

5592

Strawberry Hill.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 5592

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

PERSONAL INFORMATIONNAME: IBUKI, MasajiHOME ADDRESS Hillings Rd., R.R. No. 1, New Westminster, BCREGISTRATION NUMBER 12667 SEX: Male AGE: 45OCCUPATION: Farmer

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

EMPLOYER: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: KikuADDRESS OF WIFE OR HUSBAND Hillings Rd., R.R. No. 1, New Westminster, BCNAMES OF ANY LIVING CHILDREN: Toshiko (F) Misae (F) Takeshi (M)ADDRESS OF CHILDREN: Hillings Rd., R.R. No. 1, New Westminster, BCAGE OF CHILDREN: 15, 13, 11**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: (1) ⁴⁴² Lot 39 NE quarter of Sec 25, Twp 4, Group 1, New Westminster, BC district.

(2) Lot 42 NE quarter of Sec 25, Twp 4, Group 2, New Westminster, BC <

2. BUILDINGS AND OTHER IMPROVEMENTS: On lot 39 Six-room 2 storey dwelling, chicken house, chicken house, 2 storey chicken house, woodshed, garage.

3. INSURANCE (Give particulars; state where policies are) \$700 on dwelling in North West Fire Ins. Co. Policy at home.

4. TAXES (Amount and where payable) Both lots \$16.69 per year, payable at Ladner Municipal Hall.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Balance of \$100 on Lot 42. Mortgage on Lot 39 to McNeillan, MacArthur Seed Co. Vancouver, BC. (of \$600) + 37 1/2% ^{McLARTER}

6. OCCUPANCY AND LEASES (If vacant so state) None

Lot 39 Leased.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title for Lot 39 on possession of McQuellan, MacArthur Feed Co.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN On Lot 39 strawberries, raspberries, black currants, gooseberries. On lot 42 rhubarb, strawberries, raspberries

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: On lot 39, see page 1
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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
Beds, kitchenware, chairs, tables, gramophone, sewing machine,
in the house on lot 39. Key will be left in care of D.B. Fisher,
Hillings Rd., New Westminster, BC
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

4. INSURANCE CARRIED ON ABOVE PROPERTY: ~~None~~ \$300 on furniture,
in the North West Fire Ins. Co. Policy at home.

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)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$2000 35-year endowment policy in Sun Life Ins. Co.
Beneficiary my wife. Policy at home

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 22nd day of April 1942.

(Signature)

Mr. I. I. I.

F. J. Williams

Witness

FOR DEPARTMENTAL USE

P.D. 14/12/42

INFORMATION FROM R.C.M.P.

Date 29/5/43

Our File No. 5592

Full Name IBUKI, Masaji
(Surname in Block Letters)

Registration No. 12667
~~12687~~

Male - Female
(check)

Age Oct. 18, 1895

Former Address

Hillings Road, R.R.#1, New West.
B.C.

Date Evacuated

April 25/42

Naturalized - Canadian-Born - National
(check)

Present Address

(claim) 13/11/47 = 335 Washington Ave, Winnipeg, Man.
c/o Mr. M.D. Mancus
Middlechurch, Man.

Married - Single
(check)

Name of Wife

(nee)

MORI Kiku #12668

Name of Husband

Name of Mother

(nee)

MAEDA Jora

Name of Father

Iarakiichi (de'd)

Names of Children under 16

(In Japan)

Iasiko (F) 12/10/26

Misae (F) 18/8/28

Iakeshi Norman (M) 9/2/31

Requested by

NBW

Registered with Custodian

(Yes or No)

Additional Information

Former wife (Imai Tam)

died early in 1936.

Farmer. Owner of 10 acres & house - 1/2 ton Ford Truck.

REAL PROPERTY SUMMARY

File 5592

2 Properties

V.L.A. B.C. 474-P

JAPANESE NAME: Masaji IBUKI - - Reg. No. 12667.

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

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

LEGAL DESCRIPTION: Parcel "A" - Lot 39 of the North East quarter of the North East quarter of Section 25 Township 4 Map 1416 Municipality of Delta in the District of New Westminster.

TITLE: In the name of Masaji IBUKI.

ENCUMBRANCE: 85538-C 2nd March 1942 - Mortgage to McLellan & McCarter Ltd., \$600.00 at 6%.

Vesting 24256 - 7th July 1942.

ASSESSED VALUE: 1942 -
Land \$296.00
Improvements \$800.00 Total \$1096.00 Taxes \$11.31.

CLASSIFICATION: Berry and chicken farm with buildings. Inspector reported May 14th, 1942, $\frac{1}{2}$ acre strawberries, $\frac{1}{2}$ acre raspberries, $\frac{1}{2}$ acre black currants gooseberries and rhubarb with a 2 storey frame house 22 x 24, 5 rooms and 2 chicken houses, 2 deck brooder house, 6 colony houses, woodshed and garage. Occupied at the date of inspection by J.A. Scott.

HISTORY OF ADMINISTRATION: This lot was rented by the owner to James A. Scott as from the 1st May 1942 for the duration of the war, at a rental of \$7.00 per month, payable on the 1st of each month and \$100.00 for the crop of 1942 and \$15.00 for wood. The lease includes chattels as per list attached. McLellan & McCarter as mortgagees in possession collected the rent and paid charges. They advanced to IBUKI - \$50.00 prior to his evacuation on his crop and received from Scott the price of the crop and wood - \$115.00. McLellan & McCarter also received 8 months rent from the tenant - \$56.00 which, less taxes \$15.00, \$40.90, was paid to The Director The Veterans' Land Act by the Custodian on the 27th October 1944.

A Discharge of the Mortgage executed by McLellan & McCarter was received and sent to The Director The Veterans' Land Act on the 9th May 1942 and the unpaid balance on this mortgage amounting to \$254.22 and interest to the 31st October 1944 - \$49.88, total \$304.10 was paid by the Custodian to the mortgagees on the 27th October 1944.

2 Parcel "B" - Lot 42 of Lot 440 Group 2 Map 1133 Municipality of Delta in the District of New Westminster.

TITLE: In the name of Jack Milton Streight, administrator of the Estate of Nicola SCHIAVONE, Deceased, "In Trust".

ENCUMBRANCES: An unregistered Agreement of Sale dated the 22nd December 1939, Nicola SCHIAVONE to Masaji IBUKI for \$400.00, \$100.00 cash, \$100.00

July 4th, 1946.

PERSONAL PROPERTY SUMMARY

RE: Masaji IBUKI - Reg. 12667.

CHATELS:

Masaji IBUKI'S effects were leased by him to J.A. Scott, together with the property, and all effects so leased together with additional items listed by our fieldman are shown on the Chattel Schedule.

All saleable goods were removed and sold at auction on March 14th, 1945, the net proceeds - \$86.76, being credited to M. IBUKI.

SPECIFIED
ARTICLES:

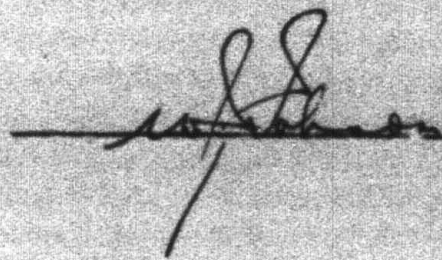
IBUKI left his radio in care of D.B. Fisher, Hellings Road, Surrey. It was turned over to the Custodian on March 16th, 1946 and at IBUKI'S request, sold, being appraised by Messrs. T.S. Trapp & Co., at \$25.00, the net proceeds \$22.50 were credited to File 5592. A camera left by IBUKI in care of D.B. Fisher, was mailed to him and receipt acknowledged on March 17th, 1946.

LIFE INSURANCE:

Masaji IBUKI declared a \$2000.00 policy in the Sun Life Insurance Co., the beneficiary of which was his wife, who was in his own possession and was not brought under the control of the Custodian.

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

WJI:ML



12467

IBUKI, Masaji

FILE NO.

5592

[illegible]

LIABILITY SUMMARY

File No. 5592

Re: IBUKI, Masaji - Reg. No. 12667

Three Liabilities were filed with this office against the above Japanese:

J.W. Streight (Estate of Nicola Schiavone)	
	\$100.00 plus interest
McLellan & McCarter	total
	\$304.10

Both of the above accounts were preferred charges registered against the property of the creditor, the first an Agreement for Sale, the second a mortgage. These were both settled in full upon sale of the property and discharges obtained and registered.

The Provincial T. B. Unit filed a claim of \$129.00 against the above Japanese for charges incurred by his previous wife. IBUKI acknowledged the account on the bottom of our letter dated February 26, 1946 and the account was therefore paid in full from IBUKI's account here.

This file reveals no other liabilities.

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

WRA:KH
April 18, 1946



July 4th, 1946.

CHATTEL SUMMARY

Re: Masaji IBUKI - Reg. 12667.

