including heating and basement if any. No house. Shack would make a tool house or henhouse or some such use. Shed has no floor and would also be useful for some such purpose while pack shed is still useful for that purpose though a cheap structure.

No. of rooms: downstairs _____ upstairs _____ How finished _____

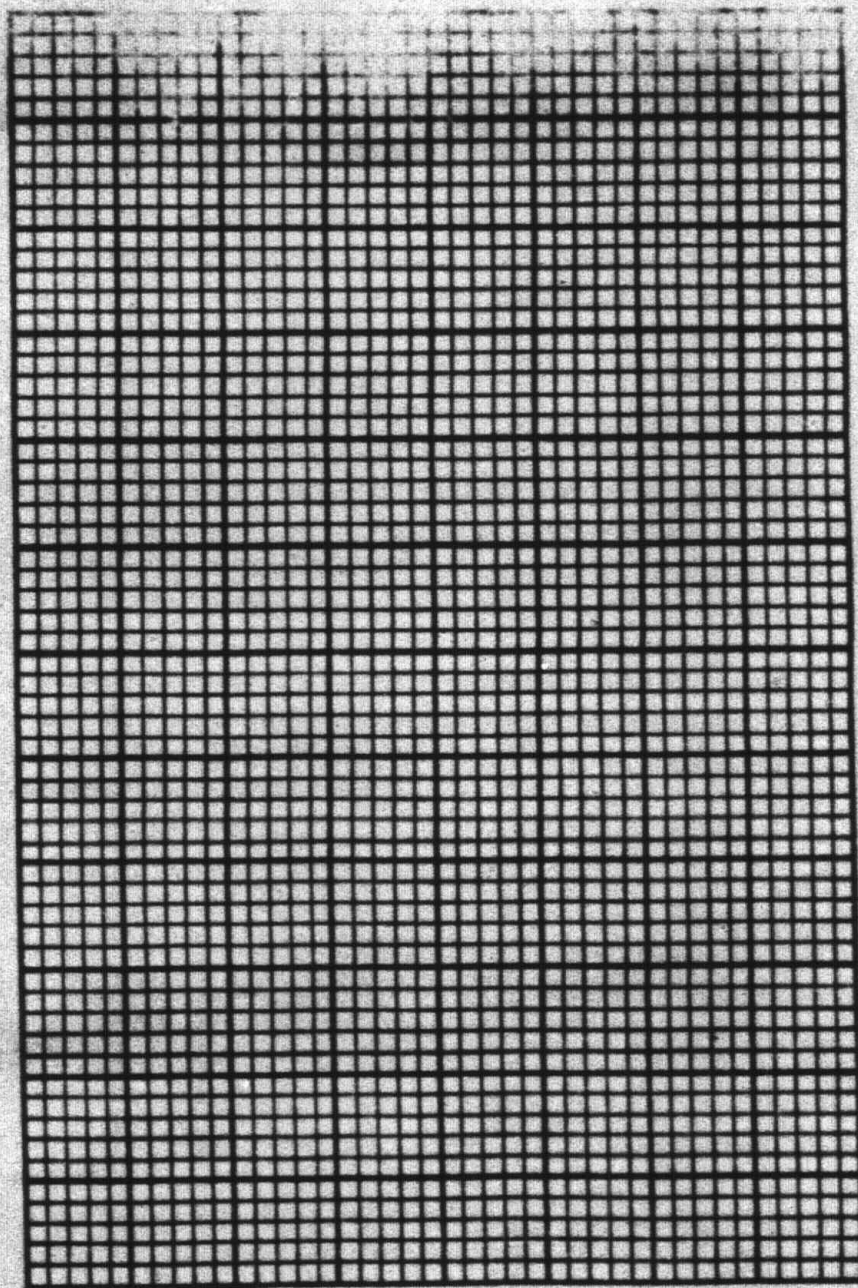
Describe chimneys _____ Distance from nearest bush _____ Is there any fire hazard near bldgs.? _____ What bldgs. have lightning rods? _____

Is there hay fork, track, car and rope, in barn? no barn

Scale: _____ inches to a mile.
 (Appraiser should fill in scale used in making diagram)

LEGEND

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



Indicate north by arrow
 N
 ↑

Diagram insert to be attached

BC/780-P
SUMMARY OF VALUES

Page 4

Value of land, including fences and water supply.....\$ 433.40
Value buildings add to land.....\$ 40.00
Value tree and bush fruits add to land.....\$ nil
Total value of property.....\$ 477.40

Do you consider this property suitable for full time farming under the Veterans' Land Act? (If not, why)
No. It is necessarily a one line farm (Small fruit, asparagus and the like) and this is a great gamble as a full time operation. However it would make a good part time holding combined with some line of outside work or other income. Soil is heavy and land is somewhat low for best results with poultry which rules this out as a commercial undertaking except on a small scale. Note there is some threat of erosion by Fraser though I do not think this is particularly serious but must, however, be considered. Portion south of slough is most in danger. There is .75 acres of hops, .85 acres of rasps, patch of weedy asparagus and a patch of rhubarb on the place. Hops and rasps appear in fair shape though rasps are getting quite weedy.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is \$ 477.80

Date of inspection Sept. 1st, 1943. Appraiser L. H. Ramsey

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is \$

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

Remarks

Date 19 Chairman, Regional Advisory Committee
(Chairman and at least one member of Member, Regional Advisory Committee
Committee must sign this statement) Member, Regional Advisory Committee

District Office review

Reviewing Officer

District Superintendent's decision Approved for purchase at \$467.00.

Date Jan 18 1944 District Superintendent L. H. Ramsey

BC 314-P

BC/314-P

Page 1

EXHIBIT NO. 467-63

U.S. Form No. 43

Farm Appraisal Report

(Sheet 1)

File No. JL-94

Land Description NW Sec. 21, Tp. 17, Blocks 196 & 197 - Village of Mission.

Containing 8 Acres

Owner's Name T. ICKIBUCHI

Post Office Address Mission

Nearest Rail Point Mission

Distance 1/2 mile

Market Town "

Distance 1/2 "

Church (give denomination) All denominations

Distance in town

Nearest School In town

Distance 1/2 mile

State how property was identified: Map and L.R.O. Sketch

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

Avenue not opened. Just trail north to Mill St. and around via Grand Ave.

Is this district a good one? Run down. Good only when small fruits are high.

Employment opportunity Local in berry season; nearby in mills; remote in logging camps.

Predominating Nationality and religion: British. None predominating.

Describe Fencing and its condition: Neighbors fence only, part of S. line Value \$

Water supply: No well in evidence.

Value \$ inc. in land

BUILDINGS ON FARM

5437-5885

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	12 x 22	Lumber	10'	Shgl.	old	posts	poor	
Shed-add'n.	16 x 22	roof only	7'	"	"	"	"	200.00
Hennhouse	10 x 12	Lumber	5'	"	"	blks.	"	20.00
Hennhse.	12 x 20	spl. cedar	5'	"	"	"	good	40.00
Pickers Hse.	12 x 14	Lumber	7'	"	"	"	poor	30.00
new Shed	12 x 16	Lumber	7'	Shks.	"	"	"	15.00
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

No electric lighting. None nearby.

Total present day value \$ 305.00

Total Value Buildings add to farm \$ 305.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Long vacant and dirty. Any repairs required can be made after occupation.

Describe the basement and chimneys: No basement. Roof Jack only.

No. rooms downstairs? 2 Upstairs? attic How finished bare studs.

Are buildings painted? No. Condition of paint

Distance from nearest bush 60 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.4	Hillside	8" sandy loam	sandy clay	None now; formerly in logans, rhubarb, & currants. Long untended and no value.	50.	220.00
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
3.6	Hillside	8" sdy. loam	sandy clay	Medium clearing	75.00	25.00
						90.00
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 \$ 310.00

Total added by buildings to value of farm \$ 305.00

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

Total value of farm \$ 615.00

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

Apparently place has not been occupied for some years.
Not now in cultivation.

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

Small fruits, or chickens

Noxious weeds:

Canada thistle.

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

Mun. & School - \$17.25.
Mission City.

Date: 27th May 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 26 day of May 1942.

Inspector's Signature

"B.C. NORMWORTH"

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

Farm Appraisal Report

JL-94 - T. ICKIBUCHI

Remarks: This place is run down and apparently has been abandoned. Only carries the value I have placed because of its convenience to the town utilities, such as markets, school, shopping facilities etc. Street has not been opened, no light or power as yet available, though full settlement of the row of blocks adjacent would probably cause these facilities to be installed.

Doubtless this land would require heavy fertilisation before it could be brought into full production again. Buildings are in a dilapidated and dirty condition, and the whole place carries a dog-eared appearance that renders it unattractive.

(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

Old logans and currants not worth anything now.

