

5440

GENERAL REVIEW

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 KONHO Yukio

HOME ADDRESS: 485 Hide Rd., Mission, B.C.

REGISTRATION NUMBER 13176 SEX: Male AGE: 44

OCCUPATION: Farmer

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Haru

ADDRESS OF WIFE OR HUSBAND: 485 Hide Rd., Mission, B.C.

NAMES OF ANY LIVING CHILDREN: Kazuchiye (M), Akira (M), Hiseko (F),
Sachiko (F), Maezo (M), Tautomu (M), Ann Riroko (F).

ADDRESS OF CHILDREN: 485 Hide Rd., Mission, B.C.

AGE OF CHILDREN: 17, 15, 13, 9, 7, 5, 1.

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

1. LOCATION AND DESCRIPTION: TITLE # 113507 E. #2
10 acres - Hide Rd., Mission - Lot 3 - of the
S.W. quarter of Sec. 28 - Twshp. 17 - map 5659 - in the district of
New Westminster, B.C. TITLE # 94245 E. #1
- 96/8 acres - Hide Rd., - S. 1/2 of the portions
of the S.W. quarter of sec. 28 - in twshp 17 - block -4 and 5 - Map 661.
2. BUILDINGS AND OTHER IMPROVEMENTS: On block 4 and 5 - there is - 1
5 room house, 2 woodsheds, barn, roothouse, garage, chicken house,
picker house, packing houses on first described land.

3. INSURANCE (Give particulars; state where policies are) New England Fire Insurance,
- for \$1,000.00 \$750.00 - on dwelling - paid to 1943.

4. TAXES (Amount and where payable) \$28.82 - \$20.35 paid to Mun. of Mission, B.C.
1939 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Mortgage with A.D. RAE,
Mission B.C. \$474.00 payable on land of Blocks 4 and 5 - Section 28 - Twshp. 17-
of the village of Mission, B.C.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present.

LEASED TO R. C. GORDON - 1607 1/2
MAIN FARM LEASED TO C. GORDON - M. TERRIS - 1607 1/2

In Land Office, New Westminster # 94245 E.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of owner Title # 113507 E.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Mortgage for \$474.00 payable to A.D. McLean.
9. IF FARM LAND STATE CROPS SOWN 1 1/2 acres of strawberries, 1 acre of raspberries, 1/2 acre logan berries, 1 acre hops, 1 acre asparagus, 1 acre tree fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: The following to be left in declarant's house at Hide Rd., - 1 heater, 2 sofas, cook stove and household furnishings etc. 1 plough, 1 cultivator, 1 harrow, spray pump, scale, 40' rubber hose, mattock pick, cross cut saw, wedge hammer, hop baskets, water pump will be left in declarant's barn at Hide Rd., Mission, B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

REPORT

5240

re: KONNO, Yukio #13176
485 Hyde Rd., Mission B.C.

List of chattels missing since change of tenant,

- 1 Bed couch.
- 1 Record cabinet.
- 5 Wind ow blinds.
- 1 Gramophone and 6 records.
- 1 Heater.
- 40' of garden hose.
- 1 Set of car chains.
- 1 Cross cut saw.
- 1 Sledge hammer and wedge.
- 1 H arrow.

H and sprayer mentioned on original inventory is of no value.

I am given to understand that Mr. Gropp, former tenant, (5575) should know the whereabouts of articles mentioned above.

Signed, *R. M. Anderson*

July 16/43.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
1 \$10.00 War Saving Certificate - 1 \$25.00 - 2 \$5.00 War Saving Certificate
in owner's possession. Western Hop Co-operative Ass. 7 shares - \$10.00 per share
2 shares Pacific Fraser Co-ope atove Union - \$1.00 per share.
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS: \$41.00 Manufacturer's Box Co., \$21.00 Union Fish Co., \$200.00 Miyazawa, (H), Fraser Ave., Mission, B.C.
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)

Y. Konno

J. H. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Nov. 26/42

Full Name KOMNO, Yukio
(Surname in Block Letters)

Registration No. 13176 Male - Female ☒ (check) Age Jan. 12, 1898

Former Address Major Road RR #2, Mission City, B.C.

Date Evacuated May 2/42 Naturalized - Canadian-Born - National ☒ (check)

Present Address c/o John Shumik (Jr.)
Bakers, R.R. #1, Alta.

Married - Single ☒ (check) Name of Wife ENDO, Kasei # 13178

Name of Husband -

Name of Mother MONMA, Yume Name of Father Maake (Japan)

Names of Children under 16 Akira (M) 21/2/27 Kizako (F) 18/4/29
Sachiko (F) 28/4/32 Maeko (M) 2/6/31
Tsutomu (M) 21/4/39 Ann Kuroko 9/3/42

Our File No. 5440 Registered with Custodian Yes
(yes or no)

Requested By B. McKim

Additional Information Farmer
Owner of 20 acres & Buildings

Wife's 5637
none

150

NOVO Yuclo

FILE NO.

5449

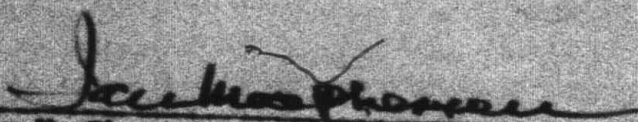
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INSURANCE SUMMARY

File No. 5440

At evacuation the property buildings carried insurance of \$750.00 in the New England Fire Insurance Company, policy 6255031, which was renewed by policy 6255382, \$500.00 on dwelling and \$250.00 on household furniture, 3 years expiring 6th February 1946. The insurance on furniture was cancelled 20th April 1944, and the policy on house transferred to the Director Veterans Land Act. A refund of \$10.80 on insurance was credited to Yukio KONNO.

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


Ian MacPherson April 7, 1948.

TM/CH

LIABILITY SUMMARY

File No. 5440

10th June, 1947.

Re: Yukio KONNO - Reg. No. 13176

When registering with this office on the 21st April, 1942, the above Japanese declared owing the following accounts:-

Union Fish Company	\$21.00
Ruskin Box Company	41.00
Hachiro MIYAZAWA	200.00

Besides these accounts, Dr. E. J. Eacrett filed a claim of \$32.00.

On the 3rd August, 1944, KONNO, authorised payment of these accounts, and the claims were paid in full from his account, with the exception of Hachiro MIYAZAWA's claim, as at that time legal fees in connection with the sale of his property had not been charged, and in order that sufficient funds would be left in KONNO's account to cover the legal fees, only \$150.00 was paid to MIYAZAWA. The balance of \$50.00 was paid on the 10th June, 1947.

The McRae's Feed Supply filed a claim of \$450.00 in 1942, against KONNO. This was a mortgage held by Mrs. McRae on KONNO's property, on which the unpaid balance of principal was \$400.00 and interest at 8%. The Mortgage was paid in full on the 27th June, 1944, - Principal \$400.00 and interest at 8% to 30th June, 1944, \$16.65 - Total \$516.65.

This file reveals no other liabilities.

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



BA

REAL PROPERTY SUMMARY

File No. 5440

JAPANESE NAME: Yukio KONNO - 13176,
Sale to Veterans Land Act,
No. 485 Hide Road, Mission City, B.C.

PARCEL "A"

LEGAL DESCRIPTION: Lots 4 and 5 of SW $\frac{1}{4}$ Section 28 Township 17 Map 661, District of
New Westminster.

TITLE: In name of Yukio KONNO C.T. 94245-E.

ENCUMBRANCE: 417030 - Mortgage dated 6th March 1919 to James Plumridge for \$1000.
838300 - Assignment of above mortgage to Etta May McRae.

VESTING: of interest of Yukio KONNO filed as 24494, 17th August 1942.

ASSESSED VALUE: 1943 - 9.68 acres - Land \$628.00; improvements \$700.00; Total \$1328.00.
Taxes \$27.25, arrears \$29.97, total - \$57.22.

CLASSIFICATION: Of 9.68 acres on 22nd July 1942 there was 1 acre in fruit trees,
 $\frac{1}{2}$ acre in asparagus, $1\frac{1}{2}$ acre in strawberries, 1 acre in raspberries -
(poor) $\frac{1}{2}$ acre in loganberries and 1 acre in hops.
The buildings were a $1\frac{1}{2}$ storey dwelling 20 x 22, 5 rooms, fair con-
dition, a barn 20 x 20, rhubarb house 20 x 22, garage (poor) and
2 small and poor chicken coops. The house was finished in V-joint and
outbuildings reported in "fairly poor shape". House was not occupied
at date of report.

ADMINISTRATION: The property was reported by the inspector 22nd July 1942 to be
rented by the owner to C. Gropp and M. Terris as from 22nd April 1942
for 1 year for \$100.00 paid to KONNO. This consideration included
the purchase price of 6 cords of wood and farm implements but not
the crop of hops. From the hop crop the Custodian was paid \$3.96
as rental by John I. Haas Hop Co. Above \$3.96 represents amount
realized from sale of hops \$38.85 less expenses of \$34.89.
The property was rented to Henry White by the Custodian as from 1st
May 1943 to end of the year at a rental of \$100.00. Payment was
made to the Custodian and allowed as accrued rental to the Veterans
Land Act. The lease excluded the area in hops.

A discharge of mortgage registered as charge 41703 C was executed
by Etta May McRae on 8th May 1944 upon payment of balance owing -
\$400.00 on principal and \$116.65 interest. This discharge was
sent to Mr. Crux and was registered by him on 11th May 1944.

SOLD: To The Director Veterans Land Act for \$755.00 as at 1st January 1943
and payment of consideration less arrears of taxes - \$66.93,
was made to the Custodian by cheque dated 20th June 1944.

OLD TITLE: C.T. 94245-E was on file in Land Registry Office, New Westminster.

PARCEL "B"

LEGAL DESCRIPTION: Lot 3 of the NW $\frac{1}{4}$ Section 26 Township 17 Map 5659, Municipality of Mission, District of New Westminster.

TITLE: In name of Yukio KONNO, C.T. 113507-E.

ENCUMBRANCE: None. No evidence of any shown by file.

VESTING: of interest of Yukio KONNO filed as No. 24493, 17th August 1942.

ASSESSED VALUE: 1942 - 10 acres, Land \$500.00, improvements \$400.00, total \$900.00.
Taxes \$19.24, arrears \$21.16, total - \$40.40.

CLASSIFICATION: Of the 10 acres, 1 acre was reported on 22nd July 1942 to be in clover and the remaining area uncleared. No buildings were reported. This is at variance with the assessment of \$400.00 for improvements.

ADMINISTRATION: Correspondence dated 26th June and 23rd July 1943 indicates that arrangements were made to lease this parcel to David D. Redekopp for 2 years commencing June 1st 1943, at \$20.00 per annum. A draft lease was sent to him on June 26th. Nothing further in this connection appears on file. No revenue from the property.

SOLD: To The Director Veterans Land Act for \$210.00 as at 1st January 1943 and approved 1st June 1943 by the Advisory Committee. Consideration included in cheque to Custodian dated 9th March 1944.