Masaji IBUKI made his declaration to the Custodian on April 22nd, 1942, and was evacuated April 25th, 1942.

His chattels were declared in general terms only, but an inventory of them appears on the file and was part of the lease to J.A. Scott, to whom the property had been leased by IBUKI through McLellan & McCarter, mortgagees in charge.

In addition to the effects leased by Mr. Scott, a number of items were inventoried by our fieldman and are included on the Chattel Schedule in this file.

A sewing machine however, declared by IBUKI was not found and it would appear from his letter on file, dated March 17th, 1946, that this was taken with them at the time of evacuation.

IBUKI'S effects were well taken care of by Mr. Scott and prior to our auction all saleable goods were removed from the property and sold at Custodian's Surrey auction #10, March 14th, 1945, realizing the net sum of \$86.76, as per sales sheets on this file. The proceeds were credited to Masaji IBUKI, file 5592.

A heater was found burnt out, 3 homemade tables and 2 old iron beds were left on the property. Chicken house glass and a quantity of wire netting was used by the tenant for purposes of his operations. *A wheelbarrow was missing.*

Except for the foregoing, everything on the inventory appears to be accounted for.

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



WJI:ML

CHattel SCHEDULE

File 5592

July 4th, 1946.

Re: Masai IBUKI - Reg. 12667.

DECLARED

April 22/42

Beds, kitchenware
chairs, tables, gram-
phone, sewing machine
in the house on Lot 39.
Key will be left in
care of D. B. Fisher
Bellings Rd. New
Westminster.

INVENTORIED

Inventory of chattels
included in lease to
James A. Scott.

SOLD

14/3/45

OTHER DISPOSITION

1 kitchen stove	14/3/45	Burnt out
1 heater stove	"	
1 gramophone	"	
3 tables (Oak table)		
(Child's table)		
(Table 2 chairs)		
9 chairs	10 chairs	
	14/3/45	
4 drawers	2 chest of drawers	
	14/3/45	
1 dresser (with mirror)	Dresser	
1 cupboard (glass front)	Cupboard	
Electric water pump		
& system		Fixture
2 coal shovels)	Included in 5	
1 square shovel)	bbls. tools and	
1 hay fork)	garden tools	
16 galvanized square	water troughs	
water pans	14/3/45	
8 galvanized round		
fountains		
12 chick glass		
fountains		
7 galvanized pails	14/3/45	
1 rubber hose 20'	hosepipe	
and nozzles		
3 boxes window glass		used in chicken houses
5 rolls galvanized		
wire netting 6'x150'		used on property
1 electric round <i>Becoder.</i>	14/3/45	
1 step ladder 6' long	14/3/45	
breeder	"	

DECLARED

INVENTORIED

SOLD
14/3/45

OTHER DISPOSITION

5 potato forks }
3 hoes }
2 mattocks }
3 shovels }
2 picks }
1 sledge hammer }

Included in
5 bundles tools
and garden tools

2 wedges
1 cross cut saw
2 axes
2 peavies
1 wheelbarrow

Pail-wedges &
sundries.
14/3/45
Axe, froe & shovel
14/3/45
Peavy & tools

Missing.

ADDITIONAL CHATELS LISTED BY I.C. BARDWELL MAY 14/42.

1 dresser
2 beds & spring
3 beds & spring

Chest of drawers
14/3/45

Single bed & mattress 2 iron beds discarded
14/3/45

Buddhas
Singer sewing machine
Baby's Go cart
Quantity of cartons
and boxes-contents
unknown

stored but broken
not found
not found

Tub of sundries
10 boxes sundries
picture
Can & 2 boxes sundries
wash tub and contents
box blinds
linoleum

Sales proceeds \$6.76

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

[Signature]

MEMORANDUM

File No. 5592

March 21, 1945.

TO: The File

FROM: R. M. Anderson

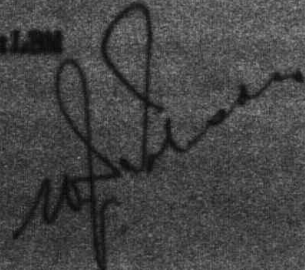
RE: Masaji IBUKI #12667
Hellings Rd., Delta, R.C.

I have examined the undermentioned articles and consider that they are valueless and should be abandoned.

- ✓3 Home made tables
- ✓2 Iron beds
- ✓5 Rolls wire netting (in use)

Chattels on this property were well looked after and I had no trouble securing all that was itemized plus some additional

RMA:LEB



June 30th, 1949.

Mr. Masaji IBUKI,
Regn. No. 12667,
335 Washington Ave.,
East Kildonan, Manitoba.

Dear Sir:

We wish to advise that on June 30th, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing goods which was in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in New Westminster. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/js

EVACUATION SECTION	
Rec'd	MAY 28 1949
File No.	5592
App.	
Noted	

May 26th 1949

Dear sir

Received your letter twice and
I am sorry so late to answer about my
shrine.

please send to me if not to Bad
Damage. I can have for temporary.
Beside the shrine I left many
Japanese Record in the home too
if you have any in your hand
please send it also

M Iwaki

Address

M Iwaki
335 WASHINGTON AVE
E. KILDONAN, MAN

has Western Storage
Listed

5532.

April 1st, 1949.

Mr. Masaji IBUKI,
Registration No. 12667,
335 Washington Avenue,
Winnipeg, Manitoba.

Dear Sir:

Personal goods now in Custodian storage
include one broken Shrine listed in the name of M. Ibuki.

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

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

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

We enclose a stamped, addressed envelope for
your reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/P.
Encl.

MEMORANDUM

File No.
9592

26th March, 1946.

Re: Masaji ISHUKI - Reg. No. 12667

TO: Charlotte Girard

FROM: W.E. Anderson

Please transfer from the account of the above Japanese to
Chattels Suspense account, the following items sold in Surrey Auction
No. 10:-

Charters Incubator	\$1.25
Johnson Incubator	1.25
Charters Incubator	3.75
Charters Incubator	3.75
Barber Chair	1.00
Steel Block	6.00
Couch	7.00
1 Chair	.50
2 Burner Hot Plates	10.00
Screen door	1.25
4 Chairs	1.00
4 Chairs	2.75
High Chair	2.00
2 Kitchen chairs	2.00
Sprayer	4.50
Phonograph, 2 cupboards & Jardiniere stand	1.50
Clock	1.00
Child's table & 2 chairs	2.00

WEA:HA

Transferred
June 15, 1946.
P.G.

W.E. Anderson

June 23, 1948.

REGISTERED

Messrs. Cherniack and Cherniack,
Barristers and Solicitors,
No. 31 - 460 Main Street,
Winnipeg, MANITOBA.

Dear Sirs:

Re: Lot 42 of Lot 440, Group 2, Map 1133,
Municipality of Delta, in the District of
New Westminster.

and

Lot 39 of the North East quarter of the
North East quarter of Section 25, Township 4,
Map 1416, Municipality of Delta in the District
of New Westminster.

For your information we enclose herewith copy of
Soldier Settlement Board appraisal of above real properties
which were sold by the Custodian, in regard to which you have
filed a claim with the Commissioner on behalf of Mr. Masaji
IBUKI, Registration No. 12667.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

VJJ/HMS

13th May, 1947.

REGISTERED

Mr. Masaji IBUKI,
Registration No. 12667,
Middlechurch, Manitoba.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$53.18, which sum represents your full remaining credit balance at this office. For your information we are also attaching a statement of your account showing entries made in it since the one sent to you 20th November, 1944, with details of your property sale.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

RA
Encls.3(chèque)

July 11th, 1946.

Mr. Masaji IBUKI,
Reg. No. 12667,
Middlechurch, Kan.

Dear Sir:

In response to your recent request, we enclose herewith Custodian's cheque in the amount of \$1800.00. The balance at your credit now is \$28.18, to which will be added the proceeds from the sale of your radio.

A summary of your affairs will be sent you as soon as it is possible, in the meantime, will you please acknowledge the enclosed cheque.

Yours truly,

W.J. Iverson,
Protection Department.

WJI:ML
Encl. (1)

June 22nd, 1946.

Mr. Masaji IBUKI,
Reg. No. 12667,
Middlechurch, Man.

Dear Sir:

We acknowledge your letter of June 16th and in reply, we shall be forwarding you a cheque for the amount of your credit balance on the Custodian books very shortly. At the moment we have a tremendous number of files to review and are getting to them as fast as possible and yours should come up very soon now.

Yours truly,

W.J. Iverson,
Protection Department.

WJ:ML

Middlechurch Man
June 16

The Custodian's Office
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JUN 21 1948
File No.	559288
Ans.	22/6/48
Referred	W. R. S. S.