Total \$

Amount fruit trees add to value of farm \$

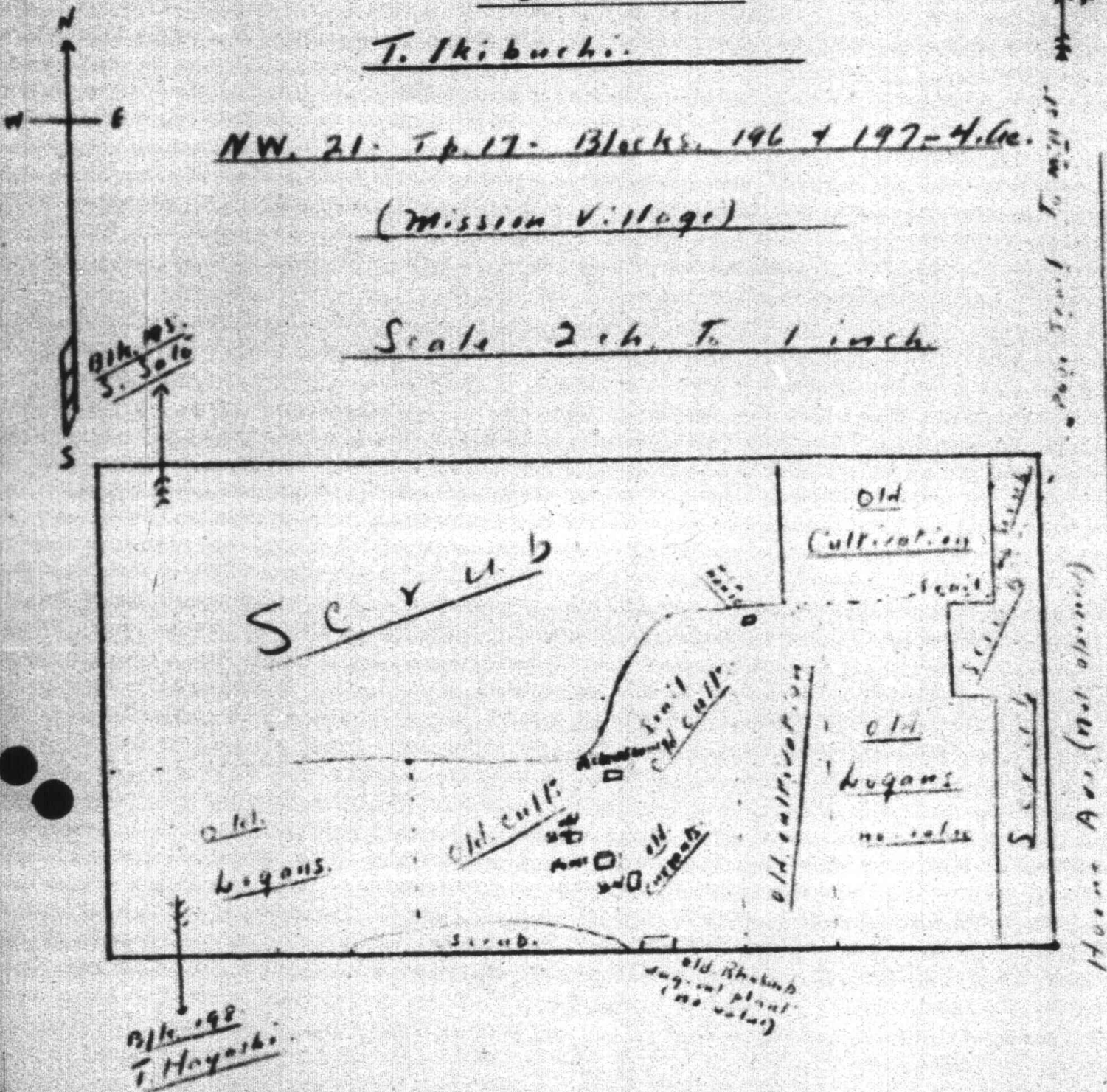
Diagram of Property

T. Iki burchi.

NW. 21. Tp. 17. Blocks. 196 + 197-4. (ac.)

(Mission Village)

Scale 2 in. To 1 inch



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

value is \$ 600

Date 12/1/19 1922

District Superintendent.

24 Mar. 1968 (Sheet 1)

Farm Appraisal Report

J. W. S. Hunter
File No. JL-94Land Description SE. 28-17 - Part "C"Containing 10.2 AcresOwner's Name IKEBUCHI, T.Post Office Address MissionNearest Rail Point MissionDistance 1 1/2 milesMarket Town MissionDistance 1 1/2 "Church (give denomination) All denominationsDistance MissionNearest School ConsolidatedDistance MissionState how property was identified: L.R.O. Sketch, and surveyed road.

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

Cade Road, a gravelled road runs along east side to Mission.Is this district a good one? Run down. Good when small fruit prices are high.Employment opportunity Local in berry season, nearby in mills. Remote in logging.Predominating Nationality and religion: British. No predominating sect.Describe Fencing and its condition: around small grass field only.Value \$ inc. in land.Water supply: Dug hole, not cribbed.Value \$ " " "

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	16 x 24	lumber	18'	shgl.	old	cement	good	
Addn.	14 x 20	"	14	"	"	blk.	"	
Verandah	8 x 24	"	7	"	"	"	"	1100.00
NEW Porch	6 x 20	" & Shgl.	6	"	new	"	"	
Rhubarb hse	18 x 60	"	9	shks.	old	"	"	200.00
NEW Addn.	10 x 10	"	7	"	"	"	poor	15.00
Shed	16 x 18	Lbr. & sp. cedar	7	"	"	"	"	20.00
NEW 2 Sheds	x split cedar, roof only							
Garage	No value, too old							30.00
Stable	12 x 15	Lbr. & sp. ced.	8	shks.	old	blk.	good	10.00
Shed	10 x 14	sp. cedar	8	"	"	"	poor	
An old house beside the highway, I consider of no value, though it evidently has been in use for berry pickers.								

(No electricity. None nearby).

Total present day value \$ 1375.00\$ 900.00

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? This house is built so that the bottom storey might be considered as intended for the basement, though it is now used as the living part of the house, and the 1 1/2 storeys above that used as bedrooms. On west side it is at ground level.

Describe the basement and chimneys: See above. Brick chimney to ground.No. rooms downstairs? 3 Upstairs? 3 & 2 How finished "V" joint.Are buildings painted? No. Condition of paintDistance from nearest bush None near.

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

Cultivated Land

BC/239-P 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.2	Rolling, south slope	Sdy. loam 10"	Sandy clay	Rhubarb, Raspberries, Logans, Blacks, straws. Orchard; no crop. (all in poor shape)	50.	460.00
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
1	Rolling	Sandy loam 10"	Sdy. clay	medium clearing	50.00	40.00
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 \$ 500.00

Total added by buildings to value of farm \$ 900.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 50.00

Total value of farm \$ 1450.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
 Buildings only are tenanted. Crop not being looked after, and cult. on
 retrograde. Strawberries full of weevils and being killed off rapidly.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
 Fruit; could add chicken farming easily.

Noxious weeds:

Canada thistle and Mare's tail.

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

Mun. and School - \$28.99.
 Mun. Dist. of Mission,
 Mission, B.C.

Date: 20th May 1942.
 Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination
 of the whole farm made on the 19th day of May 1942

Inspector's Signature

"B.C. WORMWORTH"

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

JL-94 - IKKBUCHI, T. Farm Appraisal Report

Remarks: Both the cultivation and the buildings on this place have been neglected. The result of this is deterioration of value. The acreages of strawberries and raspberries are only approximate as they have been in alternate rows, and the weevils have killed out so much of the strawberry rows that it is not now possible to tell definitely which is which. The remainder of the cane fruit is in very poor shape, and the orchard is badly in need of pruning and spraying.

No tenant has been secured for the crop, but the buildings are occupied by a family at this time. Owner has been evacuated.

The house is not of a type that a white man would either build or like, but it is in fair shape and perfectly habitable without repairs.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

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

Orchard:

55 trees of varied fruits. All needing attention.

Present Value

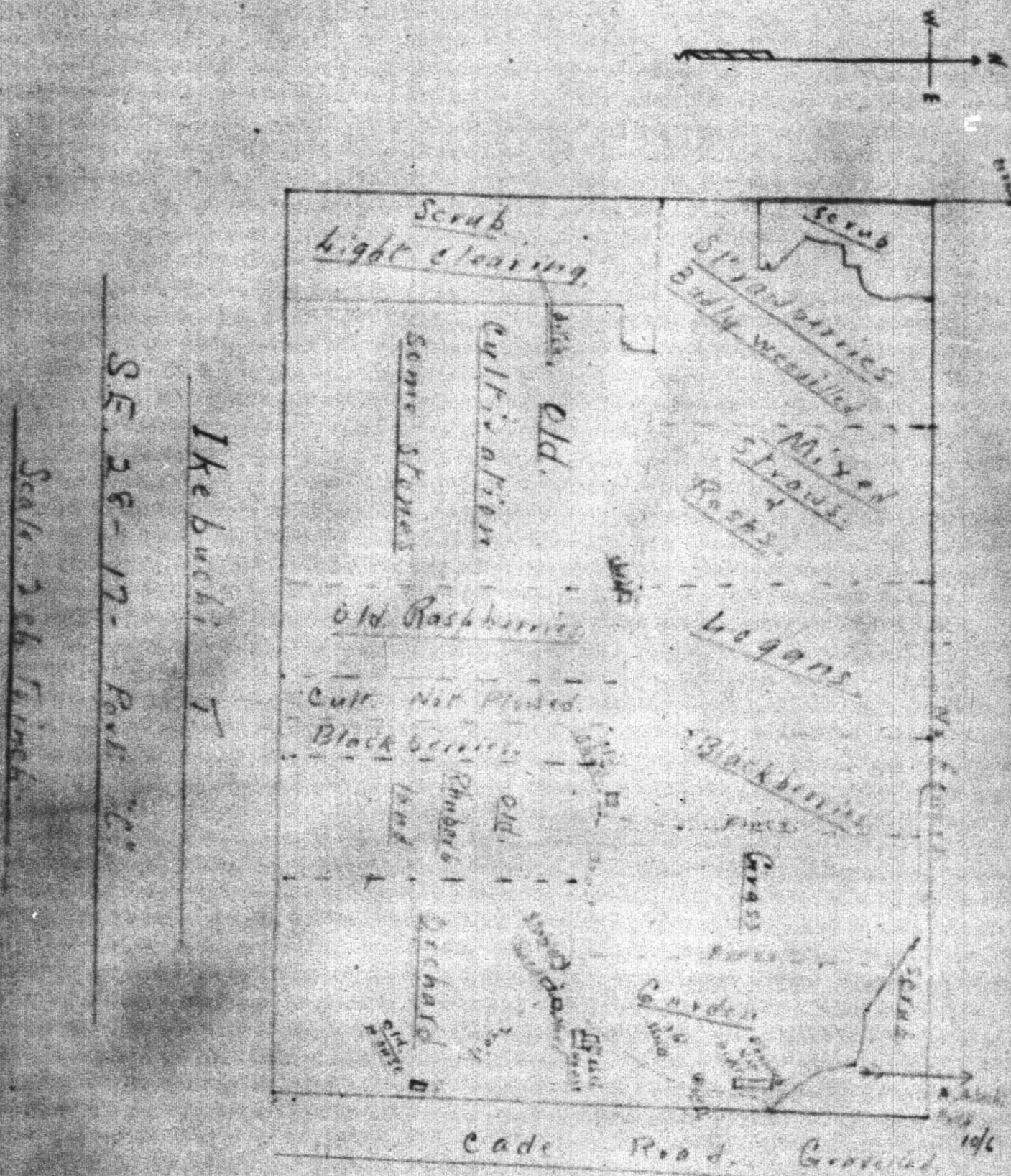
Small fruits:-

Strawberries-----	approx. 0.9 ac.	\$
Raspberries-----	" 0.9 ac.	\$
Blackberries-----	1.2 ac.	\$
Loganberries-----	1. ac	\$
Rhubarb-----	0.5 ac	\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



SE 28-17- Post No.

Scale 2 ch. 1 inch

Ikebuch T

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

value is \$ 1000

Date 21st May 1942

[Signature]

District Superintendent.