FUNDS: Released and paid to Yukio KONNO - sale price of two Parcels "A" and "B", \$965.00, plus refund on insurance \$10.80 and revenue from sale of hops \$3.96, total \$979.76; less Certificates of Encumbrance - \$2.00, insurance \$13.50, taxes \$112.34, interest on mortgage \$116.65, registration fees \$7.00, legal fees \$30.00, total - \$281.49.
Net amount released 698.27 and account closed 11th June 1947.

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


Ian MacPherson April 7, 1948.

IM/CH

Extract from Lease.

File #5440.

Lessor: Yukio KONNO.

Lessee: Clifford GROPP and Merwin TERRIS ✓

Date: 21st April, 1942.

Term: 1 year from 22nd April, 1942, with option to extend lease.

Consideration: \$100.00, paid. ✓ No taxes.

Property:

Land: Blocks 4 & 5 of S. $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of Section 28 Tp.17,
Municipality of Mission. ✓

House: Included. ✓

Chattels: 6 cords of wood and farm implements. ✓

Replaced by lease to Henry
White. May 1st Dec 31/42
\$100⁰⁰ - 25⁰⁰ cash 75⁰⁰ July 1/43

Leases to SSB July 28/43

OFFER TO LEASE JAPANESE PROPERTY.

File No. 5440

Place Vancouver

Date _____

Custodian of Enemy Property,
Vancouver, B.C.

Re: Yukio Koda Property. Mission

Block 4 & 5 of S 1/2 of SW 1/4 522 p. 17

I hereby offer to lease the above described property
on the following basis:

Term: From May 15 1943 to December 31 1943.

Cash Rental: \$ 100.00 per _____ to be paid as follows: _____

25.00 in advance
July 15

Lease to include all land and buildings, - except: _____

Other special conditions (if any): _____

The following taxes will be payable by me:

Land & School Taxes:	Irrigation Taxes:
Dyking or Drainage Taxes:	Tolls:
Domestic Water Rates:	

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the
above terms be approved.

Full Name: Henry White

Address: 2841 East 15th

Vancouver

Spack Drive

Field Supervisor,
Soldier Settlement of Canada.

This property not declared.
R.

THIS INDENTURE made in duplicate this fourth day of April A.D. 1942

BETWEEN :-

YUKIO KOHNO of Mission City in
the Province of British Columbia -
Farmer
(hereinafter called the Grantor)

Of the First Part

- and -

ROBERT E. MANDALE of the same place -
Farmer
(hereinafter called the Grantee)

Of the Second Part

WITNESSETH THAT, in consideration of the sum of One (\$1.00) Dollar now paid by the Grantee (the receipt whereof is hereby acknowledged) the Grantor doth hereby grant, release and quit claim unto the Grantee his heirs and assigns, all estate right, title, claim and demand whatsoever both at Law and in Equity or otherwise however and whether in possession or expectancy of him the Grantor of, in, to or out of all that certain parcel of land situate, lying and being in the Municipality of Mission in the District of New Westminster and Province of British Columbia, more particularly described as :-

Two (2) acres of District Lot 410, Group one (1) Section twenty-one (21) Township seventeen (17) Municipality of Mission.
TOGETHER WITH the appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the aforesaid lands and premises with all and singular the appurtenances thereto belonging or appertaining unto and to the use of the said Grantee his heirs and assigns forever, subject nevertheless to the reservations, limitations, provisions and conditions expressed in the original grant thereof from the Crown.

IN WITNESS WHEREOF, the parties to these presents have hereunto set

their hands and seals the day and year first above written.

Signed, Sealed and Delivered in
the presence of

M. M. Fletcher

Y. Konno

I, Mildred M. Fletcher of Mission City in the Province
of British Columbia, make oath and say :-

1. That I was personally present and did see YUKIO KONNO
they party thereto, duly sign and execute the within instrument, for
the purposes therein named.

2. That the said instrument was executed at Mission City
aforesaid.

3. That I know the said party and that he is, in my belief
of the full age of twenty-one years.

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

Sworn before me at Mission City in
the Province of British Columbia
this fourth day of April A.D. 1942

M. M. Fletcher
A Commissioner for taking affidavits
within British Columbia.

M. M. Fletcher
Y. Konno

This property not declared
R

AGREEMENT FOR SALE OF GROWING CROP

THIS AGREEMENT made in duplicate this fourth day of April A.D. 1942

BETWEEN :- YUKIO KONNO of Mission City in the
Province of British Columbia - Farmer
(hereinafter called the Vendor)

Of the First Part

- and -

ROBERT E. MANDALE of the same place -
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT:-

1. The Vendor agrees to sell and hereby sells and the Purchaser agrees to buy and hereby buys, all that certain crop of strawberries and rhubarb now growing on the cultivated portion of the following lands, namely :-

Two (2) acres in District Lot 410, Group One (1) Section
twenty one (21) Township 17 (17) in the Municipality of
Mission, District of New Westminster, Province of British Columbia.

the said crop consisting of the following approximate acreage :-

One (1) acre of strawberries

One (1) acre of rhubarb

2. The purchase price shall be the sum of One hundred and sixty (\$160.00) Dollars of lawful money of Canada payable on the execution of this agreement (the receipt whereof is hereby acknowledged)

3. It is understood and agreed by and between the parties hereto that the Purchaser shall have the right to the free use and occupation of any buildings on the aforesaid lands during the cultivation, harvesting and marketing of the said crops.

4. The Purchaser further covenants with the Vendor to market all of the 1942 crop aforesaid through the Pacific Co-operative Union.

5. The Purchaser further covenants with the Vendor to cultivate the said crops properly and to harvest and market same at his own expense

and for that purpose shall have full license and authority to enter upon the said lands with workmen and implements until all of the said crops have been marketed during the season of the year A.D. 1942.

IN WITNESS WHEREOF the parties hereto have herunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by
YUKIO KONNO and ROBERT E. MANDALE
in the presence of

M. M. Fletcher

Y. Konno

R. E. Mandale

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of the Village of Mission City in the Province of British Columbia, make oath and say :-

1. That I was personally present and did see YUKIO KONNO and ROBERT E. MANDALE named in the within instrument, duly sign and execute the same for the purpose therein named.

2. That the said instrument was executed at Mission City aforesaid

3. That I know the said parties and they are each, in my belief, of the full age of twenty-one years.

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

Sworn before me at Mission City in
the Province of British Columbia
this fourth day of April A.D. 1942

M. M. Fletcher

[Signature]
Notary Public
within British Columbia

This Indenture

Made (in duplicate) this Sixth day of March in the year of our

Lord one thousand nine hundred and forty nineteen

In Pursuance of the "Short Form of Mortgages Act"

Between

"Joe"

NAOKI KONNO, of Mission City in the Province of
British Columbia, farmer.

Insert full Name,
Street Address and
Occupation of each
party.

(hereinafter called the Mortgagor)
of the **FIRST PART**

AND

JAMES PLUMRIDGE, of Mission City in the above mentioned
Province, Merchant.

(hereinafter called the Mortgagee)
of the **SECOND PART**

WITNESSETH that in consideration of the sum of One Thousand (\$1000.00)

Dollars of lawful money of Canada now paid by the said
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor
DOWNS GRANT and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in
the District of New Westminster and
Province of British Columbia, more particularly known and described as Four (4) and Five

(5) of the South Half of the South West Quarter of Section (28)
Township Seventeen (17), Map No. 661.

"Joe"

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

PROVIDED this mortgage to be void on payment of One Thousand (1000)

Dollars of lawful money of Canada, with interest at

eight per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 1000.00 is to be paid on or before the sixth day of March 1922

As follows:

Three Hundred and Fifty (350) Dollars on March 6th, 1920
Three Hundred and Fifty (350) Dollars on March 6th, 1921
Three Hundred (300) Dollars on March 6th, 1922

Together with interest on the unpaid portion at the rate of Eight (8) per cent per annum on the 6th day of March in each and every year. ~~Interest for the same at the rate of eight per cent per annum, payable by equal instalments of \$~~
on the day of

in each and every year

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the 6th day of March 1920

AND TAXES and performance of Statute Labor.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of the security be levied on the said lands and premises.

~~**THAT** the Mortgagor has a good title in fee simple to the said lands~~
~~**AND THAT** he has the right to convey the said lands to the said Mortgagee.~~

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanics Lien Act" or any amendment thereof.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.

THAT the said Mortgagor has a good title in fee simple to the said lands
AND THAT he has the right to convey the said lands to the said Mortgagee

PROVIDED that the said Mortgagee on default of payment for One month may on

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable. **PROVIDED ALSO**, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the Town of Mission City

and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability. **AND** it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and shall be payable forthwith.

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

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

SIGNED, SEALED and DELIVERED

In the presence of

Signature of Witness J.A. Catherwood
Street Address
City or Town Mission City
Occupation of Witness Notary Public

"Naoki Konno"

(Seal)

THE ATTACHED IS A TRUE COPY OF THE MORTGAGE BETWEEN NAOKI KONNO AND JAMES PLUMRIDGE DATED MARCH 6th, 1919.

Acknowledgment of Officer of a Corporation
I, _____, of the _____
do hereby certify that, on the _____ day of _____, 19____, before me and acknowledged to me that he is the _____
of the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia, this _____ day of _____, 19____, at _____
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____
A Notary Public in and for the Province of British Columbia.
NOTE:—When the person making the acknowledgment is personally known to the officer taking the same, either on the words in brackets.

SHORT FORM
I, _____, of _____, do hereby certify that _____
has been proved by the evidence on _____ day of _____, 19____, at _____
and that he is the person _____
of the said _____
and affixed the seal of the _____
in the Province of British Columbia, _____
in the year of our Lord one thousand nine hundred and forty _____
A Notary Public in and for the Province of British Columbia.
NOTE:—When the person making the acknowledgment is personally known to the officer taking the same, either on the words in brackets.

James Plummeridge
NAOKI KOMNO
TO: _____
Said March 6th 1941

ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)
I, _____, of _____, do hereby certify that, on the _____ day of _____, 19____, before me and acknowledged to me that he is the _____
of the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia, this _____ day of _____, 19____, at _____
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____
A Notary Public in and for the Province of British Columbia.
NOTE:—When the person making the acknowledgment is personally known to the officer taking the same, either on the words in brackets.

ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)
I, _____, of _____, do hereby certify that, on the _____ day of _____, 19____, before me and acknowledged to me that he is the _____
of the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia, this _____ day of _____, 19____, at _____
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____
A Notary Public in and for the Province of British Columbia.
NOTE:—When the person making the acknowledgment is personally known to the officer taking the same, either on the words in brackets.

AFFIDAVIT OF WITNESS
I, _____, of _____, do hereby certify that, on the _____ day of _____, 19____, before me and acknowledged to me that he is the _____
of the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia, this _____ day of _____, 19____, at _____
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____
A Notary Public in and for the Province of British Columbia.
NOTE:—When the person making the acknowledgment is personally known to the officer taking the same, either on the words in brackets.