Dear Sir,

We have written many times
about the money from ^{the} property
which had been sold in R.R. No 1
Terr. Unincorporated B.C. We are ⁱⁿ need
of the money very much, so please
send us the money as soon as possible.
Since we had been notified that it was
being sold.

Also about the list of articles left
with the property, we have mailed you
the list, and have not heard anything
about it from you. Please let us know
as soon as possible.

M. IBUKI
MIDDLECHURCH
MANITOBA

9534

12/2/8/18



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street
VANCOUVER B.C.

EVACUATION SECTION	
Rec'd	MAY 15 1946
File No.	5592
Ans.	
Referred	Anderson

sent to you

14th May 1946

Attention: Mr. W. E. Anderson.

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

Dear Sir,

Re: Masaji IBUKI
Reg. No. 12667
Your File No. 5592

Referring to your letter of the 16th of March,
we now enclose Mr. IBUKI's authority for payment of the
sum of \$129.00 to the Provincial Tuberculosis Unit and we
shall feel obliged if you will forward the remaining bal-
ance to Mr. IBUKI.

Yours truly,

M. I. Brown

M. I. Brown,
Office Manager.

MMS/CM
Enc.

May 7th, 1946.

The Custodian of Enemy Alien Property,
VANCOUVER, B.C.

Dear Sirs:-

This is your authority to deduct
from my account the sum of \$129.00 and pay same
to the Provincial Tuberculosis Unit of British
Columbia.

Yours truly,

M. Ibuki

Masaji Ibuki.



DEPARTMENT OF THE PROVINCIAL SECRETARY
COLLECTOR OF INSTITUTIONAL REVENUE

COURT HOUSE
800 GEORGIA STREET WEST
VANCOUVER, B.C.
TELEPHONE: MA 5141

April 26th, 1946.

Your file: 5592

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

Dear Sir:

Re: Masaji IBUKI - Reg. no. 12667
Provincial Tuberculosis Unit.

I have for acknowledgment your letter of
April 25th enclosing cheque in the amount of \$129.00, being
payment in full of maintenance charges of the above-named
in a Provincial Tuberculosis Unit.

Official receipt is attached hereto.

Yours very truly,

J. G. McRae,
Collector.

M-rlw
encl.

EVACUATION SECTION
Rec'd APR 27 1946
File No. 5592
Ans.
Referred *J. G. McRae*

sent to Anderson

5592

25th April, 1946.

Collector of Institutional Revenue,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Masaji IBUKI - Reg. No. 12667

Some time ago you lodged with this office an account for \$129.00 against the above Japanese, covering the hospitalisation of his wife. We have attached hereto Custodian cheque in the amount of \$129.00 in full settlement of this debt, and we would appreciate your acknowledging it in due course.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

Hillhouse Hall
March 13, 46

Department of the Secretary of State
Office of the Consul General

EXAMINATION SECTION
MAR 21 1946

Dear Sir

We have received the camera from
the State quite some time ago, and we
will right back enclosing the postage charges.
We also have received the letter back from
them.

We are to have the radio, cold, but we
have not yet tried to purchase and sewing
machine, which must be some mistake.

Sincerely yours
H. I. Curtis

Handwritten note at top right, possibly "Hutchinson" and "March 17".

The Canadian office
Department of the Secretary of State

EVACUATION SECTION
MAR 21 1940
5574

Dear Sir
When we left O.C. five years ago
we left no one there to look after things
We would like to know what happened
to the things in this list. The list is
the property of the house but the name
list. Please let us know as soon as
possible.

Sincerely yours
H. Shute

1940
Mar 21 1940

C
O
P
Y

EXTRACT FROM LEASE

File #5592

DWELLING FURNITURE:

- ✓ 1 Kitchen stove
 - ✓ 1 Heater stove
 - ✓ 1 Gramophone S
 - ✓ 3 Tables ~~11~~ NV
 - ✓ 9 Chairs S
 - ✓ 4 Drawers SS
 - ✓ 1 Dresser (with mirror) S
 - ✓ 1 Cupboard (glass front) S
 - ✓ 2 beds and springs NV
- ✓ 1 Electric water pump and system

POULTRY HOUSE FIXTURE:

- ✓ 2 Coal shovel
- ✓ 1 Square shovel
- ✓ 1 Hayfork
- ✓ 16 Galvanised square water pans
- ✓ 8 Galvanised round fountain
- ✓ 12 Chick glass fountain
- ✓ 7 Galvanised pails S
- ✓ 1 Rubber hose 20' complete with nozzles
- ✓ 3 Box window glass
- ✓ 5 Rolls galvanised wire netting @ 6' x 150' NV
- ✓ 1 step ladder 6 ft. long S
- ✓ 1 electric round brooder S

FARM TOOLS:

- ✓ 5 Potato forks S
- ✓ 3 Hoes S
- ✓ 2 Maticks S
- ✓ 3 Shovels S
- ✓ 2 Picks S
- ✓ 1 Sledge hammer S
- ✓ 2 Wedges S
- ✓ 1 Cross cut saw 6' 6" S
- ✓ 2 Axes S
- ✓ 2 Peevees S
- ✓ 1 Wheelbarrow S

N.V. - by no value - discarded
S - Sold by auction N.B. 45 - Survey 10



DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street,
Vancouver, B. C.
February 21st 1946

EVACUATION SECTION	
Rec'd	FEB 24 1946
File No.	5592
Ans.	
By	<i>[Signature]</i>

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

Attention Mr W.E.Anderson

Dear Sir,

Re: Masaji IBUKI #12667
Registration No.5592

We have received a request from the
above named man that his credit balance in your
hands be released to him.

Mr Ikuki also requests that he be
supplied with a statement regarding the rentals
received from his property, and as to the disposal
of his chattels.

We have no objection to these funds
being released and we shall feel obliged if you
will comply with Mr Ibuki's request.

Yours truly,

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

Rentals
line
may take 4 v. 8 m 7ⁿ
Sale of fruit
Sale of wood
50⁰⁰
16⁵⁰
250
86
1510
9496
171⁰⁰
7604
his above was
collected by
Mr. M. L. Brown
on 2/21/46

M.A.

Will give you a chattel
summary in a few days.

MS

C
O
P
Y

Evac file 5593

LOCKE, LANE, GUILD & SHEPPARD
Barristers & Solicitors

703 Rogers Building,
Vancouver, B. C.

11 March 1946

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

Evacuee Section:
Att: Mr. Johnston

Dear Sirs: Re: Estate of Yojiro Koizumi:
 Your File #13763 and #5593

The material for the application to the court to
transmit the title to this piece of property has been prepared and
forwarded to Mr. Streight.

On receipt of Mr. Streight's affidavit we will proceed
immediately with the application and advise you in due course.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD

Per: "Charles Locke Jr."

CCL/mml

March 9th, 1946.

Mr. Masaji IBUKI,
Registration No. 12667,
Middlechurch, Manitoba.

Dear Sir:

We are advised by Mr. D. B. Fisher that he mailed your camera to you about 5 months ago. Will you kindly acknowledge that this has been received and also let us know if you still wish your radio shipped to you.

We have just removed it from Mr. D. B. Fisher's house and he tells us that you wanted the radio sold because the forwarding charges would be too high. If you would rather the instrument be sold we shall put it in our next auction sale.

We notice by the way, that you declared the ownership of a sewing machine which you stated would be left at the Helling's Road farm. There is no further record of this machine and we believe you may have left it with neighbours. Will you kindly confirm if this is so.

Yours truly,

W. J. Iverson,
Protection Department.

WJI:DP

Please file
5592

March 9th, 1946.

Dove Messenger Delivery System,
519 Front St.,
New Westminster, B. C.

Dear Sirs:

Re: Masaji ISUKI, Reg. 12667

Please pick up and deliver one cabinet radio from the house of Douglas B. Fisher, Austin Road to the Surrey Berry Growers Hall c/o Mr. and Mrs. Turtle who occupy the dwelling quarters.

Mr. Fisher's house is the third one on the left hand side from the Blue Mountain Road. You may have to show them this letter of authority.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

5592

March 9th, 1946.

Mr. D. B. Fisher,
R. R. #2,
Austin Rd.,
New Westminster, B. C.

Dear Sir:

Re: Masaji ISUKI. Reg. 12667

This will acknowledge receipt of one cabinet radio belonging
to Masaji ISUKI.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

EVACUATION SECTION	
Rec'd	MAR 4 1948
File No.	5798
Ans.	9/13/48
Referred	Quarrel

R. R#2
 Austin Rd,
 New West
 BC
 Mar 1st

W. J. Brown.

Pokémon Sept.
 Custodian Office

Received your letter yesterday
 Feb 28.

Was sent to Helling's Rd., & we
 are now on Austin Rd., hence delay.
 So it is dated Feb 29th.

Re: to radio & Camera of
 Mani Ibahe, — Reg. 12667
 Camera sent, about 5 months ago
 & received postage from there.
 Radio is still here.