INVENTORY OF CHATTELS BELONGING

TO

IKKBUCHI, Takaichi # 13135

Shocks 1961, 197.
H69 Gade Barr Rd

IN HOUSE UPSTAIRS

- 5 Beds complete & 1 Matt. #
- 1 Childs crib
- 1 ~~Creamer~~ #
- 10 Kitchen chairs (poor) #
- 8 Boxes Books etc.
- 3 Jap baskets #
- 1 Jap cooker #
- Quan. of clothes & books (loose) STORAGE
- Few loose utensils & canning jars
- 6 Hopp basket frames
- 1 10 gal. milk can #
- 1 Porch bed #
- 2 R.R. Mail boxes (1 marked A. ADACHI) #
- 2 Cream cans
- Quan. of loose stove pipe #

Auction Dec 6/44

Auction Dec 13/44

S-Sold By Auction 6/12/44
Mission #
(SEE EXTRACT)

MAIN FLOOR

- 1 Cabinet #
- 1 H.M. Table #
- 1 Dresser #
- 1 Bed table #
- 1 Mirror in frame #
- 2 H.M. Kitchen cabinets #
- 1 Wash stand #
- 1 McLary Range
- 1 Old heater stove
- 1 Enamel sink #
- 1 Short & 1 Long handle Pruners #
- Few garden tools #
- 1 Wooden pulley block #

S. Sold by auction 3/12/44
Mission 12.

GARAGE

- 1 H.M. Table #
- 2 " " Cupboards #
- 1 Sml. heater (old) #
- 1 H.M. Bench #

BARN

- 1 Spring tooth cultivator #
- 1 Old plow #
- 1 Section harrows #

RHUBARB HOUSE

- 1 240 lb. Platform scale #
- Quan. of scalers
- " " Berry wire
- 1 Old heater #
- 1 Drum heater (old) #
- Quan. of stove pipe
- " " Box shooks
- Few garden tools #
- 1 Lead binder
- 1 Old bicycle in pieces #
- 1 Old ram
- 1 Spark plug sand blower #
- 1 Old tank spray #
- Quan. of boxes.

Appraisal value \$82.00

Signed

[Signature]

Quantities of miscellaneous items -
include to be crossed off

Canada

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

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 5437
13135
Reg. No. _____

506 Royal Bank Building,
Vancouver, B. C.

Mr. Takaichi IKEBUCHI,
c/o V. C. Gillies, Picture Butte, Alta.

Dear Sir:

Re: Municipality of Mission- Part 10 and 2/10 acres more or
less of the south east quarter of Sec. 28, township 17,
as shown outlined in red on sketch No. 4357. The letter
"C" has been assigned to this parcel as a distinguishing
letter, District of New Westminster. C. of E. 51473

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

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

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

Sale price of above described property	1,424.00
Add:	16.85
Unexpired insurance premium as at January 1st, 1943	<u>1,440.85</u>
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	<u><u>1,437.85</u></u>

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

Yours truly,

F. G. SHEARS,
Director.

R

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

NOV 6 1944

JAPANESE EVACUATION SECTION

File No. 5437/5433

Reg. No. 13135/13205

506 Royal Bank Building,
Vancouver, B. C.

Mr. Takaichi IKEBUCHI,
c/o V. C. Gillies,
Picture Butte, Alta.

(Joint Owner: Tatsuo Hayashi)

Dear Sir:

Re: Municipality of Mission - Block "D" of Lot 412,
Group 1, Map 5221, District of New Westminster,
C. of T. 101238E.

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

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

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

Sale price of above described property	- - - - -	\$ 467.00	
Add:			
Unexpired insurance premium as at January 1st, 1943	- - - - -		467.00
Less:			
Tax arrears to December 31st, 1942	- - - - -	\$ 14.25	
Registration fee	- - - - -	3.00	
Encumbrance—Principal	- - - - -	200.00	
—Interest	- - - - -	44.35	261.60
Net proceeds of sale	- - - - -		205.40

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

Yours truly,
F. G. SHEARS,
Director.

204.40 Cr.

1.00

Land Registry Office
Certificate of Encumbrance

205.40

Jan. 1 Cr. re Sale of Property

Debit Credit Balance

1943

STATE OF VERMONT
OFFICE OF THE COMPTROLLER
AND TREASURER

Canada

J.L. No. 94

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

JAPANESE EVACUATION SECTION

Jul 19 1944

File No. 5437
Reg. No. 13135

506 Royal Bank Building,
Vancouver, B. C.

Mr. Takaichi IKEBUCHI,
c/o V. C. Gillies,
Picture Butte, Alta.

Dear Sir:

Re: Village of Mission- Blocks 196 and 197 of Sec. 21
Township 17, Map 955, District of New Westminster.
C. of E. 51474.

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

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

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

Sale price of above described property	604.00
Add:	
Unexpired insurance premium as at January 1st, 1943	
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	601.00

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

Yours truly,

F. G. SHEARS,
Director.

1943		
Jan. 1 Balance Brought Forward	41.88	Debit
Cr. re Sale of Property	1,437.85	Credit
Cr. re Sale of Property	601.00	Balance
Land Registry Office - Certificate of Encumbrance	2.00	
Feb. 12 November & December 1942 Rents	14.40	
Mar. 3 Amt. due Western Can. Hop Co.	37.64	
Sept. 30 Dr. E. H. Erickson acct. Paid	10.00	
	79.64	
	<u>2,095.13</u>	
	<u>2,045.49 cr.</u>	

1072
REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MISSION

Date: April 12th. 1943

NAME: IKEBUCHI, Takaichi

REGISTRATION NO. 13135

ADDRESS: Cade Barr Rd. Mission, B.C.

PROPERTY: S.E. $\frac{1}{4}$ of Sec. 28, Twp. 17 Subdivision G. 10.2 acres.

ACREAGE: 4 Acres cleared

KIND OF CROPS: Logans Rhubarb
APPROXIMATE ACREAGE OF EACH: $\frac{1}{2}$

1 Cherry tree. Bal overgrown with Weeds

HOUSE: 1 Storey VACANT: Yes

OCCUPIED:

DESCRIPTION: Frame, Cedar siding

ROOF: Shingle

SIZE: 12 x 24

NO. OF ROOMS: 2 & 2 in attic

CONDITION: Poor. Studs & Joices bare inside unpainted out.

OTHER BUILDINGS: Woodshed 10 x 14, Rhubarb house 16 x 24
Breeder houses 14 x 20 & 8 x 12 Picker cabin 12 x 16.
Packing sheds 8 x 12 & 16 x 18.

NAME OF LESSEE OR RENTOR: VACANT

TERMS:

WATER: Well

ON:

OFF:

LIGHT: Lamp

ON:

OFF:

REMARKS: All windows have been smashed, doors broken in and lien to at back caved in.
Most out bldgs. are in poor condition and considered unfit for further use

INVENTORY OF CHATTELS LEFT ON PROPERTY:

PICKER CABIN

1 Old oil Incubator

1 " Bed stead

No value on the above.

Signed:

Charles

3
REPORT
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MISSION

Date: April 13th, 1943

NAME: IKEBUCHI, Takaichi

REGISTRATION NO. 13135

ADDRESS: West of MANDELLS farm just over the tracks and under bridge
Mission, B.C.

PROPERTY: Block D. of D.L. 412, Group 1, Map 5221

ACREAGE: 9½ acres, 4½ cleared

KIND OF CROPS:	Rhubarb	Hopps	Rasps	Straws
	1/8th	1	1	2½

APPROXIMATE ACREAGE OF EACH:

HOUSE:

VACANT:

OCCUPIED:

DESCRIPTION:

ROOF:

SIZE:

NO. OF ROOMS:

CONDITION:

OTHER BUILDINGS: 2 Packing sheds 14 x 20 & 20 x 20
1 Store shed 10 x 12.

NAME OF LESSEE OR RENTOR:

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS: This property is not being worked as the weeds are getting the best of it.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

PACKING SHED

55 Pickers trays
1 Harrow
2 45gal. wooden barrels

PACKING SHED

25 Picker trays
1 Camp cot
5 Shippin crates

Appraisal value \$16.00

Signed: _____

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 5437

MUNICIPALITY:

Date: MAY 15 1942

NAME: IKEBUCHI, Takaichi

REGISTRATION NO. 13135

ADDRESS: 469 Cade Barr Rd., Mission, B. C.

PROPERTY: Farm

ACREAGE: 10

KIND OF CROPS: Straws. Rasp. Black, Fruit Trees, Crop sold to D. Jennings
Mission, BC

APPROXIMATE ACREAGE OF EACH: Unknown

HOUSE: Frame

VACANT:

OCCUPIED Yes

DESCRIPTION 2½ storey

ROOF: Shingle

SIZE: 27' x 36'

NO. OF ROOMS 9

CONDITION: Good

OTHER BUILDINGS: Woodshed 12' x 14' fair. Woodshed 10' x 18' fair.
Garage 10' x 16' poor. Barn 12' x 16' fair. Root house
15' x 40' fair. 2 room house poor.

NAME OF LESSEE OR RENTOR: Mrs. H. Hudson

TERMS: \$10 month, 1 yr. lease

WATER: None

ON:

OFF:

LIGHT: None

ON:

OFF:

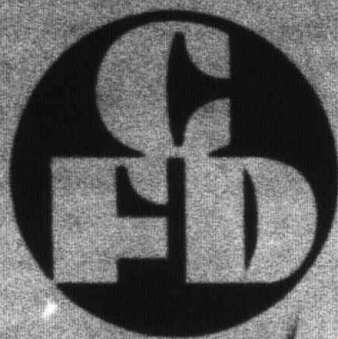
REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY

11 kitchen chairs
1 gramophone
3 beds,
1 chest drawers
3 china cabinets
1 range
1 table
1 congolesum rug
1 plow
1 cultivator
1 bundle garden tools

Signed:





Central Fruit Distributors LIMITED

TELEPHONE 10103
P. O. BOX - 120

MISSION CITY
BRITISH COLUMBIA

20th March 1942.

G.W. McPherson Esq.,
Custodian,
Royal Bank Building,
Vancouver. B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAR 23 1942

Dear Sir,

Attention. Mr Drewry.

Dodge Truck. Engine T 112-32780, Serial 8917711
1942 Licence No CU 777

We beg to advise you that the above truck was purchased by us from T. Ikebuchi of Mission City. B.C. and that the 1942 licence has been transferred to our name.

This truck is in our possession, and we require same for the conduct of our business.