AFFIDAVIT OF WITNESS
I, _____, of _____, do hereby certify that, on the _____ day of _____, 19____, before me and acknowledged to me that he is the _____
of the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia, this _____ day of _____, 19____, at _____
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____
A Notary Public in and for the Province of British Columbia.
NOTE:—When the person making the acknowledgment is personally known to the officer taking the same, either on the words in brackets.

THIS INDENTURE

made (in duplicate) the Third day of June in the year of our Lord one thousand nine hundred and Nineteen-----

BETWEEN

JAMES PLUMRIDGE, of Mission City in the Province of
British Columbia, Merchant.

hereinafter called the "ASSIGNOR" of the first part, and

EDWARD J. ABBOTT, of the above-named town and Province
Plumber and Tinsmith.

hereinafter called the said "ASSIGNEE" of the second part

WHEREAS by a Mortgage dated on the Sixth day of

March ----- one thousand nine hundred and Nineteen-----

Naoki Konno, of Mission City in the Province of British Columbia
Farmer,

did grant and Mortgage the land and premises therein and hereinafter
described to

JAMES PLUMRIDGE, of aforesaid Town and Province, Merchant,-----his

heirs and assigns, for securing the payment of One Thousand Dollars
(\$1000.00)

and there is now owing upon the said Mortgage the sum of One Thousand
dollars (\$1000.00)-----

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Nine Hundred and Seventy Five (\$975.00)-----Dollars of lawful money of Canada now paid by the said Assignee to the said Assignor (the receipt whereof is hereby acknowledged) THE said Assignor DOES HEREBY ASSIGN and set over under the said Assignee,-----his executors, administrators, and assigns, ALL that the said before in part recited Mortgage, and also the said sum of-----One Thousand dollars (\$1000.00)-----now owing as aforesaid, together with all moneys that may hereafter become due or owing in respect of the said Mortgage. And the full benefit of all powers and all covenants and provisions contained in said Mortgage. And also full power and authority to use the name or names of the said Assignor,-----his heirs, executors, administrators, or assigns, for enforcing the performance of the covenants and other matters and things contained in the said Mortgage. AND the said Assignor DOES HEREBY GRANT and convey unto the said Assignee, his heirs and assigns, ALL AND SINGULAR that certain parcel or tract of land lying and being in the District of New Westminster, and more particularly known and described as...Blocks Four (4) and Five (5) of the South Half of the South West Quarter Section Twenty eight (28) Township Seventeen, Map No. Six Hundred and sixty one (661)

TO HAVE AND TO HOLD the said Mortgage and all monies arising in respect of the same and to accrue thereon. And also the said lands and premises thereby granted and Mortgaged TO THE USE of the Assignee-----his-----heirs, executors, administrators, and assigns, absolutely forever; but subject to the terms contained in such Mortgage.

AND the said Assignor for-----his heirs, executors, administrators, and assigns DO HEREBY COVENANT with the said Assignee-----his heirs, executors, administrators, and assigns, that the said Mortgage hereby assigns is a good and valid security, and that the sum of One Thousand and dollars (\$1000.00)-----is now owing and unpaid, /that he has not done, or permitted any act, matter, or thing whereby the said Mortgage has been released or discharged, either partly or in entirety; and that -----he will, upon request; do, perform and execute, every act necessary, to enforce the full performance of the covenants and other matters contained therein,

THE ATTACHED IS A TRUE COPY OF THE ASSIGNMENT OF MORTGAGE BETWEEN JAMES PLUMRIDGE AND EDWARD J. ABBOTT DATED JUNE 3, 1919.

Editha M. A.

A Notary Public in and for the Province of British Columbia

DECEMBER 31, 1942.

in the presence of
(Signed) J.C. McIntyre
Notary Public
Mission City, B.C. (Seal)

(Signed) James Plumridge (Seal)

RECEIVED on the day of the date of this Indenture from the said Assignee, the sum of ---Nine Hundred and Seventy five (\$975.00)-----Dollars,

WITNESS: (SIGNED) Mrs. E. Sheldon

(Signed) James Plumridge

Sept. 10, 1928
paid int. 1 year \$40 to Mar. 1928
1929
pd. int. \$40 to Mar. 1929
1930
pd. int. \$40 to March 1930
1931
Aug. 26
pd. int. \$40. to March 1931.

Dated June 3, 1919

James Plumridge

TO

Edward J. Abbott

ASSIGNMENT OF
MORTGAGE

Blocks 4 & 5
of South half
S.W. 1/4 Sec. 28,
Township 17,

42163-C

FOR WITNESS

I HEREBY CERTIFY that James C. McIntyre-----
on the third day of June 1919 at Mission City, B.C. "F.H. J.O."
personally known to me, appeared before me and acknowledged to me that he
is the person whose name is subscribed to the annexed instrument as witness
and that he is of the full age of sixteen years, and having been duly sworn
by me did prove to me that James Plumridge-----whos if of the
full age of twenty-one years, did execute the same in his presence vol-
untarily.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of
"Y.H. J.O."
Office, at Mission City, British Columbia, this third-----
day of June-----in the year of our Lord one thousand nine
hundred and Nineteen-----

(Signed) Fred Hunter. J.P. (Seal)

Discharge of Mortgage

Know all Men by these Presents

That **ETTA MAY McRAE**
of **MISSION** in the Province of **BRITISH COLUMBIA**

DO HEREBY CERTIFY
That **YUKIO KONNO #13176**

~~as~~
in the Province of **British Columbia**,
has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

YUKIO KONNO #13176 as Mortgagee
as Mortgagor, to **James Plunkridge**,
for the sum of **One Thousand Dollars (\$1000.00)** -----Dollars,
which said Mortgage ~~was made by~~
and was registered in the Land Registry Office in the City of **New Westminster** in the Province
of **British Columbia**, on the **6th** day of **March**, A.D.,
19 19, under number **417036**, and which mortgage was assigned on the **21st**
day of **June**, A. D., **1941**, to **Etta May McRae**.

The following is the description of the lands and premises released and discharged hereunder:-
All and singular that certain parcel or tract of land and premises situate, lying and being
in the Municipality of **Mission**, District of **New Westminster**,
Province of **British Columbia**, and more particularly known
and described as **Lots 4 and 5 South West quarter Section 28**
Township 17 Map 661.

I DO FURTHER CERTIFY that the said mortgage has not been assigned; that I am entitled
to receive the money; and that said mortgage is therefore discharged.

As witness my hand and seal at
this **8th**

Mission
day of **May**

A. D. 19 **44**

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

Charles
922 Burraby St. Mission
Field Representative

Etta May McRae

K. Lamer
SOLDIER SETTLEMENT and VETERANS' LAND ACT

5440
13176
File No. BC/247P
(JL-27)

Vancouver, B.C.

A.C. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

KONNO, Yukio.

Dear Sir:-

Re: Lot 3 of the NW 1/4 of the SW 1/4
of Sec. 28, Tp. 17, Map 5659.
MUNICIPALITY OF MISSION

I beg to acknowledge receipt of Duplicate Certificate of Title No. 169479-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 16,172.35, in favour of The Secretary of State, forwarded to you and dated March 9th, 1944 is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price

- \$ 210.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ 45.41 ✓

Amount paid to Secretary of State - \$

164.59 ✓

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

APR 28 1944
Date

Solicitor for
The Secretary of State

5440
19176

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File No. **BC/2472**

Vancouver, B.C.

A. G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

KONNO, Yukio

Dear Sir:-

Re: **Lots 4 & 5 of the SW $\frac{1}{4}$
of Sec. 28, Tp. 17, Map 661,
MUNICIPALITY OF MISSION.**

I beg to acknowledge receipt of Duplicate Certificate of Title No. **173200-E** of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque for \$ **688.07**, in favour of The Secretary of State, dated **June 20th, 1944**, being the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$	755.00	✓
Less arrears of taxes to January 1st, 1943,	- \$	66.93	✓
Amount paid to Secretary of State:	- \$	688.07	

Registry
4⁰⁰

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

T. Toddick
T. Toddick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in full of the land above described.

JUN 21 1944

Date

Solicitor for The Secretary
of State.

This Indenture

Made the **Twenty-first** day of **April** in the year of Our Lord one thousand nine hundred and forty-~~two~~

In Pursuance of the "Short Form of Leases Act"

Between

(Junio)

HACKI KONDO of Mission City in the Province of
British Columbia, Farmer,

hereinafter called the Lessor of the First Part.

And

CLIFFORD GROFF of Mission City, and

MERVIN TERRIS of Matsqui in the above named Province,
Farmers,

hereinafter called the Lessee of the Second Part:

Witnesseth, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained the said Lessor doth demise and lease unto the said Lessee executors, administrators and assigns ~~All and singular~~ **that certain parcel or**

tract of land and premises situate, lying and being in the District of New Westminster and Province of British Columbia and more particularly known and described as Blocks Four (4) and Five (5) of the South half of the South West quarter of Section twenty-eight (28) Township Seventeen (17), Municipality of Mission.

Together with all erections and buildings thereupon erected, standing and being or hereafter during the said time to be erected, standing and being and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

To Have and to Hold the same unto the said Lessee, ~~their~~ **their** executors, administrators and assigns for the term of **One** years to be computed from the **22nd** day of **April** in the year of Our Lord 19 **42** yielding and paying therefor yearly and ~~every year during the said term~~ **the clear yearly rent or sum of \$ 100.00** unto the said Lessor **on the execution of this** of lawful money of Canada, payable as follows:

Lease.

during the said time without any deduction, defalcation or abatement throughout on any account ~~whatsoever: the first of such payments to become due and to be made on the~~

sent with letter from Actual Land - Mission
24/4/42

The said Lessee covenant with the said Lessor to pay rent; AND to pay taxes; AND to repair; AND that the said Lessor may enter into and view state of repair; AND the said Lessee will not carry on any business that shall be deemed a nuisance on the said premises; AND that he will leave the premises in good repair; AND will not cut down timber without leave

The Lessee agree to keep the place in good state of cultivation and to take care of the implements. THE LESSORS ARE TO HAVE THE RIGHT OF REMOVING THIS LEASE IT BOTH PARTIES ARE AGREEABLE.

IT IS HEREBY AGREED BY THE PARTIES HERETO THAT THE LESSEE IS TO HAVE ABOUT SIX (6) cords of wood which is cut and piled on the property.

IT IS ALSO AGREED THAT THE HOP CROP ON THE ABOVE MENTIONED PROPERTY IS NOT INCLUDED IN THIS LEASE.