Yours Truly

Douglas B. Fisher

North
 Rn
 10 miles

article of North Rn

CANADA

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

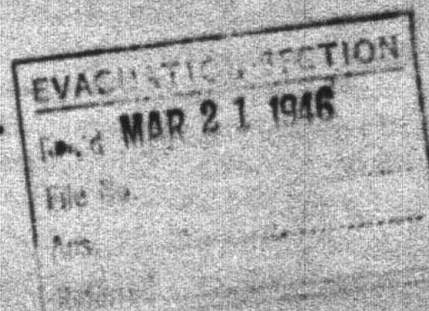
PHONE PACIFIC 6121

PLEASE REFER TO

FILE NO. 5592

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

February 26th, 1946.



REGISTERED:

Mr. Masaji IBUKI,
Registration No. 12667,
Middlechurch, Manitoba.

Dear Sir:

Your file has been reviewed and the following has been noted:

An account of \$129.00 owed by you to the Provincial Board of Health, TB Unit, in regard to Mrs. Kiku IBUKI was sent to you for acknowledgment. However, we find that this debt remains unpaid.

We therefore, ask you to let us have your confirmation by return mail so that the account can be paid from funds at your credit. Unless we ^{hear} otherwise we shall proceed to settle this account.

Yours truly,

W. J. Iverson
W. J. Iverson,
Protection Dept.

WJI:DP

*approved
in Ibuki*

February 26th, 1946.

REGISTERED:

Mr. Masaji IBUKI,
Registration No. 12667,
Middlechurch, Manitoba.

Dear Sir:

Your file has been reviewed and the following has been noted:

An account of \$129.00 owed by you to the Provincial Board of Health, TB Unit, in regard to Mrs. Kiku IBUKI was sent to you for acknowledgment. However, we find that this debt remains unpaid.

We therefore, ask you to let us have your confirmation by return mail so that the account can be paid from funds at your credit. Unless we here otherwise we shall proceed to settle this account.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

5592

February 23rd, 1946.

Mr. D. B. Fisher,
Hellings Rd.,
R. R. #1,
New Westminster, B. C.

Dear Sir:

Re: Masaji IBUKI, Reg. 12667

Will you kindly advise us whether the radio and camera belonging to the above named Japanese was shipped to him. If so, will you give us the approximate date of shipment?

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

*6/2/46
I hope still has radio
which I will recover. Camera
was mailed to him by fisher
some months ago.
WJI*

NAME IMUKI, Masaji

REGISTRATION NO. 12667

FILE NO. 5572

The following chattels were sold by public
 auction at Surrey, B.C. on March 14, 1945

Tub of sundries	1.00 Misc.
Shovel, axe and froe	2.50 T -
Bundle of tools	1.75 T -
Bundle of tools	1.75 T -
Bundle of tools	1.50 T -
Peavie and tools	2.25 T -
Bundle of tools	1.75 T -
Single bed and mattress	3.25 F
Cross cut saw	1.00 T -
Step ladder	3.25 Misc.
9 Chairs	✓ 4.50 Spec. -
3 Boxes of sundries	1.50 Misc.
Chest of drawers	1.50 F
Oak table	1.50 F
Picture	0.25 Misc.
Phonograph	✓ 4.00 Spec. -
Chest of drawers	1.75 F
Table, commode, can and 2 boxes	0.50 F
3 Boxes of sundries	0.50 Misc.
Wash tub & contents	0.75 Misc.
3 Boxes of sundries	0.50 Misc.
Pail and wedges and sundries	4.00 T -
Box of blinds	1.50 F
Box of sundries and linoleum	0.75 Misc.
Dresser	7.50 F
2 beds	3.50 F
Chest of drawers	4.00 F
Cupboard	5.00 Spec.
Kitchen stove	✓ 15.00 Spec.
Total to be carried forward:	<u>78.50</u>
Less Expenses:	<u>0</u>
Net Proceeds Credit:	<u>0</u>

~~Witness of Auctioneer's Office Present:~~

~~Received from Auctioneering Firm for~~

~~Receipt~~

NAME INUKI, Masaji

REGISTRATION NO. 12667

FILE NO. 5592

The following chattels were sold by public
auction at Surrey, B.C. on March 14, 1945

Brought forward:

Bed spring
Garden tools
Hose pipe
Water troughs
Electric brooder
Galvanised pails

\$ 78.50
2.00 F
2.00 T
2.00 M
4.00 C
20.00 M
1.00 M

Total

(Auctioneer's Fee: \$11.15
Less Expenses: (Advertising: 1.88
(Moving: 11.71

\$ 111.50
\$ 24.74
\$ 86.76

Net Proceeds Credited:

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

Extracted from Auctioneering List No. Surrey 10.

Remarks.

NAME IRWIN, HiramREGISTRATION NO. 12667FILE NO. 5592

The following chattels were sold by public

auction at Burrey, B. C. on March 14, 1943.*See new list attached*

Charters Incubator		1.25	Surfence
Johnson Incubator		1.25	"
Charters Incubator		3.75	"
Charters Incubator		3.75	"
Box of sundries		1.00	MISC.
Barber chair		1.00	Surfence
Shovel, axe and froe		2.50	T
Bundle of tools		1.75	T
Bundle of tools		1.75	T
Bundle of tools		1.50	T
Steel block		4.00	Surfence
Penic and tools		2.25	T
Bundle of tools		1.75	T
Single bed and mattress		3.25	F
Cross cut saw		1.00	T
Step ladder		1.25	M
Chair		1.00	Surfence
10 Chairs	1 Chair to Surfence 0.50	5.00	4.50 F
3 Boxes of sundries	5 boxes 4.50	1.50	MISC.
Chest of drawers		1.50	F
Oak Table		1.50	F
Bed's table and 2 chairs		2.00	Surfence
Picture		0.25	MISC.
Photograph		4.00	SPEC.
Chest of drawers		1.75	F
Chair		1.00	Surfence
Table, commode, can and 2 boxes		0.50	F
3 Boxes of sundries		0.50	MISC.
TOTAL	Carried Forward	63.00	
		36.00	

~~Landmark~~~~Landmark~~~~Landmark~~~~Landmark~~~~Landmark~~

NAME IRUKI, MasajiREGISTRATION NO. 12667FILE NO. 3592

The following chattels were sold by public

auction at Surrey, B. C. on March 14, 1945.

	Brought Forward	
Wash tub and contents		36.00
3 Boxes of sundries		\$ 63.50
Pail and Wedges and sundries		0.75 MISC
Box of Blinds		0.50 MISC
Photograph, cutboards (2) and Jardiniere stand		4.00 T
Box of sundries and Linoleum		1.50 F
2 Burner Hot Plates		1.50 F
Green Lamp		0.75 MISC
2 Mills		10.00
Breaker		1.00
4 Chairs		3.50 F
4 Chairs		7.50 F
High Chair		1.00
Cart of drawers		2.75
Cupboard		4.00 F
Kitchen stove		3.00 F
2 Kitchen chairs		15.00 / SPEC.
Bed spring		2.00
Spring		2.00 F
Garden tools		1.50
Flow pipe		2.00 T
Water troughs		2.00 M
Electric Brooder		4.00 M
Galvanised pails		20.00 M
		1.00 M

Total

\$ 111.50

Less Expenses: (Auctioneer's Fee) 11.15
 (Advertising) 1.88
 (Moving) 11.71

\$ 26.76

Net Proceeds Credited:

\$ 86.76

Members of Custodian Staff Present.

Mr. J. J. Anderson

Extracted from Auctioneering List No.

Surrey 10

Remarks.

File 5192

March 21/41

From Wm. L. G.

Re: 1 BUKI, orange # 12667
Haskins, etc., 4 Delta B.C.

I have examined the undermentioned articles and
consider them valuable and should be abandoned.

3 HM tables.

7 Iron beds.

5 rolls wire netting (in use).

Chattels on the property were well looked after
and I had no trouble securing all that was intended plus
one additional.

Wm. L. G.

MEMORANDUM

File 5592

February 16th, 1945.

TO: Mr. R. M. Anderson

FROM: Mr. W. J. Iverson

RE: Mr. Masaji IBUKI,
Hillings Rd., R.R.#1, New Westminster

Attached is copy of a letter to Mr. J.A.Scott, the tenant on subject Japanese property. This farm is one of the later transfers, I think, to the S.S.B., and the tenant will no doubt, wish to relieve himself of the chattels included in the terms of his lease. Will you please discuss the sale of the electric brooder with him, and if you remove the chattels, the accompanying list will help to check them up.

WJI:LEM

W. J. Iverson

*Chattels and equipment on
farm up.*

Chattels sold much up.

*OK
WJI*

COPY FOR MR. ANDERSON.

5592

February 16th, 1945.