Dodge Truck. Engine No 1405873 Reg No 171179
1941 Licence No C.Y. 338
International Truck Engine H.D. 213A 8262 Reg No 186541
1941 Licence No C.U. 821

We also beg to advise you that registration of these two trucks has also been transferred to our name, but as we shall not require their use until the berry crop is harvested, 1942 licences have not yet been taken out.

These two trucks, in accordance with your order have been turned over to the N.W.M.P., but we would be very glad to have your assurance that they will be released to us when we require them.

We would state that we are entirely a "White" organisation and that no shares or interest in our Company are held by Japanese.

Yours very truly,
Central Fruit Distributors Ltd.

Per. *G. H. Moody*

CHM/L.

5437

22nd May, 1942.

Messrs. H.A. & D.A. Jennings,
Mission, B.C.

Dear Sirs:

re: Takaichi IKEBUCHI.

We understand that the house situated on the S.E. part of Section 28, Twp.17, Subd. G, is leased to Mrs. Hudson, and the crop is leased to David Jennings.

We ask that you kindly supply us with copies of the lease agreements covering these arrangements, and at the same time kindly inform us of any other arrangements you have made regarding Mr. Ikebuchi's properties.

Yours truly,

R. P. Alexander,
Assistant Manager.

RDR:OF

Richardson

Mission City B 6
25th May '42

OFFICE OF THE COMMISSIONER

JAPANESE EVACUATION

RECEIVED

MAY 27 1942

R P Alexander Esq.
Assistant Manager
Japanese Evacuation Section

Dear Sir

● Your letter of 23rd inst (File No 5437)
We cannot comply with your request for
copies of the Lease respecting the Ikebuchi
property for the simple reason that one has
not given to the Tenant for the house &
neither to us (Haj & Daj) about the Farm
products.

● The arrangements about the house
were verbal, so much a month for rent to
be paid monthly with the privilege to stay
till the Ikebuchi's return from Alberta,
should they wish to move from the place,
they could please themselves - The purpose in
view was to get a Tenant who would pay
and keep the house clean.

● As regards the fruit we (Jennings)
were to try and do the best we could with it,
the Farm had ^{is} badly run down of which fact
Mr Ikebuchi ~~was~~^{is} well aware, and the X

prospect of getting pickers was very remote, therefore under the circumstances it was not possible to have anything really definite.

Mr Skelbuchi gave us legal authority to collect Rent & disburse of the Suit & after Taxes & necessary expenses were met & a commission allowed for our trouble, the balance if any would be forwarded on.

May I be allowed to say that perhaps this manner of procedure may seem a little out of the ordinary, but we have been their neighbors for 22 years and Mr Skelbuchi wished to have it so,

perhaps it would help make it clearer when you know that D A J is away from home the best part of his time, & is expecting to be called up for military duty at any moment, & I am an aged man quite a bit beyond the hard work stage.

Had your representative called on us when near by we should have been pleased to give him all the information he deemed requisite.

I am
Yours respectfully
D A Jennings

Mr Skelbuchi informed us he had sent you direct a copy of the Authorization paper he gave us, so have not sent a duplicate copy to you.

Expenses or

Strawberry Pickers

48 57

2/3 share to D a J

67 88

1/3 share to Skibuchi

33 94

150 39

Taxes paid on Blocks 196 & 197

Sec 21 F17 (Russian Village)

17 25

File 5437

Receipts

Strawberries sold to Fisher Moody

126 39

Strawberries sold Locally

24 00

150 39

Due to Mr Skibuchi
being 1/3 share as per
authority paper

33 94

For Free fruit sold on Trees to
Pacific Co-operative Union Association

16 00

4 months rent less commission

36 00

Less Taxes paid as detailed

85 94

17 25

68 69

out -> Ande

OFFICE OF THE CUSTOMS
JAPANESE SECTION

Victoria City BC
26th July 42

R L Richardson Esq -
Manager. Farm Dept.

RECEIVED
JUL 28 1942

Dear Sir Your letter of 22nd inst (File No 5437)

In reply to your question re W^m Hudson
the arrangement with her was a verbal one, she is
paying the rent to us monthly, and she is free to get
out any time she so desires.

As regards the chattels, most of them are
stored in a spare room, some heavy stuff such as
Dressers Cupboards etc were left in the living rooms
being heavy to move around. Some farm implements
were left in the stable. We assumed no responsibility
regarding the same. We do not live on the premises
and the way for purloining is wide open - Mr Helbrecht
was aware of this risk but preferred taking a chance
rather than sell the stuff to the Dealers who offered
even low prices. Your representatives took an inventory
then on the premises.

You will have noticed on the Authorization
Paper we were to retain 1/10 of the rent we collect & also
receive 2/3 & not 1/3 as stated by you. We paid the
Taxes due to the Village on one property due in June
& forwarded receipt on to Mr J. but have written to him
asking for its return so that you can have it in due course
We should have liked to have paid the Taxes due in
August for the property as stated in our Authority &
sent the receipts to you. It was arranged with the
owner that he should do so. Pickers expect to be paid
right on the spot in fact want it at the end of the

Aug 13/42
The money was in possession
of the bank for the time

days work. I presume he shall have to
comply with their demands.
A record of the transactions with
cash will be forwarded to you in due course
Yours respectfully
H. A. A. Jennings

Mission City BC

13th August 42

R W Richardson Esq^r

Manager

Imm Dept^t
Japanese Evacuation Section
Vancouver

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 14 1942

Dear Sir Your letter of 22nd July (File No 5437)
13135

I am enclosing herewith a money order for
(\$ 68. 69) Sixty Eight Dollars & sixty nine cents
as per enclosed statement. Should you wish to see
a more detailed account with the parties we have
dealt with they are open to your inspection at any time
I may say we intend to furnish Mr. Kibuchi with
the fullest details in the near future.

You will notice on the statement we have retained
nothing for the free fruit, the crop was a failure.

We have not included in this account
receipts for Logans + Blackberries, no returns have
~~not~~ yet been received for same, but will be sent to you in
due course.

I am enclosing also a letter from the Village Clerk
re the Taxes already paid. We had sent the receipt on to the owner
that he would know we were doing our part.

I am
Yours respectfully
H A Jennings

REED, PHIPPS and DAVIES Ltd.

Telephone
MA rine 1245

839 West Hastings Street
Vancouver, Canada

October 20th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 21 1942

Department of the Secretary of State Office,
Ste. #506; 675 W. Hastings St.,
Vancouver, B. C.

Dear Sirs:-

RE: NEW ENGLAND POLICY #6255377
THE SECRETARY OF STATE OF CANADA
acting in his capacity as CUSTODIAN

Enclosed is the above numbered Policy, renewing New England Policy #6255013 written in the name of Takaichi Ikebuchi, for a further period of three years from October 23rd, 1942, covering \$1,000.00 on Dwelling.

Also enclosed is our account for the premium in the amount of \$18.00.

Thanking you, we are,

Yours very truly,

REED, PHIPPS & DAVIES LIMITED

E. V. Mills.

Insurance Department.

EM
Encls

5437

24th October, 1942.

Reed, Phipps & Davies, Limited,
615 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re: Takaichi IKEBUCHI
and
New England Insurance Policy #6255777

We wish to acknowledge receipt of yours of October 20th enclosing the above numbered policy.

Kindly find our cheque attached for \$18.00 covering the premium in full.

Kindly let us have your receipt in duplicate. For identification purposes please also make note on your receipt of the Japanese name and file number.

In checking the legal description on this policy, I notice that it gives "Township 28". This should read "Township 17". Would you kindly correct that by endorsement.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

5431
SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
A. L. WRIGHT, S.L.M., BRANCH MANAGER
H. A. FAIRBAIRN, ASSISTANT MANAGER
C. E. HAY, BRANCH SECRETARY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 11 1942
ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

November 9th. 1942.

Office of the Custodian,
9th Floor, Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Policy No. 814,918
Takaichi Ikebuchi

Attached is a final notice of the premium due on this policy on October 1st. 1942. Mr. Ikebuchi tells us that he has made arrangements with you to take care of premiums on this policy for him.

If this is the case we will appreciate receiving your remittance for \$36.70 in due course.

If such an arrangement has not been made please let us know so that we can advise the policyholder.

Yours faithfully,

C. E. Hay.

BRANCH SECRETARY.

Per: *[Signature]*

WCH:RMD
Encl.

5437

November 12, 1942.

Mr. Takaichi IKEBUCHI,
Registration No. 13135,
c/o V. C. Gillies,
Picture Butte, Alta.

Dear Sir:

Re: Sun Life Policy #614916

We have been advised by the Sun Life Assurance Company of Canada that the balance of the premium was due on the above numbered policy for \$36.70.

Provided that you have sufficient funds on deposit with this office, do you wish us to pay the Sun Life the amount of this premium, or of course, you can remit direct to them if you should so desire.

Please let us hear from you as soon as possible.

Yours truly,

S. M. Gibson
Insurance Department

SMG:MS

File 5437

Nov 13 / 42.

Balance of Statement Crop Operations

Receipts from Straw Jam, cherries

Loganberries & Black berries

346.59

Tree fruit Sales remitted in full
on Aug 13 / 42

16.00

362.59

Picking expense on above

112.74

\$249.85

Amount due J. Skebuchi

as per agreement $\frac{1}{3}$ of 249.85

\$83.28

Less amount paid for tree fruit
Aug 13 / 42

16.00

Balance in full due
J Skebuchi

\$67.28

H. A. Jennings

Hudson
Picture Butte, Alberta
NOTICE OF THE CUSTODIAN
JAPANESE SECTION

Dept of Int of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

RECEIVED
NOV 20 1942

Dear Sir: Re. File No. 5437

Thank you for your letter of Nov.
12, regarding Sun Life Policy # 814918.

● Before evacuating I leased my
farm on a share basis to take the
crop off the farm. I have been
informed since that my (share) $\frac{1}{3}$ of
net proceeds has been sent in to
you. Therefore if there is deposited
with you enough money to pay
the premium on the above policy
please pay them -

Yours truly
Takaichi Ikebuchi

Registration No. 13135.

Richardson

File no 5437

RECEIVED
DEC 3 1942

Minion City

Mo. 8.

Dec 1st 1942

To

The Manager

Japanese Farm Property

Dear Sir

I wish to inform you that we have
rented the home on Takachi Shibuchi's farm for the sum
of Eight Dollars $\$8.00$ per month. We thought it advisable
to take less rather than leave the place empty during
the winter months

Yours truly
H. A. Jennings

COPY FOR THE CUSTODIAN - YOUR FILE 5437.