AND ALSO THAT IF THE TERMS HEREBY GRANTED SHALL BE AT ANY TIME SEIZED OR TAKEN IN EXECUTION OR IN ATTACHMENT BY ANY CREDITOR OF THE SAID LESSEE OR ASSIGNS, OR IF THE SAID LESSEE OR ASSIGNS SHALL MAKE ANY ASSIGNMENT FOR THE BENEFIT OF CREDITORS, OR BECOMING BANKRUPT OR INSOLVENT SHALL TAKE THE BENEFIT OF ANY ACT THAT MAY BE IN FORCE FOR BANKRUPT OR INSOLVENT DEBTORS THEN CURRENT RENT SHALL IMMEDIATELY BECOME DUE AND PAYABLE AND THE SAID TERM SHALL IMMEDIATELY BECOME FORFEITED AND VOID.

AND IT IS HEREBY DECLARED AND AGREED THAT IN CASE THE PREMISES HEREBY DEMISED OR ANY PART THEREOF SHALL AT ANY TIME DURING THE TERM HEREBY GRANTED BE BURNED OR DAMAGED BY FIRE SO AS TO RENDER THE SAME UNFIT FOR THE PURPOSE OF THE SAID LESSEE THEN THE RENT HEREBY RESERVED OR PROPORTIONATE PART THEREOF ACCORDING TO THE NATURE AND EXTENT OF THE INJURIES SUSTAINED, AND ALL REMEDIES FOR RECOVERING THE SAME SHALL BE SUSPENDED AND ABATED UNTIL THE SAID PREMISES SHALL HAVE BEEN REPAIRED OR MADE FIT FOR THE PURPOSE OF THE SAID LESSEE

IT IS ALSO HEREBY AGREED AND DECLARED BY THE PARTIES HERETO THAT THE HOP CROP IS TO BE HANDLED THROUGH THE CENTRAL FRUIT DISTRIBUTORS LIMITED AGENCY.

provided always that if the Lessee shall affix or erect on the premises any fixture or building, then such fixture or building so erected shall belong to and be removable by the Lessee at any time during the term hereby granted or within twenty-one days after the termination thereof;

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

In Witness Whereof, the said parties have hereunto set their hands and seals the day and the year first above written.

E. B. Catherwood
Minneapolis, Minn.
Notary Public.

Y. Konno
Y. Konno -
Chiff. Groff
Merrin Lewis.

Attidabit of witnesses

To Wit:

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

- the part _____ thereof, for the purposes named therein.
1. The said instrument was executed at _____
 2. I know the said part _____, and that _____ of the full age of twenty-one years.
 3. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____ 19____

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

Victoria Printing & Publishing Co., Victoria, B.C.

Blocks 4 and 5 of lot
S. W. 4 of Sec. 28
Township 17
Municipality of Mission.

Statutory Lease
SHORT FORM

CLIFFORD GROW
AND
MERVIN THERIAULT

-- TO --

MARKI KOBDO

Dated _____ APRIL 23RD 1942

for Signer of a Deed

I HEREBY CERTIFY that, on the _____ day of _____ 1942

at _____ in the Province of _____

CLIFFORD GROW AND MERVIN THERIAULT

proved by the evidence on oath of _____

who is personally known to me, appeared before me and acknowledged to me that _____ the person _____ mentioned in the annexed instrument as the maker thereof, and whose name _____ subscribed thereto as party _____, that _____ knows the contents thereof, and that _____ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at _____ this _____ day of _____ 1942

and forty _____

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

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

Marki Kobdo

Farm Appraisal Report

File No. JL-27

Land Description Lots 4 & 5 of S $\frac{1}{2}$ of SW $\frac{1}{2}$ Sec. 28, Tp. 17, Map 661, N.W.D.

Containing 9.68 Acres

Owner's Name KONNO, Yukio

Post Office Address Mission

Nearest Rail Point Mission

Distance 1 mile

Market Town Mission

Distance 1 "

Church (give denomination) All denominations

Distance Mission

Nearest School Mission

Distance 1 mile

State how property was identified: Tenant identified it, map, road.

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

On Hyde Rd. Good gravel road, continuation of Grand Ave., Mission Village.

Is this district a good one? It is when berry prices are good. Otherwise not.

Employment opportunity Seasonal berry picking and some cannery work. Steady mill and bush work about 8 miles away for a few.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Practically nil.

Value \$

Water supply: Well. Probably pretty short in August.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 $\frac{1}{2}$ st.	12x20x14	Frame	Eave 11'	Shg.	Med.	Wood	Fair	250.00
Lean-to	12x20x9	"	7'	"	"	"	"	
Stable	16x20x11	"	8'	"	"	"	Fair	75.00
Lean-to	10x16x8	"	7'	"	"	"	"	
Rhubarb shed	18x20x8	"	7'	"	"	"	Poor	40.00
Pack. "	10x12x8	Split Cedar	7'	"	New	"	Good	10.00
Wood Shed	12x20x8	"	7'	"	Med.	"	Fair only	15.00
GRANARY	14x20x8	"	7'	"	"	"	"	15.00
There is also a worthless bath house on place and 2 other sheds - both worthless.								

Total present day value \$ 405.00

\$ 250.00

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? House has upstairs room sealed with T. & G. lumber, balance of house studs showing. Rhubarb cellar underneath. Place should be taken down and rebuilt for a white occupant.

Describe the basement and chimneys: Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 1 How finished Down not finished; up T. & G. lumber.

Are buildings painted? No. Condition of paint

Distance from nearest bush No heavy bush near.

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

Cultivated Land

BC/247-P

2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.68	Rolling	6-12" light loam	Lt. clay- sandy clay	Mixed small fruit, hops, clean-Fair.	50.00	434.00
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
1.00	Rolling	6" l. l.	Sandy clay	Bush (light)	125.00	25.00
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 \$ 459.00

Total added by buildings to value of farm \$ 250.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 60.00

Total value of farm \$ 769.50

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

Continuously occupied. Probably fair fertility as comparatively new place,
but heavily commercially fertilized. Tillage is good.

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

Poultry and small fruit.

Noxious weeds:

Some couch grass.

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

Mission Municipality - \$19.24.

Date: May 13, 1942.
Place: Chilliwack, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 5th day of May 19 42.

Inspector's Signature

"R. L. RAMSAY"

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

Remarks: This place is well located very shortly outside Mission Village limits on a continuation of the main north and south street. It might possibly have an extra \$5 an acre to my land prices on this account, though as all roads are good this point is debateable within a limit. The Hyde Rd. on which it is situated is a very decent gravelled road. It is served with electric light. It is near end of this blind road. Soil impresses me as not the best but fair. Has a decent well but like other wells it is probably pretty short in August. No one loc. y knows. Buildings are Real Japanese standard. Are most cheaply constructed and house is a low standard. Most of them are in ~~excess~~ serviceable shape. It is situated next the T. Sato property 27/11 but has the advantage of being on the road and served with electric light. ~~Excess~~ It is rented to a Mennonite Group who informs me he has it (except) hope for \$100 for the season. This indicated agents opinion of crops as normal rent is \$100 per ac. of bearing crops. with an understanding for \$50 next year if rerented. I have not taken crop values into consideration as these can so soon become a nil factor under poor care. The property would have reasonably early fruit and catch the early market.

(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.)

11 new fruit trees, mixed.
25 old
24 prunes about 5 years old.
38

Present Value

3

\$ 60.00

10

Total \$

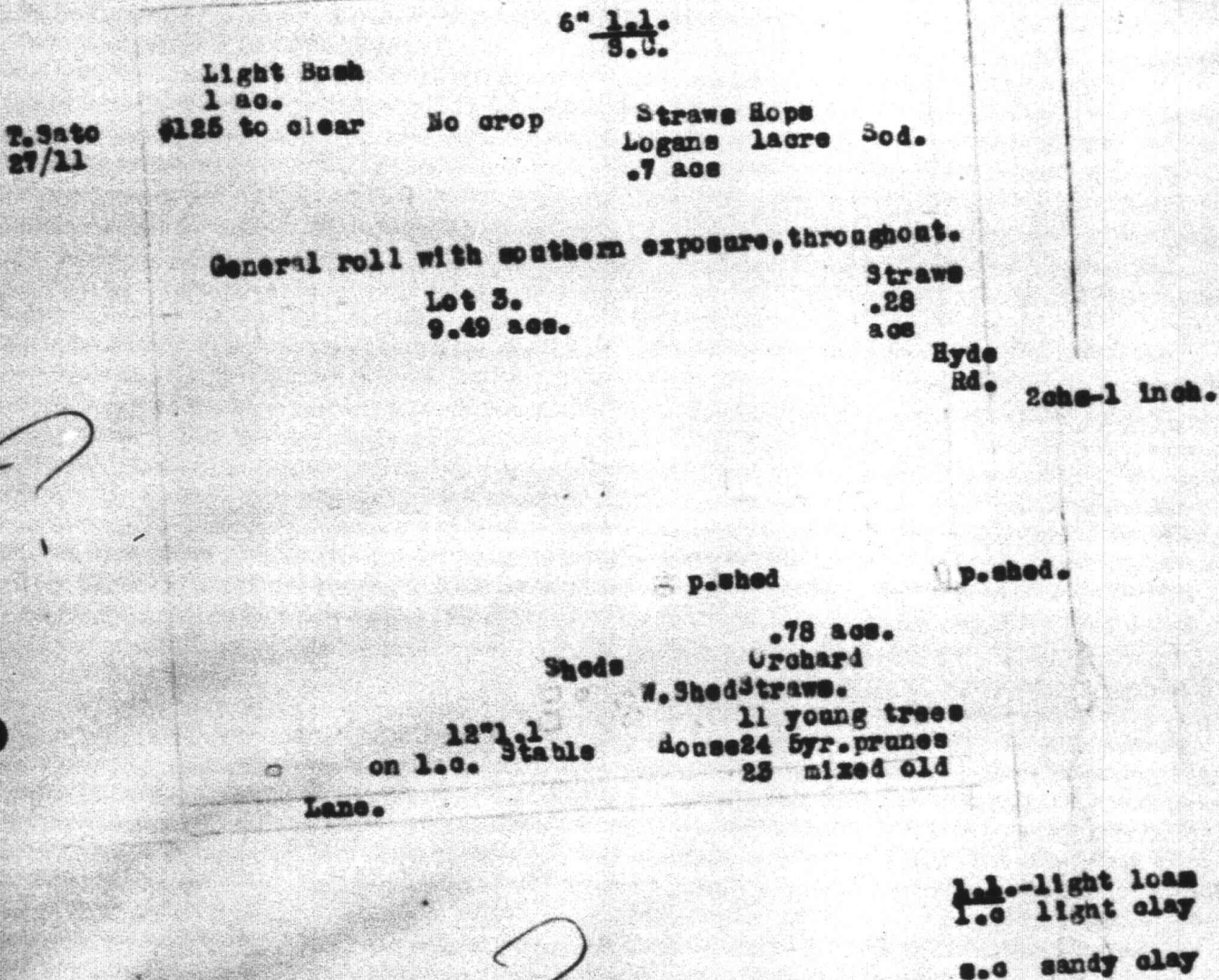
Amount fruit trees add to value of farm \$ 60.00

Takio Kenno 26/18 House #485.
 Tenant Cropp says pays \$100.