Mr. J. A. Scott,
Hillings Rd.,
R.R.#1,
NEW WESTMINSTER, B.C.

RE: Mr. Masaji IBUKI

Dear Sir:

In reply to your letter (undated) relative to the electric brooder, we have asked our representative, Mr. R. M. Anderson, to call on you in the next few days, and discuss the sale of this article. It will, of course, have to be appraised.

Yours truly,

W. J. Iverson
Protection Department.

WJI:LEH

Enclosure on subject
sent by mail

February 16th, 1945.

Mr. J. A. Scott,
Hallings Rd.,
A.R.#2,
BEN WESTMINSTER, B.C.

RE: Mr. Masaji IBUKI

Dear Sir:

In reply to your letter (undated) relative to the electric brooder, we have asked our representative, Mr. H. M. Anderson, to call on you in the next few days, and discuss the sale of this article. It will, of course, have to be appraised.

Yours truly,

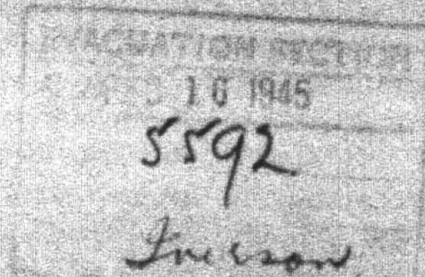
W. J. Iverson
Protection Department.

WJI:LEE

Masaji Iwaki
Hellen's Rd
R.R.1. New Westminster

Feb 16th

The Security Commission



Dear Sir:

I would like to buy the Electric Brooder
that is on this property.

A. Iwaki, Lot 39 NE 1/4 of NE 1/4 Section 25 Township 4

Range 1416, & if you will let me know the price
I will send you the money.

Yours truly
J. A. Scott.

5592

J. L. No. 590

October 27th, 1944.

The Director,
Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sir:

Re: Masaji IBUKI - Lot 39 of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of
Sec. 25, Twp. 4, Map 1416, Municipality
of Delta &
Lot 42 of Lot 440, Gp. 2, Map 1133,
Municipality of Delta.

Enclosed herewith please find our cheque in
the amount of \$40.90 made up as follows:

1943 Revenue collected	\$56.00
Less 1943 Taxes paid	<u>15.10</u>
	\$40.90

Kindly acknowledge receipt of this remittance.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc.

October 27th, 1944.

McLellan & McCarter Limited,
1605 West 6th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Masaji IBUKI - Lot 39 of N. E. $\frac{1}{4}$ of
N. E. $\frac{1}{4}$ of Sec. 25, Twp. 4, Map 1416,
Municipality of Delta.

Further to our letter of May 5th, 1944, we
enclose herewith a cheque in the amount of \$304.10
covering payment of the balance owing on mortgage on
subject property, made up as follows:

Balance Mortgage Principal - Lot 39		\$295.12
Interest @ 6% on \$312.00 from Mar. 2/42		
to Oct. 31/44.	49.88	
		\$345.00
Less 1943 Revenue	\$56.00	
Less 1943 Taxes paid	15.10	
		40.90
		\$304.10

Thank you for your co-operation.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:UH
Enc.

October 27th, 1944.

Mr. J. M. Streight,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Re: Maaaji IBUKI - Lot 42 of Lot 440,
Gp. 2, Map 1133, Municipality of
Delta.

Further to our letter of August 14th, 1944,
we enclose herewith a cheque in the amount of \$146.55
covering payment of the balance owing on Agreement of
Sale on subject property, made up as follows:

Balance Principal under Agreement of Sale Lot 42 -	\$125.80
Int. @ 4% on \$125.80 from Sept. 15/41 to	
Oct. 31/44.	15.75
To Legal Fee drawing Deed	5.00
	<u>\$146.55</u>

Thank you for your co-operation.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc.

CRUX & McMASTER

Barristers and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

September 6, 1944

Please file this
R

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

559 ✓

Attention Mr. Richardson

Dear Sir:

Re: Masaji Ibuki - Lot 42 of Lot 440,
GP. 2. Map 1133. Mun. of Delta

This will acknowledge receipt of your letter
of the 30th ultimo enclosing deed of land covering the
above described property for which we thank you.

Yours truly,

CRUX & McMASTER

PER

G. F. McMaster

G. F. McMASTER

GFM/OS

5592

August 30, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Masaji IBUKI - Lot 42 of Lot 440,
Gp. 2, Map 1133, Municipality of
Delta.

We enclose herewith Deed of Land duly executed
August 29, 1944, by Jack Milton Streight, Official
Administrator, of the Estate of Nicola Schiavone, in
favour of subject Japanese in connection with Agreement
for Sale of the above described property for the sum of
\$400.00

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

August 14, 1944.

Mr. J. M. Streight,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Re: Masaji IBUKI - Lot 42 of Lot 440,
Gp. 2, Map 1133, Municipality of
Delta.

According to advice received from you in connection with the Estate of Nick Schiavone the amount owing under Agreement for Sale of the above described property to subject Japanese amounted to \$139.66 as at June 15, 1944. *plus 5% fee*

This property has been sold to the Director, Veterans' Land Act, and conveyance is now required in order to complete the sale. *and 5%*

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

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

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

J. M. Streight
OFFICIAL ADMINISTRATOR

Telephone:
703

405 Westminster Trust Bldg.,
NEW WESTMINSTER, B. C.

June 15, 1944.

EVACUATION SECTION	
Rec'd	AUG 7 1944
File No.	5592
Ass.	
Referred	<i>W. P. H.</i>

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

Dear Sir:

RE: Lot 42 of Lot 440, Group 2, Map 1143,
Mopy. of Delta, N.W.D.
Masaji Ibuki, Your File 5592.

I am in receipt of your letter of June 9th. for which I thank you, and herewith corrected statement.

Statement re Estate Nick Schiavone.

		Prin.	Int.
1939			
Dec.	Balance Principal		
	Int. on \$300.00 from Dec. 39 to	\$300.00	
1940	Sept. 6/40 --- 8 mo. @ 4%		8.00
Sept. 6	By Cash	\$100.00	
	Int. on \$208.00 from Sept. 6/40 to	92.00	
1941	July 7/41 --- 10 mo.		6.94
July 7	By Cash	50.24	
	Int. on \$164.70 from July 7/41 to	43.30	
	Sept. 15/41 --- 2 mo.		1.10
Sept. 15	By Cash	40.00	
	Balance Principal	300.00	
	Paid on acct.	174.20	
	Balance	125.80	
	Int. on \$125.80 from Sept. 15/41 to		
	date, 2 yrs., 9 mo.	13.86	
		139.66	

Approved
M. Ibuki
2/8/44

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

"J.M. STREIGHT"
"R."

5592

J.L. No. 590

August 2, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Masaji IBUKI - Lot 42 of Lot 440,
Gp. 2, Map 1143, Municipality of
Delta.

We enclose herewith Certificate of Encumbrance
No. 49871 showing the registered owner of subject
property as Jack Milton Streight "In Trust" with an
unregistered Agreement for Sale to Masaji IBUKI,
Evacuee, Registration No. 12667.

This property was omitted from the Director's
original offer although included in the valuation and
offer, therefore, we ask that you proceed with convey-
ance to the Director for the nominal sum of \$1.00.

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

5592

July 8th, 1944.

Mr. Masaji IBUKI,
Registration No. 12667,
c/o Mr. M.D. Manser,
Middlechurch, Manitoba.

Dear Sir:

RE: Lot 42 of Lot 440, Group 2,
Map 1143, Municipality of
Delta, New Westminster District.

On June 17th we wrote you enclosing a copy of
a letter dated June 15th, from Mr. J.M. Streight, and re-
quested you to advise us if the statement enclosed for your
signature, is correct. Will you kindly return to us the
statement with your approval ~~sign~~, if correct.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

5592

June 20, 1944.

Mr. Masaji IBUKI,
Registration No. 12667,
Middlechurch, Manitoba.

Dear Sir:

It is apparent from your letter of June 13th, that you did not receive a copy of our letter of August 30, 1943 and we are enclosing a duplicate copy informing you of the present status of your property. You will note from the third paragraph of the enclosed letter that all revenue from the property since January 1st, 1943, the date of sale, accrues to the purchaser. A detailed statement of the property sale adjustments will be sent to you as soon as possible.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
WEA/EG

June 17th, 1944.

Mr. Masaji IBUKI,
Registration No. 12667,
c/o Mr. H.D. Mancer,
Middlechurch, Manitoba.

Dear Sirs

RE: Lot 42 of Lot 440, Group 2, Map 1143,
Municipality of Delta, New Westminster
District.

I enclose a copy in duplicate of a letter dated June 15th, 1944, from Mr. J.M. Streight, with a statement of the balance owing by you in respect to the purchase of the above described land. If correct, will you kindly so certify on one copy, and return to me, keeping the other copy for your own record. If not correct, please indicate the correct amount.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Enc.