JL-94

Vancouver, B.C.
December 30th, 1942.

MEMORANDUM FOR FILE:-

Re: Takaichi Ikebuchi

I recently visited this property in connection with the Custodian's memorandum of the 7th of December.

The tenants placed in the house by Jennings are merely camping there until they can find more suitable quarters and it is possible that they may decide to settle on another Japanese property in the Whonnock area.

GTM/W

G.T. McKay,
FIELD SUPERVISOR.

Will pay reply
from Mr.
Erickson

Picture Butte, Alta.
Sept. 17, 1943

Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 23 1943
File No.	5437
Ans.	
Referred	W. E. L. H.

Dear Sir:

Re File No. 5437

Thank you for your letter of Sept. 14, regarding
Mr. Erickson's claim for (\$20.00) Twenty Dollars.

As I did not receive a notice while I was
living in Mission City, and that I am quite sure
I had settled with Mr. Erickson after my father's
death in 1933. I really do not wish to pay the above
claim for \$20. but as the above may be one of my
father's bill which had been forgotten by Mr. Erickson
I am willing to pay \$10.00 in settlement of my
father debt to Mr. Erickson.

Please discuss the above with Mr. Erickson and if
he is willing to take (\$10.00) Ten Dollars in settlement please
pay him with funds I have with you otherwise I
do not wish to pay him at all.

Yours truly,
D. Erickson

Mission City B.C.

Sept. 27th 1943

Mr. Anderson Manager
Japanese Security Board.

EVACUATION SECTION	
SEP 28 1943	
Rec'd	
File No.	5427
Ans.	
Referred	Anderson

Dear Sir

on Sept. 7th I sent you a money order for \$24 Rent for the months Aug. Sept. and Oct. two days later I received a notice from the Soldier Settlement Board saying I was 2 months in arrears. With my rent. and I have not received any Receipt for the \$24 from you.

Now if this place has changed hands please advise and let me know who I am to pay Bal of rent to and also who am I to see or write to. to find out if I can get the place next year. if the place is still for rent.

Please answer soon.

And oblige

Yours Resp.

Ernest Simpson

Money rec'd 8/9/43

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5437

806 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

September 24th, 1943.

Dr. E. H. Erickson,
Mission City, B. C.

Dear Sir:

re: Takaichi IKEBUCHI
Registration No. 13135

EVACUATION SECTION	
Rec'd	SEP 28 1943
File No.	5437
Ans.	A. M. C.
Referred	McAlister

With reference to your claim of \$22.50 against the above named, not \$20.00 as stated by him. We have now received a reply to our letter which we quote below:-

"Thank you for your letter of Sept. 14, regarding Dr. Erickson's claim of \$20.00. As I did not receive a notice while I was living in Mission City, and that I am quite sure I had settled with Dr. Erickson after my father's death in 1933, I really do not wish to pay the above claim for \$20.00, but as the above may be one of my father's bill which had been forgotten by Dr. Erickson I am willing to pay \$10.00 in settlement of my father's debt to Dr. Erickson.

"Please discuss the above with Dr. Erickson and if he is willing to take \$10.00 in settlement please pay him with funds I have with you, otherwise I do not wish to pay him at all.

Please let us have your comments on his letter at an early date.

Yours truly,

A. M. Alister

A. McAlister,
Claims Department.

AMCA:ND

The above balance of a/c of \$22.50 was for professional services rendered by T. Shikunishi's father, a 2nd re T. Shikunishi's son. As he paid \$10.00 of original bill for his father, I am willing to settle for \$10.00
Yours truly
E. Erickson
Sept 27. 43

Picture Butte, Alta.,
Oct. 26, 1943.

Sun Life Insurance Co. of Canada,
Royal Bank Bldg.
Vancouver,
B.C.



5437

Dear Sir: # 814.916

Please collect the amount of \$7.15 from
the funds of my credit at the custodian's office and
also send us the receipts.

Yours truly,
T. Ikebuchi

TAKAICHI IKEBUCHI

Premium due Oct 1/43 -	42.95
Dividend	5.80
Net due	<u>37.15</u>

Picture Butte, Alta.
Oct. 26, 1943.

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

EVACUATION SECTION	
Rec'd	OCT 29 1943
File No.	5437
Ans.	109-48
Referred	Robson

Dear Sir:

I have a payment of \$37.15 which I am unable to pay to the Sun Life Assurance Company of Canada and I would be very glad if you would pay this amount from the funds at my credit in your office.

Yours truly,
V. Debuschi

Cr. Bal.
\$ 54 64

30-10-43

VLA-48

Files No. 5433 & 5437

March 31st, 1944.

Registered Mail

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention Ian Macpherson

Dear Sir:

RE: Blk. "D" of Lot 412, Gp. 1,
Map 5221, Municipality of
Mission, N.W.D.

We, the holders of an Agreement for Sale dated 1st March, 1938, covering the sale of the above described land to Takaichi IKEBUCHI and Tatsuo HAYASHI, certify that on the 29th of February, 1944, there was owing to us in respect to said Purchase Price, the sums below stated:

Unpaid balance of Purchase Price	\$200.00	\$ 200:00
Interest on \$200.00 at 7% from 1st September		
1st August , 1941, to		
31st March, 1944.	\$137.13	36:20
Taxes 1942, paid.	\$14.25	14:25
Total amount owing	\$251.38	\$ 250:45
	<i>for 1st March 1944</i>	8.15
		<u>258.60</u>

If you have paid any taxes or insurance to protect your interest in this property please add the amount to the above total, giving each payment separately.

CENTRAL FRUIT DISTRIBUTORS LIMITED

Cos H W Moody.

offer # 467

EVACUATION SECTION	
Rec'd	APR 6 1944
File No.	5433, 5437
Ans.	
Referred	<i>Mr. Macpherson</i>

5437 - sent to you

5437 & 5433

May 15, 1944.

Central Fruit Distributors Limited,
Mission City, B. C.

Attention George H. Moody, Esq.

Dear Sirs:

Re: Takaichi IKEBUCHI and Tatsuo HAYASHI,
Blk. "D" of Lot 412, Op. 1, Map 5221,
Municipality of Mission.

According to advice received from you the balance owing under unregistered Agreement for Sale of the above property in favor of subject Japanese amounted to \$250.45, as of the 31st of March, 1944.

This property has been sold to the Director, Veterans' Land Act and conveyance is now required in order to complete the sale.

We are enclosing herewith conveyance for your signature and we would be obliged if you would sign the document and deliver same forthwith to our representative, Mr. J. Moryson, whose signature appears in the margin of this letter.

The Custodian hereby undertakes to forward you a cheque for the above mentioned sum together with interest as soon as the sale is completed. We expect that this transaction will be closed in the course of the next two weeks but if for any reason the sale is not completed, the conveyance will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Moryson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

FURNITURE LEFT IN THE HOUSE BY T. IKE UCHI

BEING USED BY TENANT

Sideboard
 1 Small Table
 1 Large
 1 Dressing
 2 Large Cupboard
 1 Kitchen Table
 1 Small Bed Head
 Bench

4 Cupboards
 6 Oilcloths
 1 Kitchen Stove
 3 Heaters
 4 Tables

1 Telephone

also 11 Chairs
 1 Farming
 on property

1 set articles

5437

G-578

DEPARTMENT OF LABOUR - CANADA
BRITISH COLUMBIA SECURITY COMMISSION

Date: March 15, 1945.

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

Dear Sirs:

Richardson

Please be advised that (NAME) IKEBUCHI, Takaichi
(REGISTRATION NO.) 13135 died at (PLACE) Lethbridge, Alta.
on (DATE) March 4th, 1945.

This is for your information.

Yours truly,

M.L. Brown
M.L. Brown
Office Manager

147, 1813, 1885,
222, 1892, 1904
Bureau Section

509 Royal Bank Building,
Vancouver, B. C.,
March 26th, 1945.

J. H. Wright, Esq.,
Official Administrator,
San Francisco, B.C.

Dear Sir:

Re: Estate of Takashi KUROKI Deceased

We are informed by the B. C. Security Commission that the above named
died on March 14th, 1945, at Lethbridge, Alberta. He formerly resided at 469
Caldwell Road, B.N. 22, Mission, B.C.

Information on the deceased file indicates that his surviving family
is as follows:-

Name	KUROKI, widow, c/o V.C. Gillies, Picture Butte, Alberta.
Yuko	son, aged 29, c/o Alex Gillespie,
Yuzi	son, age 25, c/o V. C. Gillies
Yukio	son, age 23,
Yukiko	daughter, age 21,
Yukie	son, age 16,
Yuki	son, age 14,
Chiyoko	daughter, age 4,

The deceased assets of which we have knowledge are as follows:-

Credit with Custodian	\$2167.64
Credit with Custodian in joint account with Takayo KAYASHI - \$204.40 - Interest,	102.20
7 Shares Western Canada Sug Co-Operative Association. Par value \$10.00 each. This Association under Custodian control and the shares would appear to have a nominal value only.	

5437, 5383, 5385,
5382, 5382, 5384.
Estate Section

March 26th, 1945

J. E. Straight, Esq., Official Administrator.

Our records do not indicate that the deceased had any liabilities and we have no information on hand as to the payment of funeral expenses.

We have not been informed whether or not the deceased left a Will.

Will you kindly undertake the administration of this estate and advise us of your willingness to do so.

When Letters of Administration are issued to you, kindly forward us a certified copy so that we may make remittance to you of the funds in our hands.

Yours truly,

E. F. WRIGHT
COUNSEL TO THE COMMISSIONER

EW/012

5385
5437

April 26th, 1945.

Mrs. Itoye IKEDUCHI,
Registration No. 19136,
c/o V. C. Gillies,
Picture Butte, ALBERTA.

Dear Madam:

Re: Sun Life Policy No. 814,918

Enclosed herewith please find Sun Life
Assurance Company's cheque No. 252238 in the amount
of \$1,000.00, payable to yourself as beneficiary under
the above numbered policy in full settlement of all
claims.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc. (cheque)

5477, 5385, 5092,
5383, 2262, 5301
Finance Section

509 Royal Bank Building,
Vancouver, B. C.
March 23, 1946

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

Re: Estate of Tetsuchi IKESUCHI

Dear Sir:

We duly received your communication of the 5th ultimo,
enclosing verified copy of Letters of Administration herein, and
now enclose herewith our cheque, amounting to \$2,232.36, being the
balance of funds held at this office to the credit of the above
Estate.

We also enclose herewith, for your information, copy of
this account on our books since Mr. Iketsuchi's decease, namely
March 4, 1945.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

W. J. Johnston
Administration Department

WJS/JF
Encl.