Diagram of Property

*Apparently this is
 Lot 485*

Lot 3 of NW 1/4 of SW 1/4 Sec 28, Tp. 17, Map 5659.



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

value is \$ 750.00

Date 15th May 1942.

"I. T. BARNET"
 District Superintendent.

HC/247-2
Copy - Head Office
Farm Appraisal Report

U.S. Form No. 43
(Sheet 1)

File No. JL 27

Land Description Lot 3 of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec. 28, Tp. 17, N.W.D.
Containing 9.49 Acres

Owner's Name KOHNO, Yukio Post Office Address Mission, B.C.

Nearest Rail Point Mission Distance 1 $\frac{1}{2}$

Market Town " Distance 1 $\frac{1}{2}$

Church (give denomination) All denominations - Mission Distance 1 $\frac{1}{2}$

Nearest School Mission Distance 1 $\frac{1}{2}$

State how property was identified: Road, sketch, map.

Roads: State whether property has access to main road, the kind of road and its condition.
On poor side road in about 200 yards from good gravelled road.

Is this district a good one? When berry prices are good; otherwise not.

Employment opportunity Seasonal berry picking; some cannery work, & mill & logging work about 8 miles away for a few.

Predominating Nationality and religion British, Protestant. A lot of Jap holdings right here.

Describe fencing and its condition: No fencing. Value \$

Water supply: None. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	NONE	X						
	X							
Old shed	12 x 24x6	Spl. cedar	4'eave shks	old		wood	bad	nil
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ nil

Total Value Buildings add to farm \$ -

Is dwelling habitable without repairs? No dwelling. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/247-3 6
~~Reclamation~~

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.25	5-16" lt.edy.lm. on gravelly			Grass	\$40.00	\$49.20
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
8.26	Undulating	As above		Bush (light alder, fir stumps)	\$125 up	\$20.00
						\$165.20
Area Unavailable 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 \$214.40

Total added by buildings to value of farm \$ -

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

Total value of farm \$214.40

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:
 Unoccupied and not tilled for some time. Evidently little has ever been done with it.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
 Not suitable for agriculture till cleared, when berries and small fruit are indicated.

Noxious weeds:

Odd Canada thistle.

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

Mission Municipality - \$19.24 Taxes

Date: July 7, 1942
 Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 6th day of July, 1942.

Inspector's Signature

"R.L. RAMSAY"

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

JL-27 - Y. KONNO

Farm Appraisal Report

Remarks:

This place is not far from town, but on an unused cross road not opened up past the place and very little gravel on for the 200 yards from the Hide Road, which is its next road.

Soil is on the light side though it seems to improve in the bush. There are no buildings beyond an old tumble-down shed.

There is a small patch of rasps of $\frac{1}{2}$ acre, which should be pulled out as they are overgrown with grass and dying.

Light is available if he will run it up this side road the 200 yards or so.

(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

No fruit trees.

\$

\$

\$

\$

\$

\$

\$

\$

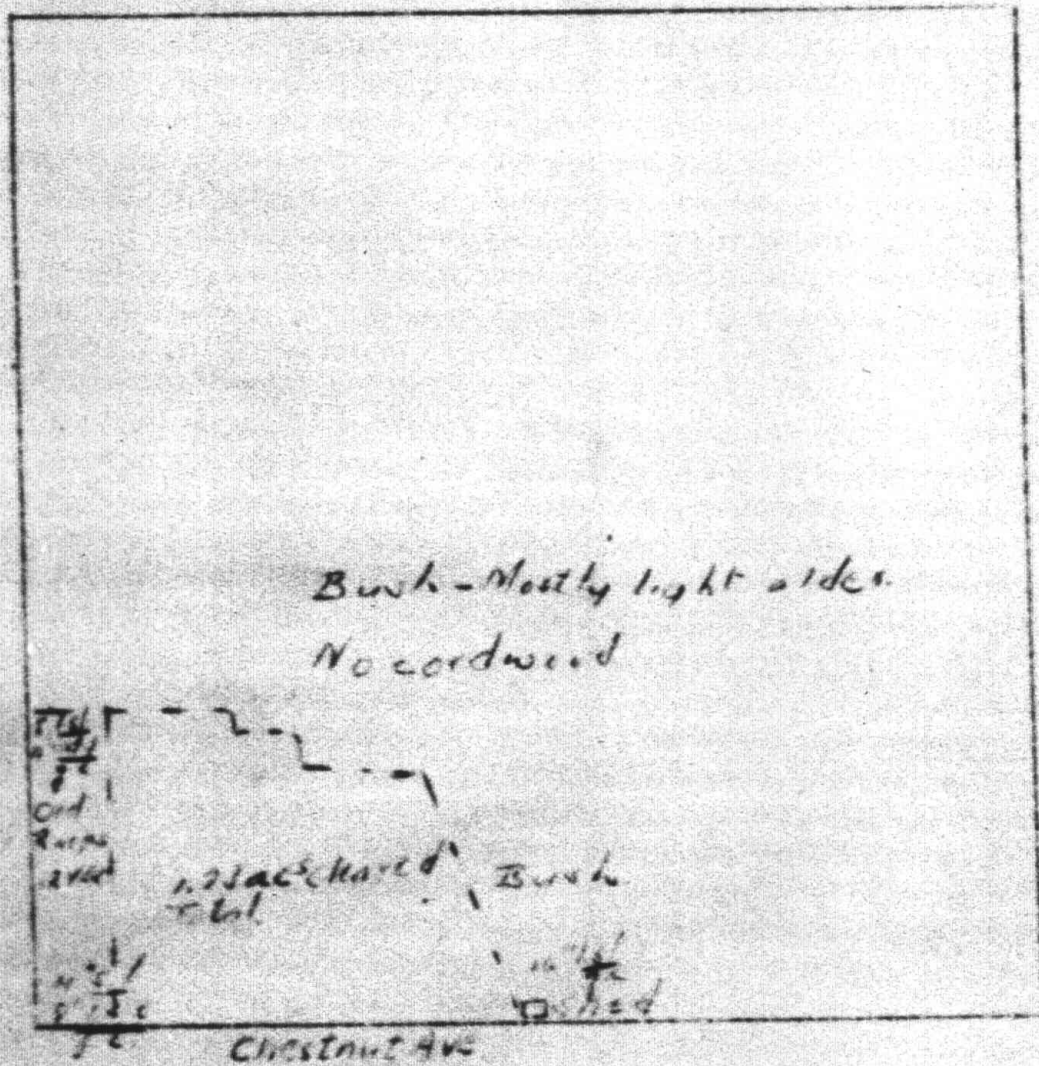
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Lot 5 of N.W. $\frac{1}{4}$, S.W. $\frac{1}{4}$, Sec 28, Tp. 17, Map 5659, N.W.D.



Sato

Y Konno

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

value is \$ 200.00

Date **14th July 1942.**

"I.T. BARNET"

District Superintendent.

PERSONAL PROPERTY SUMMARY

File No. 5440

10th June, 1947.

Re: Yukio KONNO - Reg. No. 13176

CHATELS: The above Japanese registered with this office on the 21st April, 1942, and at that time declared leaving household furnishings and farm implements on his property at Mission.

The property was inventoried on the 15th May, 1942, and a copy was sent to KONNO for signature on the 24th July, 1942, and in the meantime on the 22nd July, the property was more thoroughly inventoried. KONNO returned the copy of the first inventory signed as correct, but stated he had left a quantity of hop baskets and 2 sofas. These latter were on the 2nd inventory but not the hop baskets, which could not be located.

On the 16th July, 1943, the property was inspected and a number of chattels were found to be missing. The former tenant was written to, and he replied that he had left the property before his lease had expired and had left a caretaker on the property. He could not account for the missing articles, but said he would contact the caretakers. He called at this office on the 19th September, 1943, and stated that he had a set of harrows, heater stove, set car chains, but still could not account for the other missing chattels.

All saleable chattels were removed to auction at Mission on the 19th January, 1944 for the net sum of \$39.38. These chattels included those removed by the tenant to his new property. No recovery was made of any of the missing chattels.

SPECIFIED ARTICLES: KONNO's Ford Light Delivery truck (1938) was appraised for \$405.00 but was sold for \$385.00, against which he owed the Finance Company \$374.40, and administrative expenses of \$10.60. No funds therefore accrued to his account.

ACCOUNTS RECEIVABLE: The John I. Haas Hop Company remitted the sum of \$3.96, to this office to KONNO's credit, being balance from crop sales.

KONNO was a member of the Mission Japanese Farmers' Association, and upon liquidation of the assets, his proportion in the amount of \$55.90 was sent to him.

BONDS & INVESTMENTS: When registering, KONNO declared he had a number of War Savings Certificates in his possession, but these were not brought under control by the Custodian.

He also declared he had seven shares in the Western Canada Hop Co-operative. This is a Japanese Co-operative and no action re liquidation has been taken by the Custodian. However if it is liquidated, KONNO will be notified of his proportion.

KONNO declared 2 Pacific Fraser Co-operative shares. These shares have no cash value at the present time., and have not been brought under control by the Custodian.

This file reveals no other personal property assets.

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

W. E. [Signature]

B

MEMORANDUM

File No.: 5440

Sept. 21st, 1943

To: FILE

From: Mr. Green

Re: Yukio KONNO

With reference to correspondence with Mr. Gropp and Mr. Carlsen's report of September 10th, Mr. Gropp called on this office on September 18th and discussed this matter with us.

He is holding the following on the farm he is now occupying (Tokuo Kodama, file 4963):

- 1 Set harrows
- 1 Heater stove
- 1 Set car chains
- Record cabinet
- Bed couch

Notes on 4963

The remaining items, missing as per September 10th, are not of great value and were presumably taken between the change of tenants. That is to say, after Mr. Gropp left the property and before Mr. White took over.

HPG:IF

MEMORANDUM

File No. 5440

August 9th, 1944

TO: FILE

FROM: Mr. Iversen

Re: KONNO, Yukio

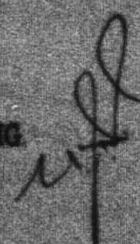
The bulk of this Japanese' chattels seem to have been recovered and sold. There are however some missing, although this is not quite clear from the records.

Mr. Gropp admits holding a few things on another farm he occupies.

For reference see:

- a) List of effects, August 4th, 1942.
- b) Report September 10th, 1943.

WJI/MRG



NAME KONNO, Yukio

REGISTRATION NO. 13176

FILE NO. 5440

The following chattels were sold by public
auction at Mission, B. C. on January 19, 1944.

1 Kitchen range	\$ 38.00
Tools	.60
1 Cultivator	2.25
Old car chains	.25
1 Scale (240 lbs.)	7.00
1 Box heater	5.50
1 Harrow	3.00
1 Cot (Bed)	.35
1 Iron bed and spring	.50

Total:	(Auctioneer's Fee: \$ 5.74	\$ 57.45
	(Advertising & Bank Charges: .58	
Less Expenses:	(Moving: 10.50	\$ 18.07
	(Rent: 1.25	
Net Proceeds Credited:		\$ 39.38

Members of Custodian Staff Present.