EVACUATION SECTION	
Rec'd	JUN 17 1944
File No.	5592
Ans.	WEN
Referred	<i>[Signature]</i>

Middlebush Man
June 12/44

Department of the Secretary of state
Office of the Custodian

Dear Sir

We would very much like to know if our land farm in strawberry hill has been sold. Please let us know what has been done soon as possible.

Sincerely Yours
M. L. Burke
Middlebush Man

EVACUATION SECTION

Rec'd JUN 16 1944

File No. 5592

Ans.

Referred



J. M. STREIGHT

OFFICIAL ADMINISTRATOR

TELEPHONE:
703

405 WESTMINSTER TRUST BUILDING

NEW WESTMINSTER, B. C.

June 15, 1944.

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

Dear Sir:-

Re: Lot 42 of Lot 440, Group 2, Map 1143,
Mopy. of Delta, N.W.D.
Masaaji Ibuki, Your File 5592.

I am in receipt of your letter of June 9th. for
which I thank you, and herewith corrected statement.

Statement re Estate Nick Schiavone.

		Prin.	Int.
1939			
Dec.	Balance Principal	\$300.00	
	Int. on \$300.00 from Dec. 39 to		
1940	Sept. 6/40 --- 8mo. @ 4%		8.00
Sept. 6	By Cash	\$100.00	
	Int. on \$208.00 from Sept. 6/40 to	92.00	
1941	July 7/41 --- 10 mo.		6.94
July 7	By Cash	50.24	
	Int. on \$164.70 from July 7/41 to	43.30	
	Sept. 15/41 -- 2 mo.		1.10
Sept. 15	By Cash	40.00	
		38.90	
	Balance Principal	300.00	
	Paid on acct.	174.20	
	Balance	125.80	
	Int. on \$125.80 from Sept. 15/41 to		13.86
	date, 2 yrs., 9 mo.		139.66

E.A.O.E.
This is my statement,
J.M. Streight,
Official Administrator.

J.M. Streight
R

June 9th, 1944.

Mr. J.M. Streight,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

RE: Lot 42 of Lot 440, Group 2, Map 1133,
Municipality of Delta, N.W.D.
Maui IBUKI.

We are in receipt of yours of the 6th instant, enclosing a statement re Estate of Nick Schiavone, in which, there is an item, "Interest on \$206.00 from September 6th, 1940, to July 7th, 1941, 10 months, \$2.94." Will you please check this interest charge, as we calculate that the amount of interest for that period should be \$6.94.

Yours truly,

Ian Macpherson
Title Examiner

IM:EL

5992

19th May, 1944.

The Director,
The Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B.C.

Attention: Mr. F.K. Chandler.

Dear Sir:

Re: Masaki IYUKI.

We are in receipt of your letter of the 17th instant with enclosure from Mr. Barnet in regard to the above matter.

The transfer of Lot 42 is proceeding on the basis of a consideration of \$1.00.

Yours truly,

F. G. Shears,
Director.

FOS/PMH



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO.

5592

PLEASE QUOTE BC/474P

Vancouver, B.C., May 17th, 1944.

Mr. G.W. McPherson,
Executive Assistant,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

for McPherson

Rec'd	MAY 18 1944
File No.	_____
Atty.	_____
Referred	_____

Dear Sir:

Re: Masaji Ibuki (J.L.590) Delta Municipality

This was one of the matters taken up with you and on which I promised to write you.

I find that the District Superintendent has done this already and enclose you a copy of his letter of October 25th last.

Yours truly,

W.K. Chandler

WKC/W
ENCL.

W.K. Chandler,
Legal Adviser.

BC/474P

518 Rogers Building,
Vancouver, B.C.,
October 25, 1943.

Attention - Mr. Richardson

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

Re: Majasji Ibuki Property - Lot 39 of S/D NE $\frac{1}{4}$ of
NE $\frac{1}{4}$ of Sec.25, Tp.4, Map 1416, and Lot 42 of
D.L. 440, Map 1133, N.W.D.

The offer made by this Department in the above case was intended to cover the entire holding, the two lots being treated as a single farm unit. Lot 42, however, appears to have been inadvertently omitted from the description listed, and I would therefore ask you to amend the listing of this property accordingly to include both lots. Will you please confirm to us this understanding.

(I.T. Barnet)
District Superintendent.

JK/HJ

May 18th, 1944.

Mr. J. N. Straight,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Lot 42 of Lot 440, Group 2, Map 1133,
Munc. Delta, D.N.W. & Estate of Nicola
Schiavone - Masaji IBUKI, Japanese.

With a view to payment of the balance still owing on the Agreement for Sale dated 22nd of December, 1939, we wish to clear up an uncertainty in this respect.

In your letter of October 17th, 1942, you state that as at September 15th, 1941, there was owing \$150.00 of the principal with 4% interest from that date. In your letter of August 3rd, 1943, you advise us that the amount of the principal owing is \$125.80 with interest to July 15th, 1943, being \$4.20, making the total owing at that date \$130.00.

We are unable to reconcile these two statements unless you have paid insurance or taxes accounting for this difference. If so, will you kindly let us have a memorandum of the amount so paid.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

5592

Richardson

May 16th, 1944.

Messrs. McLennan & McCarter Ltd.,
1605 West 6th Ave.,
Vancouver, B. C.

Dear Sir:

Re: Lot 39 of the North West quarter
of Sec. 25, Twp. 4, Map 1416, DNW

Will you please fill in on the attached, the amount
of the principal owing and the date to which interest is paid,
also the interest owing you as of May 31st, 1944, and return two
copies signed by you. Statement will be submitted to Mr INUKI
for his confirmation of the amount owing by him.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

*Consolidated
by [unclear]
17-5-44*

5592

May 9, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Masaji IBUKI - Lot 39 of NE $\frac{1}{4}$ of NE $\frac{1}{4}$
of Sec. 25, Twp. 4, Map 1416,
Municipality of Delta.

We enclose herewith Discharge of Mortgage on
subject property by McLehlan and McCarter Limited,
duly executed May 8, 1944, for the full sum of \$600.00
registered March 2, 1942 under number 85538C.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

5592

May 5, 1944.

Messrs. McLellan & McCarter Limited,
1605 West 6th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Masaji IBUKI - Lot 39 of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of
Sec. 25, Twp. 4, Map 1416, Municipality
of Delta.

According to advice received from you the balance owing on the mortgage which you hold on the above property amounted to \$291.66, as of February 29, 1944.

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

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

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

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

5592

April 14, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Masaji IBUKI property - Lot 39 of S/D
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 25, Twp. 4, Map 1416.
And Lot 42 of D.L. 440, Map 1133, NWD.

On November 26th, last, our Mr. Shears wrote to you
as follows:

"Copy of letter received from Mr. I. T. Barnet dated
25th October is enclosed."

"You will note that Mr. Barnet states that their offer
for this property was intended to cover an additional
portion to that described in their offer to purchase."

"Assuming this to be so the description of the property
will, however, differ from that described in the Master
document."

"Will you kindly advise how this matter should be handled."

Up to this writing we do not appear to have had any
word from you and, therefore, we request that you advise us
immediately.

Yours truly,

R. D. Richardson,
Farm Department.

RDR/EG

5592

March 20, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Masaji IBUKI - Lot 39 of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of
Sec. 25, Twp. 4, Map 1416, Municipality
of Delta.

We enclose herewith Certificate of Encumbrance No. 49857,
covering subject property and showing the registered owner as
Masaji IBUKI, Evacuee, Registration No. 12667, with a registered
Mortgage in Fee to McLellan and McCarter Limited of 1605 West
6th Avenue, Vancouver, B. C.

A statement received from the Mortgagees shows the balance
owing on the Mortgage as at February 29, 1944, as follows:

Unpaid Balance of Principal	\$ 254.22
Interest on \$312.00 @ 6% from Mar. 2/42 to Feb. 29/44	<u>37.44</u>
Total amount owing on Mortgage	\$ <u>291.66</u>
<i>Add Int to 2/44</i> Yours truly,	<u>12.44</u> 304.10

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

37.44
12.44
49.88



PHONES BAY. 0890 - 0141

McLellan & McCarter, Limited

FEED SPECIALISTS

OFFICE AND MILLS
1605 WEST 5TH AVENUE
VANCOUVER, B. C.

File Nos. 5592,
8982, 5591

March 17, 1944

EVACUATION SECTION

Rec'd MAR 18 1944

File No. 5592, 8982, 5591

Ans.

Referred *MacPherson*

8982, 5591 - sent to MacPherson

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

Attention Mr. Ian MacPherson

Gentlemen:

You will find here enclosed detailed statements covering the properties of M. Ibuki, S. Otsuki, and M. Nagamori, as requested in your letter of the 16th instant.