Estate of Takaichi IKEBUCHI, Dec'd

Reg. No. 13135
File No. 5437

		<u>DR.</u>	<u>CR.</u>
	Balance of account as at date of death		2167.66
<u>1945</u>			
Apr. 23	Legal Fees, V.L.A.	30.00	
<u>1946</u>			
Feb. 13	Division of Joint Account		94.70
	Remittance to Official Administrator, Mr. J. M. Streight	2232.36	
		<u>\$ 2262.36</u>	<u>\$ 2262.36</u>

5385 & 5437

26th November, 1946.

Mrs. Itoe IKEBUCHI,
Registration No. 13136,
Picture Butte, Alberta.

Dear Madam:

Re: Mission Japanese Farmers' Association

Distribution of funds in the hands of the Custodian belonging to members of the above Association is now being made.

A cheque in the amount of \$55.89 is being sent to each person shown on a list of members of the above Association which was certified by a Committee consisting of:

Shingo KUNIMOTO
Bunjiro SAKON
Ichijiro UYEMURA
Minoru KUDO

and which list was sent to each member on the 31st May, 1946.

As beneficiary of your late husband, Takaichi IKEBUCHI, a cheque in your favour for this amount is enclosed herewith.

Yours truly,

W.E. Anderson,
Office of the Custodian.

/HA
Encl. (cheque)



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

ENEMY SECTION	
Rec'd	FEB 6 1946
File No.	
Ans'd	
Refer'd	

607 Columbia Street,
NEW WESTMINSTER, B. C.
Feb. 5, 1946.

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

Dear Sir:

Re: Estate of T. Ikebuchi deceased
5437, 5383, 5385, 2262, 5692, 5384

I herewith enclose certified copy of Letters of Administration with the will annexed. Please forward me the assets of the above estate.

Yours very truly,

J. M. Streight
OFFICIAL ADMINISTRATOR.

JMS:fb
Encl.

12/2/46.

Cr \$ 2137.66
hold all funds.

March 2/48.

Certified Copy of Letters of
Administration with Will
Annexed returned to Claim
File.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

807 COLUMBIA STREET
NEW WESTMINSTER, B. C.

July 10th, 1947.

EVACUATION SECTION	
Rec'd	JUL 11 1947
File No.	5437
Ans.	
Released	<i>McArthur</i>

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building
Hastings and Granville Sts.,
Vancouver, B. C.

Re: Estate of Takaichi Ikebuchi

Dear Sir:

I herewith enclose my Statement in the above
Estate.

Yours very truly,

OFFICIAL ADMINISTRATOR

JMS:EM
Enc.

MEMORANDUM

File 5437

May 25, 1949.

TO: THE FILING DEPARTMENT

FROM: MRS. A. G. McARTHUR

RE: ESTATE OF TAKAICHI IKEBUCHI, Deceased

On July 10, 1947, Mr. J. M. Streight, the Administrator of the Estate forwarded us a statement of receipts and disbursements. We had previously advised him that we would have no objection to funds from the estate being paid directly to the widow, Itoye Ikebuchi, whom Mr. Streight had indicated was the sole beneficiary.

We have not been advised that these funds have been turned over to the widow, but in view of the fact that she has not written asking for the funds and made no mention of not having received them when her claim was heard by the Commission, it is presumed that Mr. Streight had now disbursed the funds and our file may therefore be closed.

Ably.

/AG

Articles of Agreement

made in triplicate the first day of March in the year
of our Lord one thousand nine hundred and thirty-eight

BETWEEN

CENTRAL FRUIT DISTRIBUTORS LIMITED, a body corporate with
head office at Mission City in the Province of British
Columbia,

hereinafter called the "Vendor" of the one part

AND

TAKAICHI IKEBUCHI and TATSUO HAYASHI, both of Mission City
in the Province of British Columbia, Fruit Growers,

hereinafter called the "Purchaser" of the other part.

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of
and from the Vendor the land, hereinafter mentioned, that is to say: ALL AND SINGULAR that
certain parcel or tract of land and premises situate in the Mun. of Mission, District of
New Westminster, Province of British Columbia, and more particularly known and described as
Lot
Block "D" of D.L. Four hundred and twelve (412), Group One (1),
Map 5221

of Block numbered

in sub-division of District Lot No.

Group district, according to a registered map or
plan deposited in the Land Registry Office, at the City of New Westminster
-----in the said Province and numbered 5221

TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum
of Nine hundred and eighty six Dollars and ninety cents-----Dollars
(\$ 986.90-----) of lawful money of Canada, payable in manner and on the days and times
hereinafter mentioned, that is to say: the sum of One Dollar-----
Dollars (\$ 1.00) on the execution of this Agreement (the receipt whereof is hereby
acknowledged by the Vendor), and the balance as follows:

The sum of \$246.49 on the first day of September 1938.
The sum of \$246.47 on the first day of September 1939.
The sum of \$246.47 on the first day of September 1940.
The sum of \$246.47 on the first day of September 1941.

986.90

TOGETHER with interest on the monies from time to time owing under this Agreement, at the
rate of seven per cent. (7 %) per annum, payable yearly on the first day
of September in each and every year until the whole of the princ-
ipal sum and interest thereon shall have been paid.

State Full Name
Address and
Occupation

State Full Name
Address and
Occupation

Description
of Property

Terms and
Interest

Interest

ALWAYS PROVIDED, HOWEVER, that the Purchaser may at any time within the above-mentioned period pay any portion thereof over amounts required by this Agreement or the balance of the purchase price and interest thereon to the date of such payments, unless this Agreement is rendered null and void as hereinafter provided.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: The Purchaser DOES COVENANT, to and with the Vendor, that he shall well and truly pay to the Vendor the sums of money above mentioned, together with the interest thereon at the rate as aforesaid, both before and after maturity, on the days and times in manner above mentioned: AND also shall pay and discharge all taxes, rates and assessments whereof the said land may be rated or charged from and after this date, and all instalments of principal and interest of local improvements, taxes and assessments now rated and charged, or hereafter rated and charged, against the said lands, including proportion of this year's taxes and charges from date of this Agreement: PROVIDED that should the Vendor pay the said taxes the same shall be repayable forthwith by the Purchaser, with interest at the rate of

of such payment being made by the Vendor.

AND will insure and keep insured any buildings which may be on the said land to the amount of not less than \$ with loss payable to

and in the event of the purchaser failing so to do the Vendor may effect the insurance herein provided for; and will pay the Vendor all sums of money that may be paid by the Vendor for insurance premiums in respect of such fire insurance, during the currency of this agreement, and the Vendor shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of

per annum from the date of each payment.

AND it is further agreed that in the event of such insurance becoming payable through satisfaction of loss, the Vendor, upon receiving such insurance, shall treat the same as a payment on the property, which shall be credited to the Purchaser on this Agreement and will pay or cause to be paid to the Purchaser that part of such insurance remaining after retaining only sufficient to satisfy the Vendor's claims under this Agreement.

IN CONSIDERATION WHEREOF, and on payment of the said sums of money, with interest thereon as aforesaid, and the surrender of this Agreement, the Vendor does COVENANT with the Purchaser, to convey and assure, or cause to be conveyed and assured, to the Purchaser, by a good and sufficient Deed in fee simple, ALL the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED and DISCHARGED FROM ALL INCUMBRANCES, except rates, taxes and assessments, from and after this date, and instalments of local improvements, taxes and assessments, but subject to the conditions and reservations in the original grant thereof from the Crown.

but subject to the conditions and reservations in the original grant thereof from the Crown, and such Deed shall be prepared by the Vendor at the expense of the Purchaser and shall contain the usual statutory covenants and the Vendor will then assign to the Purchaser any Insurance Policies then not matured on said buildings.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the said lands until default be made in the payment of the said sums of money above mentioned or the interest thereon, or any part thereof, on the days and times and in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the time and in the manner above mentioned, and as often as any default shall happen in making such payment, the Vendor may at his option and in addition to his other remedies hereunder, give to the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any such default shall continue these Payments shall at the expiration of such notice (if the Vendor shall so elect) be null and void and of no effect, and the Vendor shall be at liberty to repossess, re-sell and convey the said lands to any Purchaser thereof, and all the monies paid hereunder shall be absolutely forfeited to the Vendor as liquidated and ascertained damages. The said notice shall be well and sufficiently given if delivered to the Purchaser or mailed under registered cover addressed to the Purchaser at Mission City, British Columbia,

or at such other address as the Purchaser shall from time to time specify in writing to the Vendor. THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale and in the lands herein described to any person whomsoever; and it is agreed that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

THE PURCHASER shall examine the title at his own expense.

THE VENDOR shall not be bound to furnish any abstract of title, or produce any deeds, declarations or other evidences of title, except those in the possession or control of the Vendor, and copies of the title deeds in the possession of the Vendor will only be furnished at the expense of the Purchaser. AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges, conditions and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

Title

Purchaser's Address

Incumbrances

Insurance

Taxes

IN THE EVENT of this Agreement being registered, and in the event of default being made in any payment, or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing at the date of such production.

AND IT IS FURTHER AGREED that the taking of a Judgment or Judgments on any of the covenants herein contained shall not operate as a merger of such covenants or affect the Vendor's right to interest at the rate and at the time aforesaid.

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR IN THE PRESENCE OF

"Masao Hattori"
Mission City, B.C.

THE CORPORATE SEAL OF THE CENTRAL
FRUIT DISTRIBUTORS LIMITED was here-
unto affixed in the presence of

SIGNED, SEALED AND DELIVERED
BY THE PURCHASER IN THE PRESENCE OF

"Masao Hattori"
Mission City, B.C.

"N.A. Fisher" (Seal)
President.

"Geo. H. Moody" (Seal)
Secretary.

"Takaichi Ikebuchi"
"Tatsuo Hayashi"

State Full Name
Address and
Occupation of
Witness

State Full Name
Address and
Occupation of
Witness

For Maker

I HEREBY CERTIFY that on the
at

in the

day of
of

19

THE ATTACHED IS AN AGREEMENT FOR SALE OF LAND BETWEEN CENTRAL FRUIT
DISTRIBUTORS LIMITED AND TAKAICHI IKEBUCHI AND TATSUO HAYASHI DATED
MARCH 1st, 1938. I HEREBY CERTIFY THAT THE ACTUAL PARTICULARS AS
TYPED IN ARE CORRECT. I ALSO CERTIFY THAT THE PRESENT CLAUSES ALTHOUGH
NOT WORDED EXACTLY AS IN THE ORIGINAL, GIVE THE SAME REMEDIES.