Mr. Ure

Extracted from Auctioneering list No.

Mission 5.

Remarks.

McDermott Motors

USED CAR APPRAISAL RECORD

NAME

T92

ADDRESS

good condition

Paint

Tires 4 good, fair. \$ 4.00

Body & Fenders \$

Glass \$ 4.00

Top \$ 1.00

Nickelling \$ 1.00

Radiator \$ 1.00

Running Boards \$ 1.00

Mats & Kick Pads \$ 1.00

Upholstery \$ 1.00

Hardware \$ 1.00

Motor Expense \$ 6.00

Transmission \$ 6.00

Rear Axle \$ 1.00

Universal Joints \$ 1.00

Clutch \$ 1.00

Steering \$ 1.00

Brakes \$ 1.00

Tighten Up \$ 1.00

Muffler \$ 8.00

Sundries \$ 1.00

Wash & Clean Motor \$ 14.00

Clean Interior \$ 2.00

Oil & Grease, Change \$ 2.00

Oil & Check Over \$ 4.50

Total \$ 42.00

Make

Ford

Body Style

Relimp.

Year

38

License

66383

Serial

1553

Mileage

31663

Remarks

Most interested in

Salesman

Selling price

\$ 405.00

Date

Less Repairs

\$

Appraised by

Allowance

\$

For immediate acceptance only.

REGIFORM - PATENTED - BURT BUSINESS FORMS LIMITED

20422

MEMORANDUM

To: File 5440

14th August 1943

From: Specified Articles Department

Re: KONNO, Yukio - Reg: 13176

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1938 Ford Light Delivery No: T 92 License No: (1) C 6383	\$ 405.00

Sold to: Johnston Motor Co

Date: 2nd Sept. 1942

Selling Price: \$ 385.00

Lien to Begg Motor Co; paid (\$ 374.40)

OB

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

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

PHONE PACIFIC 6121
PLEASE REFER TO
FILE NO. 5440

January 15, 1943.

Mr. Y. KONNO,
Reg. No. 13176,
c/o Mr. John Shimek, Jr.,
Barons, R.R.#1, Alta.,

Our No. T92

Dear Sir:

Re: Motor Vehicles

Your Ford Light Delivery Truck
which was surrendered to the Authorities, has been
sold for \$ 385.00

Charges against your car were as follows:

Liens

\$ 383.15

374 40

Administrative Expenses

\$ 10.60

The Balance thereafter remaining of

\$ Nil

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA

JH

Rev. Rec. No. _____

PROVINCE OF BRITISH COLUMBIA.

"MOTOR-VEHICLE ACT."

License No. C 6383

Year 1941

NOTICE OF TRANSFER OF MOTOR-VEHICLE.

To the Commissioner of Provincial Police, Victoria, B.C.:

Notice is hereby given that the motor-vehicle (Name Ford, style Light Delivery),
the particulars whereof are set forth in Motor-vehicle Licence No. C 6383, B.C., which is attached hereto, has this day
G. W. McPherson Authorized Deputy of the Custodian as the vested owner
been transferred by the undersigned of the interest of P. Kenna in the said motor
(Christian name in full.) (Surname.)
vehicle under the provisions of Order-in-Council P.C. 1605 as amended.
to the undersigned Johnston Motor Co. Ltd.
(Christian name in full.) (Surname.)

and that the garage or place where the said motor-vehicle will hereafter be kept is at _____

and that the said motor-vehicle will be used for the purposes of _____

Dated this 2nd day of September, 1942, at Vancouver, B.C.

Signature of transferor _____

Place of residence of transferor 506 Boys Bank Building, Vancouver, B. C.
(Number.) (Street.) (City or town.)

Signature of transferee _____

Place of residence of transferee _____
(Number.) (Street.) (City or town.)

THE PRESCRIBED FEE OF SEVENTY-FIVE CENTS IS ATTACHED HERETO.

Sept. 9, 1942.

MEMORANDUM FOR MR. B. GOOD

Truck No. T 92 has been sold to Johnston Motor Co., Ltd. I attach hereto one certified cheque for \$385.00, the full purchase price.

Will you please credit this to Y. Konno, and acknowledge the receipt on the duplicate of this memo.

R. G. Bell.

SEP 9 1942
L.H.C.

Sept, 10th/ 43

REPORT

KOHNO, Yukio

FILE No. ⁵⁴⁴⁰ 5575

Mr. GROPP claims that the Custodian office/new of transaction regarding the the above property as he made a special trip to the office to notify them and ask there permission which was granted. He was told that he would be responsible for the chattels at all times.

The list is as follows :

1	Bed couch	✓
1	Record cabinet	Cart find
5	Window blinds	gone
1	Gramophone & 6 records	gone
40'	Garden hose	gone
1	X cut saw	gone
1	Sledge hammer	gone
1	Wedge	gone
1	Set harrows	✓
1	Heater stove	✓
1	Set car chains	✓

He now has the following in his possession :

1	Set harrows	}
1	Heater stove	
1	Set car chains	

The : Record cabinet &
Bed couch

was found next door . He cannot account for the missing chattels.

Mr. GROPP said that he would be in to the office as soon as he could.

Signed



ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE: **Y. KONNO** **Grand Ave. Mission B.C.**

On

March 10th**19 42 1****H. F. Price**

MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (41) 6383 TIRE NUMBERS 5 MAKE & MODEL 59 Ford light delivery SERIAL NO. 1553 ENGINE NO. SPEEDOMETER READING 31662 CONDITION appears good EXTRA EQUIPMENT NONE DESCRIPTION & CONDITION VERIFIED #13177 delivered by Konno, Kasushiyo Signature of Owner _____ Japanese Registration No. _____ Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>[Signature]</i> March 10/42 DATE: <i>[Signature]</i> SIGNATURE OF MEMBER SUBMITTING REPORT

CANADIAN ACCEPTANCE CORPORATION LIMITED

HOME OFFICE
METROPOLITAN BUILDING
TORONTO, ONTARIO



DIVISION OF
COMMERCIAL INVESTMENT TRUST CORPORATION
LIMITED (ARTS AND SCIENCES)
1000 1000 1000

Room 12 - 425 Howe St.,
Vancouver, B.C.

April 10, 1942.

Mr. Edgar T. Read,
(For G. W. McPherson),
Authorized Deputy of the Secretary of State and /or Custodian,
501 Royal Bank Building,
Vancouver, B. C.

Dear Sir;

Re: Japanese Motor Vehicles.

On the 14th of March we addressed a letter to the Custodian of Alien Property, c/o Frederick Field Company, Royal Bank Building, Vancouver, in connection with note #3-21-2318V - Mr. T. Sakaki, 1898 Powell Street (2396 Cambridge Street), Vancouver - dealer, Begg Motor Company, Ltd., Vancouver, informing him that we had the Retail Credit Grantors Bailliffs Ltd. seize this car for us and deliver it to the Exhibition Grounds.

We attached a statement showing the condition of the account at the time, and as per your letter of April 9th we wish to give you the following information on the same car.

Note #3-21-2318V - Mr. T. Sakaki, 1898 Powell Street (2396 Cambridge Street)
Vancouver.

Plymouth Coupe Engine #P4249388
Serial #9378429

Outstanding balance \$268.75.

Date of lien - November 21, 1941.

Unfortunately, this vehicle was not registered.

We have the following truck stored at the Hastings Park -

Note #3-16-1968V - Mr. Y. Konno, R. R. #2, Mission.

cont.

Mr. Edgar T. Read.

Re: Japanese Notes

(Note #3-15-1968V - Mr. Y. Konno)

Ford 4 ton Pickup truck

F. H. Hirst
de

RECEIVED

JUN 15

Dear Sir,
I have your letter of the 10th inst. in relation to the
Land Registry Office. The number
is 39735. The Certificate of title
94245 E

Yours truly,
J. H. Jones

10077
2440

June 21, 1941

MEMORANDUM TO MR. [unclear]:

Re: Examination of [unclear] - [unclear], [unclear]

With reference to your Memorandum of June 14, in connection with the above party, I wish to return herewith your file and enclose a Confirmation of Ownership by Mr. Ian MacPherson, which indicates that the property referred to is owned by Yukio Konno, who is at present residing at [unclear], Lethbridge, Alberta.

I have written a letter under date of [unclear] to Yukio Konno regarding this property but at the present time have received no reply.

However, since the title has been searched there appears to be no doubt but what the property does belong to him and not to his Father who resided in Japan.

Therefore, I am returning your file since there do not appear to be any enemy interest in same.

FC/CM

Submitted by [unclear] to [unclear] on [unclear] 1941
negative to an inquiry of [unclear] 1941

5440

July 24, 1942.

Mr. Yukio KONNO, #13176,
c/o John Shimak,
R. R. #1,
Barons, Alberta.

Dear Sir:

Re: Chattels, 485 Hide Rd. Mission, B.C.

Our agent inspected your property on May 15th and we enclose herewith inventory in duplicate of chattels which were found there on that date. We note there are one or two slight discrepancies between these goods found by our agent and those declared by you to the Custodian on the 21st of April.

We presume however, that the 2 sofas and mop baskets have been disposed of by you in the interval and we would ask you now to confirm the enclosed statement, if correct, by signing your name where indicated on the marked copy. Would you please return this copy at your earliest convenience to this office.

A claim has been registered against you on behalf of the McRae's Feed Supply, Mission City in the sum of \$450.00. We note also that you state in your declaration that you owe the Manufacturer's Box Co. \$41.00 and the Union Fish Co. \$21.00, and H. Miyazawa, Fraser Ave., Mission, B.C. \$200.00.

When returning the signed inventory would you please advise us whether the McRae Feed Supply claim is correct, and if so, what plans you are making for settlement of this account, as well as the other accounts just mentioned.

Please let us hear from you by return mail.

Yours truly,

H. P. Green,
Manager, Protection Department.

AGM:AS
encl.

5440

Aug. 4th, 1942.

Mr. C. Gropp,
485 Hide Road,
Mission, B. C.

Dear Sir:

Re: Yukio KONNO

We have a copy of your lease with the above Japanese and note it stipulates the use of the farm implements, no copy of which was attached.

We understand you are living in the dwelling house on the property and are using the furniture left therein. We would appreciate receiving, from you, a complete list of all chattels that you are using and a statement from you regarding your responsibility for their safe-keeping.

Thanking you in anticipation of your compliance with our request.

Yours truly,

Manager,
Farm Department.

WEA:ND

File #54403

Name: Yukio KONNO,

Address: 485 Hide Rd, Mission, B.C.

Reg. No. 13176,

INVENTORY OF CHATTELS LEFT ON PROPERTY.

S 1 kitchen range.
1 table. *X-Gropp*
1 heater.
1 plow.
S 1 spring tooth cultivator.
S 1 spike harrow.
1 hand sprayer.
S 1 platform scales.
M 40' hose.
M 1 bdle. logging tools.
M 1 sink pump.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 7 1942

Confirmed:

Date: Aug. 4, 1942

Signed: Y. Konno

Please return this copy
adm



Bill

Aug 2 1942

Yoshinobu Shimizu Esq.