Hoping that you will find these in order, we are,

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

J. S. Bacon

FSB:MG

Enclosures 3

5592, 5982
and 5591.

March 16th, 1944.

McLellan & McCarter Ltd.,
1505 West 6th Ave.,
Vancouver, B. C.

Attention Mr. F.S. Bacon

Dear Sirs:

- RE: (1) Lot 39 of the N. E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$
of Sec. 25, Tp. 4, Map 1416, Municipality of Delta, B.C.
- (2) Block 4 of Lots 3 and 4 of S.W. $\frac{1}{4}$
Sec. 19, Tp. 2, Map 4431, Municipality of Surrey, B.C.
- (3) Lot 111 of Lot 440, Sp. 2, Map 1133,
Municipality of Delta, B.C.

We find that it will be necessary in order to make adjustments with the registered owners of these properties, that we have a statement from you of the rents or other income received from you from the 1st of January, 1943, to date, also any expenditures made by you in connection with these properties within the same period, thus showing the net returns. Will you kindly give us these statements separately for each property, and in detail.

Yours truly,

Ian Macpherson
Title Examiner

IMM.

File No. 5592

February

EVACUATION SECTION	
Rec'd	FEB 28 1944
File No.	18th, 1944.
Ans.	
Referred	<i>Ian Macpherson</i>

Registered Mail

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

Attention Ian Macpherson

Dear Sir:

RE: Lot 39 of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$
of Sec. 25, Tp. 4, Map 1416, Municipi-
pality of Delta, N.W.D.

I, the holder of a Mortgage dated 2nd March, 1942,
given by Masaji IBUKI, covering the above described parcel of
land, certify that on the 29th of February, 1944, there will
be owing to me in respect to said Mortgage, the sums below
stated:

Unpaid balance of Principal \$254.22 —

Interest on \$312.00 @ 6%
from Feb 2/42
to 29th February, 1944. \$ 37.44

Total amount owing on Mortgage \$291.66

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.

MCLELLAN & McCARTER LIMITED
1605 WEST 6TH AVENUE
VANCOUVER, B. C.

J. S. Bacon

offer 2367

February 18th, 1944.

Registered Mail

McLellan and McCarter,
1605 West 6th Ave.,
Vancouver, B. C.

Dear Sirs:

RE: Lot 39 of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$
of Sec. 25, Tp. 4, Map 1416, Municipi-
pality of Delta, N.W.D.

The Custodian is negotiating a sale of the above described property, and in that connection would like to have from you a statement of your interest as it will be on the 29th of this month. A form in duplicate is attached which will give us the required information when filled in. Please fill in carefully the amount on which interest is computed, the rate of interest, and the date from which interest is owing, as well as the amounts to be added to make the total of the amount owing you at that date. Please sign one copy and return promptly, retaining one copy for your own record.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Enc.

5592

February 17, 1944.

Mr. Masaji IBUKI,
Registration No. 12667,
c/o M. D. Mancer,
Middlechurch, Manitoba.

Dear Sir;

We have received a communication from Mr. D. B. Fisher requesting that he ship to you your radio and camera which you left with him for safe-keeping.

No funds are available at this office for the shipment of these goods and we would suggest that you forward sufficient funds to Mr. Fisher to cover the cost of shipment.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG



EVACUATION SECTION	
Rec'd.	FEB 14 1944
File No.	5592
Ans.	W.E.A.
Referred	Anderson

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
February 12th 1944.

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

Attention: Mr. W.E. Anderson.

Re: Masaji IBUKI - #12667

Dear Sir:

In reply to yours of February 9th re shipment of radio and camera owned by above noted Japanese, we must advise that we have no objection to this but the Jap will have to make his own arrangements.

IBUKI should write to Mr. D.B. Fisher, New Westminster, requesting that he make shipment to him. All costs will have to be paid by either IBUKI or Fisher. If radio has shortwave unit, it is not necessary to remove it before shipping same to Manitoba.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION,

F. E. DesBrisay.

FED:DJ

5592

February 9, 1944.

B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. E. L. Brown.

Dear Sir:

Re: Masaji IBUKI, Registration #12667.

Subject Japanese has applied for the shipment of his cabinet radio and camera to him care of M. D. Mancer, Middlechurch, Manitoba. These articles are stored with Mr. Douglas B. Fisher, Hellings Road, Rural Route 1, New Westminster.

No funds are available at this office at the present time. Please instruct.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

5592

February 9, 1944.

Mr. Douglas B. Fisher,
Hellings Road,
R. R. No. 1,
New Westminster, B. C.

Dear Sir:

Re: Masaji IZUKI.

We wish to acknowledge your undated letter received February 8, 1944.

The Custodian has no objection to the shipment of subject Japanese' radio and camera to him in Manitoba, but as no funds are available at this office for any expenses that might be incurred we are applying through the B. C. Security Commission for proper authorization. We will notify you upon receipt of same.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

EVACUATION SECTION	
Rec'd FEB 8 1944	
File No. 559	✓
Ans. WA	
Referred	

Halings Rd.,
R. R. #1
New West
B.C.

Alison Custodian
Vancouver.
B.C.

Dear Sir Just received a letter from the
Glenis asking us to write you & ask
that you send their radio to them to
Winnipeg
My left is her with us, when they went away
also inside is a small camera, also asked for.
It's here all ready when you can come
& get it.

It's a fairly large cabinet, one (ie the radio)
but perhaps you have it listed

Sincerely Douglas B. Fisher

Gave address

C/o M. D. Mancey
Middlebury, Man

Formerly at
Marquette
Man

January 13, 1944.

McLellan & McCarter, Limited,
1605 West 6th Avenue,
Vancouver, B. C.

Attention of Mr. F. S. Bacon.

Dear Sir:

Re: Masaji IBUKI.

In reply to your letter of January 7, 1944,
and further to our conversation of the 11th, we
regret that there has been a misunderstanding in
the cases that you have been handling, as mortgagees
in possession.

The amounts owed to you on these properties
will be cleaned up in full in the course of the next
month or so but if, however, you wish to apply to
the Director of the Veterans' Land Act for their con-
sideration in the matter of 1943 taxes, we would sug-
gest that you write to their office, direct, to the
attention of Mr. W. C. Broadbent.

Yours very truly,

W. E. Anderson,
Farm Department.

WEA/EG



PHONES BAY. 0890 - 0141

McLellan & McCarter, Limited

FEED SPECIALISTS

OFFICE AND MILLS

1805 WEST 6TH AVENUE

VANCOUVER, B. C.

January 7, 1943

Dept. of Sec'y of State
Office of the Custodian
Japanese Evacuation Section
505 Royal Bank Bldg.
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JAN 8 1943
File No.	2592
Ans.	<i>WA</i>
Referred	<i>Chadler</i>

Gentlemen:

With reference to the property of Masaji Ibuki, Helling Road, Lots 39 and 42 in the Municipality of Delta, we might say that we paid the taxes for 1943 - on lot 39, \$11.31, and on lot 42, \$3.79, making a total of \$15.10.

We understood that we, as Mortgagee-in-Possession, were supposed to collect the rent to cover the interest, taxes, etc.; but we find that the Soldiers' Settlement Board has been collecting the rent since August.

That being the case, we think we are at least entitled to a cheque covering the taxes; and therefore, will expect to receive a cheque covering the above amount.

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

J. S. Bacon

FSB:MG

5592

file

26th November, 1943.

A.G. Duncan Crux Esq.,
535 West Georgia Street,
Vancouver, B.C.

Dear Sir:

Re: Masaji ISUKI Property
Lot 39 of S/D NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec.25, Tp.4,
Map 1416 AND Lot 42 of P.L. 440, Map 1133, HND.

Copy of letter received from Mr. I.T. Barnet dated
25th October is enclosed.

You will note that Mr. Barnet states that their offer
for this property was intended to cover an additional portion
to that described in their offer to purchase.

Assuming this to be so the description of the property
will, however, differ from that described in the Master document.

Will you kindly advise how this matter should be handled.

Yours truly,

F. G. Shears,
Director.

FGS/PNH

encl.

The Corporation of Delta

Telephone 34

MUNICIPAL HALL,
LADNER, B.C.

5592

EVACUATION SECTION	
Rec'd	OCT 27 1943
File No.	5592
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

October 26, 1943.

D. A. Cramer Esq.,
c/o Official Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Masaji Ibuke

As requested in yours of the 25th inst.,
herewith please find copies of assessment and
Tax Statement in duplicate on Lot 42 of District
Lot 440, Group 2, Map 1133, New Westminster
District.

Yours truly,

H. Smith

Assessor & Collector.

JPS/LG

Encls.