W. J. Barnes

FEBRUARY 17, 1943.

A Notary Public in and for the
Province of British Columbia

annexed Instrument, as Secretary of the said Central Fruit Dist. and affixed the seal
of the Company-----to the said Instrument, that he was first duly authorized
to subscribe his name as aforesaid, and to affix the said seal to the said Instrument, and that such Corporation is
legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at Mission City-----British Columbia,
this day of March, in the year of our Lord
one thousand nine hundred and thirty-eight.

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

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

In the Supreme Court of British Columbia

In the matter of Takaichi Ikebuchi, deceased,
and
In the matter of the "Administration Act."

DATED THE 25th

DAY OF

January



1946

UPON reading the petition and affidavits of Jack Milton Streight

, it is ordered,

that Jack Milton Streight

, Official Administrator for the

with the will annexed
shall be Administrator of all and singular

County of Westminister

the estate of Takaichi Ikebuchi
at Lethbridge, Alberta, on the 4th day of March, 1945

, deceased,* who died

and that notice of this Order be published in one
issue of a newspaper circulating in the district in which the deceased resided

J.O. Wilson

J.

Value of Estate \$3269.86
Extracted by
Alex. S. Duncan
Solicitor

CERTIFIED A TRUE COPY

[Signature]
Registrar



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

THIS IS THE LAST WILL AND TESTAMENT of me TAKAICHI IKENBUCHI of the Village of Mission in the Province of British Columbia, made this Eighteenth day of October in the year of our Lord one thousand nine hundred and thirty.

I REVOKE all former Wills and other Testamentary Dispositions by me at any time heretofore made, and declare this only to be and contain my last Will and Testament.

I DIRECT all my just debts, Funeral and Testamentary expenses to be paid and satisfied by my Executrix herein-after named as soon as conveniently may be after my demise.

I GIVE, DEVISE AND BEQUEATH all my Real and Personal Estate whatsoever and wheresoever situate in the manner following, that is to say:

To my wife ITOE IKENBUCHI all my Real and Personal Estate of whatsoever nature and wheresoever situated.

ALL the residue of my Estate, both real and personal, not hereinbefore disposed of, I give devise and bequeath unto as aforesaid.

AND I nominate and appoint the said ITOE IKENBUCHI to be Executrix of this my last Will and Testament.

IN WITNESS whereof I have hereunto set my hand the day and year first above written.

SIGNED published and declared by the said Takaichi Ikenbuchi the Testator as and for his last Will and Testament in the presence of us who both present together at the same time in his presence at his request and in the presence of each other have hereunto subscribed our names as witnesses.

TAKAICHI IKENBUCHI

Name K. Aoki
Address Mission City B.C.
Occupation Fruitgrower

Name J.C. McIntyre
Address Mission City B.C.
Occupation Notary Public

(M.P. Seal)

CERTIFIED A TRUE COPY



Extracts from Lease.

✓
Files #5437 & #5433.

Lessors: Takaichi IKEBUCHI & Tatsuo HAYASHI.

Lessee: John A. McTAGGART

Date: 13th April, 1942.

Term: 1 year from 13th April, 1942,

Consideration: \$421.75 (\$160.90 paid to T. Ikebuchi and
\$260.85 paid to T. Hayashi on 13th April, 1942)

Property:

Land: 9.9 acres part of N.W. $\frac{1}{4}$ of Section 17, Township 17,
Subdivision "D", Block "D" of D.L. 412, Group 1.
Municipality of Mission, District of New Westminster.

House: Included

RECEIVED
MAY 4 1942

MISSION CITY B.C.

April 22nd 1942

To Whom this may Concern:-

This is to Certify that I. TAKAICHI
IKEBUCHI, Farmer, of the Municipality of Mission, do hereby aut-
horise and agree to the following:-

That Messrs HENRY ASHLEY JENNINGS
Farmer, of the Municipality of Mission and DAVID ASHLEY JENNINGS
, his son, also of the Municipality of Mission, to take care of my
property described as follows:- (1) Blocks, 196 and 197, Section
21, Township 17, Map 955 District of New Westminster B.C. and (2)
S.E. $\frac{1}{4}$ of Section 28, Township 17. Subdivision C. 10.2 acres.

This agreement is for the duration of the War, and Messrs Jennings
may rent out whatever portion of this property they think desirable
retaining ten per cent (10%) for their services in renting same,
and in the case of the land Messrs Jennings are authorized to crop
same retaining two-thirds of the net proceeds from same for their
services in so doing. Messrs Jennings are authorized by Mr T. Ike-
buchi to pay the taxes of both properties as they become due, from
the proceeds due to the latter and deduct same from his account.

Witness

W. S. Toullet J.P.
Mission City B.C.

Takaichi Ikebuchi

note
3 properties - this covers only 2 - the other leased to John A. McTear
of Metegui.

TO: Mr. J.A. Macdonald

FROM: Mr. W.J. Johnston

Takaichi IKEBUCHI - Deceased
Mrs. Itoyo IKEBUCHI - Regn. No. 13136
Case No. 467

Claiming for Personal Property (in Storage) \$30.00

The following goods are in Custodian Storage and will be shipped to
Mrs Itoyo IKEBUCHI within the next few days:-

Books $\frac{1}{2}$ carton books containing:

- 1 scrap book
- 2 novels
- 1 Religious book "Alone with God"
- Ben Hur
- 4 Albums
- New Practical Physics
- 1 Composition
- Book on Aviation
- "The Marked Bible"
- Dick Hamilton's Steam Yacht
- 1 Folder School Notes
- "The Night Operator"
- 1 New Testament
- 5 Japanese books

Box books:

- 34 Japanese hard back books
- 10 Japanese pulp books

Box containing

- "Lyons Bookkeeping Complete"
- Books of Knowledge - 4 volumes
- 1 Holy Bible in English
- Treasure Island
- "Great Books for Boys"
- French Grammar
- Pitman Commercial Course
- History of Britain
- The King's Treasures
- Gage Literature Series
- Lady of the Lake
- Final Reckoning
- French Grammar
- Canadian Reader
- English Grammar

Dominion Language Series
Arithmetic
Approach to French
Grammar
Composition
Macbeth
General Science
Dominion Language Series
French short stories
Canadian Reader
French Reader for Beginners
Voice of Canada
"Representative Short Stories"
Geometry
Guide to mushrooms
Christmas card
Dominion Language series
Richard II
French poems
Geography
Spelling
Golden steps
"Chums"
Grammar
Geography
9 Japanese books

The following goods are also being shipped but have not been claimed:

1 pr. women's shoes
2 hankies
1 shoe tree
1 photograph

WJJ:HA
C.c. to Mr. Good


.....

File No. 5437

EXHIBIT No. 467-5

DATE 24 Nov. 1948

ANALYSIS OF REAL PROPERTY CLAIM

FILED BY A. H. Hulme

CLAIMANT: Mrs. Itoye Ikebuchi, sole beneficiary, claiming for
THE ESTATE OF TAKAICHI IKEBUCHI, Deceased.

PROPERTY: (1) Part 10 and two-tenths acres more or less of the S.E. $\frac{1}{4}$ of Section 28, Township 17 as shown outlined in Red on Sketch deposited No. 4387. The letter "C" has been assigned to this parcel as a distinguishing letter, Municipality of Mission, District of New Westminster.

(2) Blocks 196 and 197 of Section 21, Township 17, Map 955, Village of Mission, District of New Westminster.

(3) Block 198 of Lot 412, Group 1, Map 955, Municipality of Mission, District of New Westminster.

CLAIM : (1) Land - \$3900.00
Buildings - \$2050.00

(2) Land - \$2210.00
Buildings - 200.00

(3) Land - \$ 2225.00

Total - \$10585.00

(Total selling price of these three pieces of property was \$2495.00)

TITLE : (1) and (2) in the name of Takaichi IKEBUCHI

(3) in the name of the Central Fruit Distributors Limited. Subject to an unregistered Agreement for Sale dated March 1, 1938 to Takaichi IKEBUCHI and Tatsuo HAYASHI

CLASSIFICATION: (1) Berry and vegetable farm with one storey frame cedar siding house 12x24, 4 rooms, in poor condition and unfinished, with woodshed 10 x 14, rimbarb house 16 x 24, two brooder houses 14 x 20 and 8 x 12, two packing sheds 8 x 12 and 16 x 18, picker's cabin 12 x 16.

(2) Berry farm with 2 $\frac{1}{2}$ storey frame, 9 roomed house 27 x 36, two woodsheds 12 x 14 and 10 x 18, garage 10 x 16, barn 12 x 16, root house 15 x 40 and a two roomed house in poor condition.

(3) Berry farm with 2 packing sheds 14 x 20 and 20 x 20

ADMINISTRATION: (1) and (2) leased by Takaichi IKEBUCHI ON April 22, 1942 to H.A. Jennings and David Ashley Jennings for the duration of the war, the lessees to pay the lessor, as rental, the net proceeds of one-third of the crop. Under the lease the lessees were given the right to rent any portion of the property retaining for their services 10% of the rent.

(3) Takaichi IKEBUCHI and Tatsuo HAYASHI leased this property to John A. McTaggart for the period of one year from April 13, 1942, for \$421.75, of which \$160.90 was paid to Takaichi IKEBUCHI and \$260.85 to Tatsuo HAYASHI. Central Fruit Distributors Limited submitted a statement of the amount owing under the Agreement for Sale as \$250.45 as at March 31, 1944. This was reported to Ikebuchi for confirmation on April 10, 1944, and paid.

SOLD: With the approval of the Advisory Committee to the Director,
Veterans Land Act as at January 1, 1943, for

- (1) \$1424.00
- (2) \$ 604.00
- (3) \$ 467.00

Mr. Hunter:

SOLD: With the approval of the Advisory Committee to the Director,
Veterans Land Act as at January 1, 1943, for

- (1) \$1424.00
- (2) \$ 604.00
- (3) \$ 467.00

Mr. Hunter:

See letter from Ikebuchi's tenant, Jennings, dated May 25, 1942, in which he states that the farm is badly run down (this refers to (1) and (2) on which he was tenant) also statements of returns from crops dated August 13 and November 13, 1942. These might indicate the value of the trees and other plants for which claim is being made. Carlsen's reports (back section of Claim File) also indicate these properties were in run down condition.