OFFICE OF THE CUSTOMS
JAPANESE SECTION

RECEIVED
AUG 7 1942

Dear Sir!

We have read your letter saying three motorbikes and six (6) hop baskets and we are very sorry we had left. We have had omitted to register to the customs. Will you please fill these two items in the Present Form if possible.

In the following you have put H. Miyazawa Dream Inc. Mission City will you please change Mission City to Vancouver. This man had owned at of Home Cleaners in Mission and Vancouver.

Most Sincerely,

Y. Nonno.

2 motorbikes 2 baskets



McRae's Feed Supply

MANUFACTURERS
OF
MISSION MAID FEEDS
HAY - GRAIN - FLOUR - MASSEY HARRIS FARM MACHINERY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 22 1942

Mission City, B.C.

August 21st, 1942.

Mr. R. P. Alexander,
Manager,
Office of the Custodian,
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:-

Some time ago Mr. Gavin Mouat called on the writer, and in the course of our conversation I mentioned to him that Mrs. McRae was interested in three Japanese farms here, having mortgages on them, and we were interested in seeing that they be kept in a producing state.

He advised that I should call in to see you, this I did yesterday, but found you were busy, and did not have the time to wait for an interview with you, in regard to them.

These places are the ones recently operated by Y. Kittagawa, R.R. No. 1 Mission City, B.C., N. Kono, Mission City, B.C., and Sumi Hattori, Mission City B.C. We are more interested in the Hattori place, as the taxes have not been paid on this place for 3 years, and they are behind in interest, and also on the principal payments, and as there is quite a good house on this property, I found out that no insurance was carried, and I have now put the sum of \$800.00 on same in order to protect our interest.

If it is possible for you to do so, I would like you to give me authority to look after the Hattori place, or all three if you wish, as I know that I can at least rent the Hattori place, and get it improved, for at the present time it looks pretty bad, but I believe you have the other two rented and they are in fair shape.

If you can see your way clear to give me this authority, you can rest assured that I will look after these places to the mutual benefit of all concerned.

Yours Very Truly

A. B. McRae
Mission City, B.C.

2857-Collector
10298
5439

*All Japanese farms
are being
operated by the
Custodian*

An Ian McKerson

November 16, 1942.

MEMORANDUM

File No. 5440

KONNO, Yukio

Reg. No. 13176.

TO TITLES AND ENCUMBRANCES

Re: Lots 4 and 5, S.W. $\frac{1}{4}$ Section 28, Township 17, Map 661.
(Hide Road, Mission) Certificate of Title #94245-E.

Required:

Particulars of Mortgage #41703-C and Assignment #83830-C
appearing on Confirmation of Search.

D. Davidson
D. Davidson

DD/CD

*on file
5440
H*

5440

December 11, 1942.

Mrs. Etta May McRae,
c/o McRae's Feed Supply Co.,
Mission City, B.C.

Dear Madam:

Re: Yukio KONNO

Will you please send into this office the duplicate of the mortgage held by you and given by Yukio Konno on the following property:

Lots 4 & 5, of S.W. 1/4 of Sec. 28,
Twp. 17, Map 661, N.W.I.

As soon as we have made a copy of the mortgage it will be returned to you. If it should be more convenient for you to let us have a certified copy of the document it would serve the purpose.

Will you also kindly supply us with a statement as to how the mortgage stands at date as to principal and interest.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC



McRae's Feed Supply

MANUFACTURERS
OF

MISSION MAID FEEDS
HAY - GRAIN - FLOUR - MASSEY HARRIS FARM MACHINERY

Mission City, B.C.

December 14 th. 1942.

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

Dear Sirs:-

Re Yukie Konno File No. 5440

With reference to a duplicate mortgage as held by Mr. E.M. McRae, against the above, on checking into this here, we find that we have no duplicate of this mortgage, as the only one in our possession is at the present time held in the Registry office in New Westminster, B.C. We have the original mortgage as was drawn up on this piece of property when first sold by a Mr. Plumridge to N. Konno the father of Y. Konno, and which mortgage was latter on purchased by the late Mr. E.J. Abbott the father of Mrs. McRae, If this mortgage would be of any value to you in your work we will be pleased to forward same to you.

Attached please find a statement of the Account on this mortgage as per your request.

Yours Very Truly

McRae's
FEED SUPPLY
A. B. McRae

P. O. Box 150

EVACUATION SECTION

DEC 17 1942

3440
Oranier

out to Oranier

5440-

10298

5440 ✓
10298

10298

December 17, 1942.

Mrs. Etta May McRae,
c/o McRae's Feed Supply Co.,
Mission City, B.C.

Dear Madam:

Re: N. Korno

We are in receipt of your letter of December 14 re the mortgage between Mr. Plumridge and the above named Japanese.

Will you please send this mortgage in to us, and as soon as we have made a copy it will be returned to you.

Thanking you for your co-operation.

Yours truly,

(D.A. Craner)
for Ian Macpherson
Title Examiner

DAC:FC



McRae's Feed Supply

DEC 23

MANUFACTURERS
OF

MISSION MAID FEEDS

HAY - GRAIN - FLOUR - MASSEY HARRIS FARM MACHINERY

Mission City, B.C.

December 21st, 1942.

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

Dear Sirs:-

Ref. File No. 5440

Enclosed please find enclosed two mortgages one made between Naeki Konne, and James Plumridge, and one made between James Plumridge and the Late Edward J. Abbott.

We trust these will be what you have requested in your recent letter to Mrs. E.M. McRae.

May we have same returned at your convenience.

Yours Very Truly

A. E. McRae
Mission City, B.C.

6/96

22nd October, 1947.

Motor Co. Ltd.,
West Georgia St.,
VER, B. C.

Truck 92 - d
Car 98 - Te I.

herewith e for
on Truck 92 and cheque
on car 98.

cknowledge receipt
and any other
granting of

fully,

May 14th, 1943.

Dear Sir,

I am in receipt of your letter of the 10th inst.,
concerning the matter of the
rental of the property.

I am sorry that the
rental of the property with the present
rental of the property is a great
disappointment to you and on their part
I am sorry to know that the
rental of the property and advise
you for the present
to end the present

Yours truly,

1.

June 26/43.
Mission City
Box 292.

Dept of the Sec.

Office of Custodian

Dear Sir

EVACUATION SECTION	
JUN 30 1943	
File No.	
Ans.	
Referred	McKay

Enclosed find copy

signed & release of Nono
property & 1944. I would
also like to know if and
when the Japanese property
will be put up for sale.

would the persons now
leaving have the first
chance to buy.

Trusting to hear from you

I remain

Henry White.

5440

July 7, 1943.

Mr. Henry White,
Box #292,
Mission City, B. C.

Dear Sir:

Re: Yukio KONNO.

This will acknowledge your letter of the 26th of June enclosing your offer to lease the Konno property, where you are now living, for 1944.

With regard to your proposed purchase of the place, I may say that the land is one of those parcels being taken over by the Director of Soldier Settlement for sale to veterans of the present war after demobilization, and unless you have served at least twelve months in the services, you are not eligible to benefit under the Veterans' Land Act.

Yours truly,

G. T. McKay.
Farm Department.

OTW/MF

*6/10 for [unclear]
July 11/43*

Copy for the Soldier Settlement Board.

MEMORANDUM.

File #5440

July 23, 1943.

TO: File

FROM: Mr. W. J. Iverson

Re: KUNYO, Yukio.

A lease on Lot 2, A.E.1, S.W.1 of Section 28, Township 17, Map 5459, Title #1129.7-1, was sent to David E. Nedekopp on June 24th and has not yet been returned. The terms are: \$20.00 - August 15, 1943, \$20.00 - August 15, 1944, and the lease is for two years commencing on June 1, 1943.

WJI/WFP

MEMORANDUM

File No.: 5440
5575

July 28th, 1943

To: Mr. Richardson
From: Mr. Green

Re: OKAMURA, Masaru
KONNO, Yukio

Would you please look at this letter before I send it off and see if it is all right?

I am wondering whether we have been strict enough in holding tenants responsible for chattels, in particular where they failed to advise us when they are leaving a property. I know that in the past, such advice would not in practice have been of much value to us since we would probably have been too busy to have an immediate recheck made. I think the time is now coming when we should try and remedy this and I was considering whether it would be wise to circularize all our tenants and inform them that they would be held responsible for all shortages of equipment found after their vacating the premises unless they give us proper notice of their intention to do so and secure a release from our fieldmen stating that the chattels had been checked at the time of vacating the premises and found to be in order.

R.R. sees no objection to letter

Remainder of memo for discussion in 165

165 307 - under consideration

HFG:IF

5440
K575

July 28th, 1943

Mr. Cliff C. Green,
Mutedale, N. C.

Dear Sir:-

Re: CHUMPA, Masaru
KOCHI, Yukio

Many thanks for yours of July 9th from which we see that you cannot give us any information about the missing items on Masaru Chumura's farm. We feel, however, that it is very unlikely that anybody would have removed berry crates, rhubarb boxes or cord wood and feel that there were in all probability used by you during your tenancy. Will you please consider this matter again?

There are also a number of items missing on the nearby farm of Yukio Kocho, 4 5/8 Mile Road and these come under a rather different category. Our records show you were actually living on this farm and did not, as far as we can trace, advise us when you left it so that you could turn over the contents to our representative. We are enclosing a list of the articles now found to be missing and are informed that you can give us some information about these. May we please hear from you as promptly as possible?

Yours truly,

H. P. Green
Protection Department

Enc.
HFG:IF

100-100000-100000
100-100000-100000
100-100000-100000

LIST OF CHATTELS MISSING FROM YUKIO KOTONO'S
FARM AT 485 HYDE RD., MISSION SINCE CHANGE OF
TENANT.

See letter 2-8-43.

- 1 Bed couch -
- 1 Record cabinet -
- 5 Window blinds -
- 1 Gramophone and 6 records -
- ✓ 1 Heater *in place*
- 40' Garden hose +
- ✓ 1 Set of car chains *in place*
- 1 Cross-cut saw +
- 1 Sledge hammer and wedge *✓*
- ✓ 1 Harrow *in place*

C
O
P
Y

Aug. 2/43.
Butedale, B.C.

State Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Received your letter. In regards to the Okamura property as I told you in last letter the buildings were locked until broken into which we reported. As far as we know the wood was still there when we left it before you rented it out. As far as the rhubarb boxes you mentioned we had no need for them and the few strawberries we picked and blackberries the crates were got and returned to Shimeck all jam berries and no crate berries.