Takaichi IKEBUCHI and Tatsuo HAYASHI, according to the Agreement for sale (copy of which is on Claim File) paid \$986.90 for the third piece of property which was sold to the V.L.A. for \$467.00

MEMORANDUM

File No. 5437

MR. HUNTER:

Re: Mrs. Itoye Ikebuchi, sole beneficiary,
claiming for the Estate of Takachi IKEBUCHI, Deceased.

You will notice that there is only \$80.75 difference between the total sales and total claim. \$15.00 of this is for a Horse and Harness now being claimed which was never declared or inventoried. In fact, the "J.P." Declaration definitely states that no livestock was owned by the declarant. \$25.00 is for linoleum which was not declared or inventoried and if it existed at all it was probably left on the floors. One of the three heaters and two of the four beds claimed were abandoned as being of no value (see Anderson's Summary dated December 13, 1944, in chattel section of Claim File). This Summary also states that the contents of the garage (see inventory column) were also abandoned as valueless.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONOURABLE MR. JUSTICE H.I. RIED, COMMISSIONER).

Lothbridge, Alberta,

March 24th, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) ITOYE IKEBUCHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.C. HUNTER, Esq.,

appearing for the
Dominion Government.

A.G. VIRTUE, Esq., K.C.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D. J. HANDFORD, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

Mrs. I. Ikebuchi,
In Chief.
Discussion.

MR. VIRTUE: The next case is that of Mrs. Ikebuchi.

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

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a statement of your land with the improve-
ments and buildings. Was that statement prepared
by you with the assistance of your Interpreter?

A Yes.

10 Q Is that a true statement? A: Yes.

Q I offer that as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1).

Q I also show you a statement of your personal chattels
which must be taken with the proof of claim filed
originally. Did you prepare that in the same way
and is it true?

A: Yes, in conjunction
with my son.

MR. VIRTUE: I offer that as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

20 Q I also show you a brief statement of evidence required.
Was that prepared by you with the assistance of
your Interpreter in the same way?

A Yes.

Q These statements are all true?

A Yes, those are all true.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: I would ask counsel to let me have some
photographs, please, which are in his file.

Q Would you look at these photographs, please?

30 A The top picture is the house on the 10 acre lot and

the bottom picture is a picture of the house on the 8 acre lot.

Q Yes. These are the same lots that you have described in the claims you have just filed?

A Yes.

Q Now looking at the top picture only, was the house when you left it in the same condition or better or worse than is shown in that top photograph?
I don't want her to go into details, I just want her to tell in a general way.

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A As far as the house is concerned, it is in the same condition.

Q That is the top picture? A: Yes.

Q Would you look at the building in the background of the house in the top picture? What is that building?

A That building in the background is the root house.

Q That is one you described as the roothouse?

A Yes.

Q Well, I refer to this one with the little white chimney on the top. Is that the root house?

20

A Yes.

Q Now, taking the lower picture; what are the two buildings in the background of the lower picture, that is those two buildings there (indicating)?

A The one in front is the chicken house, the one behind is the brooder house.

Q On the second property? A: On the second property.

MR. VIRTUE: I would like them to go in as the next exhibit, please.

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Mrs. I Ikabuchi,
In Chief.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

Q I just want to ask you about two items in your claim for chattels.

MR. MUSTER: Possibly my learned friend would care to file the analysis in order that your Lordship might have the same information.

THE COMMISSIONER: That would be helpful.

MR. VIRTUE: On behalf of my learned friend I file that now. I want to go on with this until you get the analysis in front of you. In the meantime the Interpreter might ask this question:

Q Do you remember a scale which you left among your farm implements? A: Yes, I left a scale.

Q Was that a 240 pound platform scale?

A Yes, it was a platform scale.

Q How when did you buy that scale? That, sir, is listed in the farm implements about two-thirds of the way down. One scale, \$10.00.

20 A About 1931.

Q What condition was it in when you were evacuated?

A We had used it right along until we were evacuated.

Q It was still in useable condition?

A Yes, it was in useable condition.

Q You have valued it at \$10.00. Was that a fair value?

A: Yes.

THE COMMISSIONER: You might have her explain the item in relation to the horse and harness in view of the comment that the J.P. declaration states there was no livestock left.

Mrs. I. Ikebuchi
In Chief.

MR. VIRTUE: It is a strange thing about the horse, sir. I haven't found one case yet in which the horse survived.

THE COMMISSIONER: All I call your attention to, Mr. Virtue, is the fact that Exhibit 5 declares that the J.P. declaration states that no livestock was left and I suggest to you you might get some explanation from the witness.

10 MR. VIRTUE: I think as far as the horse is concerned, we can't demonstrate that it was there. I think what happened in many cases was the horses were turned over to the tenant.

THE COMMISSIONER: It might be better if we got the explanation from the claimant.

MR. VIRTUE: Q: You claim among the farm implements a horse and harness complete, \$15.00. Was that left there when you went away?

A Yes, it was left in the barn.

20 Q With whom was it left? A: These were left with the tenant.

Q With the tenant. You remember the form you signed for the Custodian before you went away called the J.P. form? She remembers it, does she?

A Yes.

Q Well, on that form you didn't say anything about the horse and harness? A: The horse died before we were evacuated and just the harness was left in the barn.

Q Was that a single harness? A: Yes.

Q About what was the harness worth?

30 A It was purchased new in 1941. About \$15.00.

Mrs. I. Iksbuchi,
In Chief.

Q The harness? A: Yes.

Q It was purchased new in 1941, I see.

A Yes, just the harness was worth new \$15.00, I think.

THE COMMISSIONER: It is to be observed on the final page of the claim, the claim is made only for \$15.00 for horse and harness complete. That is possibly misunderstanding.

10 MR. VIRTUE: Yes, I think so, my lord. I presume that it might be taken that farming tools might have been thought to cover that. The claim for personal chattels is so small, I don't think I will spend more time on that, sir.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 5).

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value, and that similarly the personal property was sold for its fair market value. I would file the two Soldier Settlement Board appraisals, and the one Veterans Land Act appraisal, my lord. One of these properties was purchased in a subsequent purchase by the 20 Veterans Land Act and they have a different form. I hope we shan't have many of them, it takes some getting used to.

THE COMMISSIONER: You had better mark those as G-A, B, and C., Mr. Secretary.

MR. HUNTER: Possibly we should make sure which are A, B, and C. Perhaps I could put them in some order. The south-east 26 would be "A". That is the order on Exhibit 1, and the north-west section of 21 would be the equivalent of No. 2 on Exhibit 1, 30

Mrs. I. Ikebuchi,
Discussion.

that will be "B"; and this one, Block "D" of Lot 412 will be "C". That would be the equivalent of 3 on Exhibit 1.

(APPRAISALS MARKED EXHIBITS NOS. 6-A, B & C.)

10 MR. HUNTER: For your Lordship's information the first property enumerated in Exhibit 1 sold for \$14,24.00, the second one sold for \$604.00, and the third one sold for \$467.00, a total of \$2495.00. Again I presume judging from the contents of Exhibit 1, my learned friend is putting in his client's claim at what purports to be cost price.

THE COMMISSIONER: That so appears from Exhibit 1.

20 MR. HUNTER: Accordingly the real property is entirely a question of valuation, my lord. Referring to Exhibit 5, the analysis, it will be seen that \$243.95 is claimed, and that total sales are \$163.23, showing a difference of \$80.75, of which \$40.00 is claimed for items for which there is no record of any kind, and three items were abandoned as worthless. It will also be noticed that \$25.00 is for linoleum which was not declared or inventoried. If it existed at all, it was probably left on the floors. One of the three heaters and two of the four beds claimed for were abandoned as being of no value. The contents of the garage also were abandoned as valueless. I don't think there is anything very difficult there, my lord. It is a small claim. There are no questions, my lord.

THE COMMISSIONER: That is all, thank you, Mrs. Ikebuchi.

30 MR. VIRTUE: I just wanted to make one comment, sir,

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Mrs. I. Ikebuchi,
Discussion.

without going into it, this is another of these cases where the land was purchased as raw bushland for a total of \$3100.00, and that the total selling price of the land in the improved condition was \$2495.00.

(Witnesses a side)

(PROCEEDINGS ADJOURNED SINE DIE)

Thereby certify the foregoing to be a true and accurate report of the transcript herein.

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

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B R I E F

(Itaye IKEBUCHI)
(Takaichi IKEBUCHI (Deceased))

Files 5385 - 5437

Case No. 467

Claims:-

1. Part 10 and 2/10 acres, more or less of SE $\frac{1}{4}$ of S 28, Twp 17, as shown outlined in red on Sketch deposited A No. 4387. The letter "C" has been assigned to this parcel as a distinguishing letter, Municipality of Mission, District of New Westminster.
2. Blocks 196 and 197 of S.21, Twp 17, Map 955, B Village of Mission, Dist. of N. West'r.
3. Block "D" of Lot 412, Group 1, Map 5521, Municipality C of Mission, Dist. of New West'r.
4. The goods and chattels of Takaichi IKEBUCHI deceased.

Mr. Hunter submits, P. 6 of Transcript, that the real property was sold for its fair market value.

Claims 1 and 2:-

Straight question of valuation.

Mr. MacPherson's R.P. Summary (in Claim file) gives all the relevant details.

Claim 3:-

The claimant's interest in this property was an unregistered Agreement for Sale dated Mar. 1st, 1938, from the registered holders of the title, Central Fruit Distributors Ltd., to Takaichi IKEBUCHI and Tatsuo HAYASHI. Hayashi had a joint interest in the Agreement for Sale. Hayashi's file is 3433. His claim has not been heard by the Commissioner to date. See form "A", sheet No.3.

Claim 4:-

Chattels

There would appear to be an error in the claim ^{analysis} form as to the total claim. The individual items total \$225.70, which figure agrees with the claim form. Our recap and the amount referred to by Mr. Hunter in transcript P.7 is \$243.95. I believe some articles were duplicated in the recap.

See P.5 for explanation of what happened to the horse. Claimant admits that horse died before evacuation. The \$15. claim is apparently for the harness worn however.

Many items claimed are not listed on J.P. Form. No further complications appear in chattels claim.

Name of Claimant

IKEDUCHI, Takaichi (Deed)
IKEDUCHI, Mrs Itaya

Case

467

Custodian File

5497 and 5705

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		Sale Price	Total Award 125% of all Sale Prices		
						% of Total	Amount		% of Total	Amount	
					233.50 1424.00		141.94 828.67	604.		735.	141.94 828.67 735.00
PERSONAL PROPERTY											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & 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				
178.33	153.30	48.99					48.99				
TOTAL RECOMMENDATION											1774.60