In regards to I. Konno farm. We did live on the Konno farm until we thought the Jap farms were to be sold. We applied to buy the T. Kodama place and moved onto it. We had a caretaker on the Konno farm until our lease expired. They just left when the place was rented. However, I am writing to them to see what information I can get on the blinds, bed couch, phonograph, records and cabinet. As for the harrow I used it on the T. Kodama farm. As for the heater we let a friend use it during the cold spell last winter and will return it. The car chains I tried to use, but they are not any good and broke up, but you can set your price on them. The hose, cross cut saw, wedge and sledge hammer I can't account for at present but I'll ask the ones who looked after the place for us. We intend to be in Van. in 2 months time so will see you then. We only have weekly mail service so its hard for us to answer promptly. Hoping this letter will help you. Your representative was around but the caretaker we had on the Konno farm never told us at the time the new tenants were moving in that you wanted a list of what was there. It would have helped us a lot to have had it cleared up then as we do not want to cause any trouble with anyone.

Hoping to see you in two months time.

I am,

Yours truly,

"Mr. C. Gropp"

P.S. We were told the people you rented the Okamura place to, took the couch of the Konno place over there, but we do not know what else, if any.

(Files Nos. 5575 & 5440 - original in File #5575.)

5575
5440

17th August, 1943.

Mrs. Sarah A. Le Clair,
Winnipeg, B.C.

Dear Madam:

re: Tukio KEMO.

We understand that numerous chattels owned by subject Japanese were transferred from his property to the property now occupied by you, and would appreciate your forwarding to us a list of same as soon as possible in order to make our files complete.

Yours truly,

R. D. Richardson,
Farm Department.

RECEIVED

Sps. Le. Clair advises 22-8-43

nothing

In discussion with Groff in October
(see his 2-5-43)

August 30, 1943.

Mr. Yukio KONNO,
c/o John Shimak Jr.,
P. O. #1,
Barons, ALBERTA.

Dear Sir:

Re: Sale of Rural Property.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that a property which you own, or have an interest in, is included in this deal.

The offer was made effective as at January 1st last and all payments due at that date and rentals received in 1942 were forwarded to the Director of the Veterans' Land Act.

As the property is of considerable size it will require some preliminary adjustments and receive some special consideration. We will supply you with full details of the offer and a preliminary report, showing the results of the adjustments, as well as the amount which will be paid for the property.

We are sure that you will be satisfied with the results of the adjustments and the amount which will be paid for the property. We are sure that you will be satisfied with the results of the adjustments and the amount which will be paid for the property.

also there will
be sums below

Principal \$ 400.00
400.00 @ 8
Unpaid Interest Balance
at February, 1944. \$ 106.00

Total amount owing on Mortgage \$ 506.00

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.

Elta May McRae

Missouri City, BC

offer \$ 755

5440

February 25th, 1944.

Mr. Yukio KONNO,
Registration No. 13176,
c/o John Shimek Jr.,
R. R. #1,
Barons, Alta.

Sir:-

1. Russia Bond \$41.00
2. Union Visa \$2.00
3. H. Miyahara \$1.00
4. McPhee's \$1.00
5. Dr. \$1.00

WLC:hl

Long Co.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION
Re: JUL 19 1944
File: 5440
Att: M.L. Brown
Referred: McAlister

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
July 18th 1944

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

Attention Mr A. McAlister

Dear Sir,

Re Yukio KONNO #13176
Custodian File #5440

Referring to your letter of the 3rd inst.,
we have now heard from our Lethbridge Supervisor
who has interviewed the above named regarding the
five claims lodged against him, and for your in-
formation we enclose a copy of his letter.

Yours truly,

M.L. Brown
Office Manager.

Noted by Mr. Brown
July 19, 1944

MS
enc

C
O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

Lethbridge, Alta.

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

Re Yulio KONNO #13176

Today I interviewed this party, who has acknowledged in writing that the bills listed in Mr McAllister's letter July 3, 1944 are correct. He has never been advised, however, how you realized his credit, amount \$358.65.

Please advise how the amount was realized, or what goods were sold to realise the amount, either chattels or real estate; also advise whether or not any part of his real estate has been sold, or will it be sold.

Mr Konno recognizes the accounts as being honest debt. and has an ambition to pay. However quoting his labguage, he states the Government has taken the "bull by the horns", sold part of his property without his authorization, and now, in his opinion, they should decide whether or not the proceeds from the sale should be applied on his indebtedness. When these questions have been answered, it is our opinion he will authorize payment to his creditors from the cash in hand.

(sgd) W.L. Blount.



McRae's Feed Supply

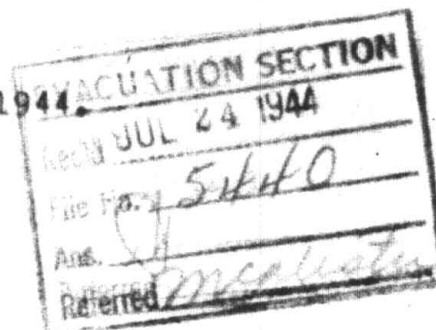
Manufacturers
Of

MISSION MAID FEEDS

HAY - GRAIN - FLOUR - MASSEY HARRIS FARM MACHINERY

Mission City, B. C.

July 22nd. 1944.



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

Dear Sirs:-

Ref. File No. 440. Attention A. McAllister

With regard to your letter of recent date, re the Account of N. Konno, in this regard your contention that this Account was for the Mortgage as held by Mrs. Mc Rae is quite correct, as we have no Firm Account against Konno at all.

Mrs. Mc Rae, and the writer, would be pleased to be advised as to what disposition the Custodian has in mind for the Sumi Hattori place in the Village of Mission, for if this place is to be sold, seeing that Mrs. McRae has a large amount invested in same, we would be interested in paying the difference and taking same back, in order to have the matter cleaned up.

Your comments on the above will be appreciated.

Yours Very Truly

2857
R

5440

July 23th, 1944.

Mr. M. L. Brown,
B.C. Security Commission,
360 Homer Street,
Vancouver, B.C.

Dear Sir:

re: Yukio KONNO, Reg. No. 13176

We thank you for yours of the 18th inst. enclosing Mr. Blount's report on the above named man. We have sent KONNO a statement showing exactly how his credit has been arrived at, also the disbursements we have made on his behalf.

We might mention that his credit balance is \$367.65, after we have settled the mortgage on his farm of \$400.00, plus interest.

We are listing below his four outstanding claims at this date and we would appreciate if you would be good enough to have him authorize us to settle same.

1. Ruskin Box Co.	\$ 41.00
2. Union Fish Co.	21.00
3. H. Miyazawa	200.00
4. Dr. E. J. Bacrett re boy \$14.00	
re Mrs. Kono - <u>18.00</u>	32.00.

Thanking you in advance.

Yours truly,

AMCA:DE

A. McAllister,
Claims Department.

DEPARTMENT OF
LABOUR



BRITISH COLUMBIA SECURITY COMMISSION

Victoria, B.C.
August 2, 1944

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

EVACUATION SECTION

AUG 2 1944

Attention Mr A. Kozlowski

Dear Sir,

Re: Bookings /11176
Installation No 2218

Referring to your letter of the 28th July, we now enclose Mr Kozlowski's authority for you to draw on his assets for payment of the claims lodged against him in the amount of \$104.00.

Will you please note that the above mentioned authority is addressed to Mr Kozlowski and is sent c/o Mr John Kuzsiowski, Picture Studio, Alberta (Box No. 41)

Yours truly,

L.L. Brown

L.L. BROWN
Office Manager

BT
enc

Picture Butte Alta Aug 3rd 1944

Security Commission,
Vancouver B.C.

Kanaro

This will be your authority to retire
my accounts as listed in Mr McAlister's
letter dated July 25th 1944 namely.

Dunsmuir Box Co	41 ⁰⁰
Union Fish Co	21 ⁰⁰
H Miyazawa	200 ⁰⁰
Dr E J Eacrett	32 ⁰⁰
Total	294.00

Yours very truly
Y. Kanaro

Witness

W. Blount

Mail Co John Knageworth

Picture Butte Alberta

P.O. box 49.

5440

August 2, 1944

Mr. M. L. Brown,
F. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

re: Yukio KOBORO
Ref. No. 13176

We thank you for yours of the 8th instant forwarding us authority to settle claims lodged against the above named. We have settled all these claims in full with the exception of the claim of \$200.00 lodged by MIYAZAKI, on which \$150.00 was paid. The balance will be attended to when his affairs are straightened up.

Yours truly,

A. McAlister,
Claims Department.

AMCA:ND

Please file
P. S. ROSS & SONS**CHARTERED ACCOUNTANTS**MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

Paid	AUG 31 1944
File No.	2440
By	MCA
Sent to	McALISTER
ROYAL BANK BUILDING	

VANCOUVER, B. C.

August 30th, 1944.

Our File 295-111Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.Attention: Major McAlister

Dear Sirs:

Re: Union Fish Company and
Yukio Konno, Your File 5440

We wish to acknowledge receipt of your letter of the 28th instant enclosing cheque in the amount of \$21.00 in full settlement of the claim of the above mentioned company against Yukio Konno.

Yours faithfully,

P. S. Ross & Sons

5440, 4963

EVACUATION SECTION	
Rec'd	OCT 2
File No.	544044963
Ass.	Notes
Referred	Iversen

October 17th, 1944

Mr. Cliff Gropp,
1634 Grand Avenue,
Mission, B.C.

Dear Sir:

It appears from our files that you
are still retaining a few effects belonging to Mr. Yukio
I will you kindly confirm this by signing at the
bottom of the attached copy of this letter so that we can
have same for our records.

Yours truly,

J. J. Iversen,
Protection Department

the following effects

Oct 21/44

the following effects
that we could
property at
for T
mission

Oct 21/44

the Custodian.

SECTION
SEP 8 1947
34-10
Referred <i>H. Allen</i>

P.O. Box 8
 Coakhuist Alta.,
 Sept. 3 1947

Dept. of the Secretary of State,
 Office of the Custodian,
 Vancouver B. C.

Dear Sir:

I have received your custodian
 cheque, the amount of \$43.65 of
 which I had not requested to
 be sent. Although I have the
 cheque cashed I have it
 saved untouched because this
 is something I had definitely
 not asked for as I am
 very much against the sales
 of the property of which I had
 not been consulted.

Yours truly,
 Y. Konno

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lethbridge, Alberta,
March 24th, 1948.

IN THE MATTER OF THE CLAIM OF
YUKIO KONNO

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. 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.
S.R. HOWARD, Esq., Official Reporter.

30

MR. VIRTUE: The next case, sir,

THE SECRETARY: Case 470, Yuki

YUKIO KONNO, the
du
In

DIRECT EXAMINATION BY

Q I show you a statement of improvements
by you with

10 A Yes, in con

Q Is that

A Yes.

MR. VIRTUE: The Secretary.

MR. VIRTUE: Now of your statement now of your
which you refer to the goods
Is that a true
in the same way?

20 A Yes, it is a true statement

A Yes.

A Yes, I did not.

A Yes, I did not.

A Yes, I did not.

A Yes, I did not.

A Yes, I did not.

A Yes, I did not.

A Yes, I did not.

A Yes, I did not.

30 A Yes, I did not.