C
O
P
Y

5592

BC/474P

518 Rogers Bldg.,
Vancouver, B.C.
October 25, 1943.

Attention Mr. Richardson

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

Re: Masaji ISHII Property
Lot 39 of S/D NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 25, Tp. 4,
Map 1/16 AND Lot 42 of D.L. 440, Map 1133, NWE

The offer made by this Department in the above case was intended to cover the entire holding, the two lots being treated as a single farm unit. Lot 42, however, appears to have been inadvertently omitted from the description listed, and I would therefore ask you to amend the listing of this property accordingly to include both lots. Will you please confirm to us this understanding.

I.T. Barnet,
District Superintendent

JK:LLJ

33

5592

October 25th, 1943.

Mr. J. P. Smith, Assessor,
Municipality of Delta,
Ladner, B. C.

Dear Sir:

Masaji IRIKI

Will you please send into this office a
copy of the Municipality Assessment Roll in duplicate
No. 2416 Lot 42, D.L. 440, Group 2, Map 1133, in the
name of the above mentioned Japanese; also, copies in
duplicate of the Tax Statement covering the same
property.

Thanking you for your co-operation, we are,

Yours truly,

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

DAC:JS



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

5592

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

EVACUATION

Rec'd AUG 4 1943

File No. 5592

And

Referred Cramer

not taken

August 3, 1943.

D. A. Cramer, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

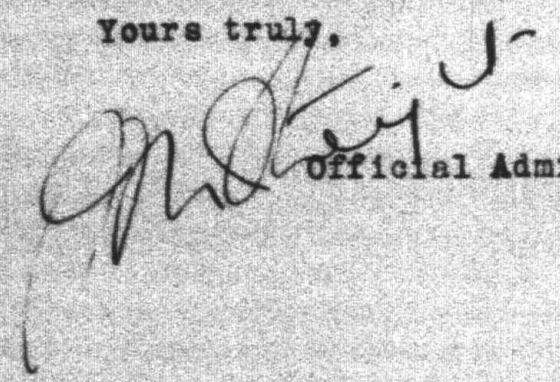
Dear Sir:

Re: Estate of Nicola Schiavone,
Masaji Ibuki, Your file #5592.

I beg to advise you in reference to the above Agreement, Masaji Ibuki owes the estate of Nicola Schiavone the sum of \$130.00, balance of principal \$125.80 and int. to July 15th. of this year \$4.20.

I have made the necessary corrections in enclosed statement and initialed same as per your request.

Yours truly,


Official Administrator.

Encl.
R.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name IBUKI, Mr. Masaji

File No. 5592

*To Mr M. D. Mancer,
Middlebury St. - Man.*

Reg. No. 12667

Company Sun Life

Agency Vancouver

Policy No. 2283881

Premium - \$ 88.60

Payable: ^x Annually, Semi-annually or monthly

Month September Day 25th

REMARKS:

27

Letter sent 23/8/49

5592

5592

July 19, 1943.

Mr. Masaji IBUKI,
Registration No. 12667,
c/o E.B. Hancer,
Middlechurch, Manitoba.

Dear Sir:

Re: Agreement for Sale from
Nicola Schiavone

Thank you for your letter of July 13, enclosing form which was sent to you by mistake.

We wish to thank you for having sent in through the Security Commission copy of the agreement for sale between the above named party and yourself covering Lot 42, N.E. 1/4, Sec. 25, Twp. 4, Group 2, N.W.D., Map 1133.

We enclose herewith statement in duplicate and would be pleased if you would fill in any particulars you may have regarding insurance, signing same and returning the original to us, retaining the duplicate for your own records.

Thank you for your co-operation.

Yours truly,

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

m. Kay

DAC:FL
Enclosure.

28

EVACUATION

Rec'd JUL 17 1943

File No.

Ans

Referred

Crane out to mekey

5592

Midlechurch Man,
July, 13, 1943.

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

Dear Sir:

I wish to inform you that instead of sending
me a duplicate statement, you have inclosed that of
Mr. K. Ozawa, by mistake.

I am returning the forms to you for your ins-
pection.

Yours truly,

M. H. H. H.

Registration 12667
File No. 5592

me H. H.

28

5592

5592
July 8, 1943.

J.M. Streight, Esq.,
713 Columbia Avenue,
New Westminster, B.C.

Dear Sir:

Re: Estate of Nicola Schiavone
Masaji IBUKI

We enclose herewith statement in duplicate with reference to an unregistered agreement for sale held by Masaji IBUKI covering Lot 42, N.E.1, Sec.25, Twp. 4, Group 2, N.W.D., Map 1133.

If the figures in connection with this are correct will you please certify the original and return it to this office, keeping the copy for your own records. If there are any changes to be made will you please make them and initial them.

Thank you for your co-operation.

Yours truly, .

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

DAC:FL
Enclosure.

5592

5592

July 8, 1943.

Mr. Masaji IBUKI,
Registration 12667,
c/o M.B. Mancer,
Middlechurch, Manitoba.

Dear Sir:

Re: Agreement for Sale from
Nicola Schiavone

We wish to thank you for having sent in through the Security Commission copy of the agreement for sale between the above named party and yourself covering Lot 42, N.E. 1/4, Sec. 25, Twp. 4, Group 2, N.W.D., Map 1133.

We enclose herewith statement in duplicate and would be pleased if you would fill in any particulars you may have regarding insurance, signing same and returning the original to us, retaining the duplicate for your own records.

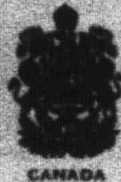
Thank you for your co-operation.

Yours truly,

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

DAC:FL
Enclosure.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Date	JUL 6 1943
File No.	
Ans.	
Reference	Ciment

BRITISH COLUMBIA SECURITY COMMISSION
Welfare.

July 5th 1943

355 BURNARD STREET,
VANCOUVER, B.C.

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

Dear Sir,

Re Masaji IBUKI #12667
Your File No. 5592

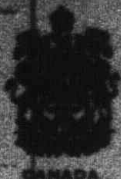
We enclose herewith copy of a letter which we have received from our Manitoba Representative together with copies of receipts and Agreement for Sale of Land, requested by you in your letter to Mr Ibuki dated June 18th.

Yours truly,

M. L. Brown
Per M.S.

M.L. Brown
Office Manager.

/MS

EVACI	DEPARTMENT OF LABOUR
Rec'd JUL 6 1943	
File No.	
Ans.	
Refer.	



BRITISH COLUMBIA SECURITY COMMISSION

No. 749 Somerset Building,
Winnipeg, Manitoba,
June 29th, 1943.

British Columbia Security Commission, VANCOUVER, B.C.

Re: Masaji IBUKI, #12667, Family #13095.

Mr. Ibuki received a letter from the Custodian's Office under date of June 18th, 1943, requesting him to forward certain documents. The Custodian's reference number is 5592. Mr. Ibuki has asked that the enclosed documents be turned over to the Custodian's Office.

Enclosed are copies of receipts, and a notarial copy of the Agreement for Sale. Mr. Ibuki informs me that his payments have always been made in advance and his interest was paid up to October, 1942, but that he never received any receipt from Mr. Schiavone. He further states that his account now stands, as at October 1st, 1942, at \$108.00 principal and no interest.

We trust this is the information desired by the Custodian.

FRANK L. ERNST,
Commissioner's Represent-
ative for Manitoba.

FLR:Mc.
Enclosures.
REGISTERED MAIL.
C/C

5592

5597

June 18, 1943.

Mr. Masaji IBUKI,
Registration No. 12667,
c/o Mr. M.D. Mancer,
Middlechurch, Manitoba.

Dear Sir:

Re: Jack Milton Streight
(In Trust)

You have an unregistered agreement for
sale given by the above party to you covering the
following property:

Lot 42 of Lot 440, Group 2,
Map 1133, Mun. of Delta, N.W.D.

Will you please forward this agreement
to our office by return mail so that we may make
a copy of same and return it to you. If it would
be more convenient for you to send a certified
copy it would serve the purpose.

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

Yours truly,

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

DAC:FL

June 15, 1943.

Mr. D. P. Edwards, Auditor,
Controlling and Audit Branch,
Parliament Buildings,
Victoria, B. C.

Dear Sir:

Re: Estate of Nicola Schiavone
Masaji IBUKI
The Official Administrator, New Westminster

Further to our letter to you dated June 1st from Mr. R. D. Richardson of our Farm Department in connection with your letter dated May 28th addressed to Mr. D. A. Cramer of this office asking for confirmation of statements appearing in the books of the Official Administrator in New Westminster, please be advised that we have received a letter from Mr. R. C. Brown, Commissioner's Representative for Manitoba, whose address is 749 Somerset Building, Winnipeg, who has interviewed Mr. Masaji Ibuki and advises us that according to the records of Mr. Masaji Ibuki there was a balance of \$100.00 principal owing as at February 15, 1941 on an Agreement for Sale covering Lot 42, H. E. 1 of Section 25, Township 4, Group 2, Map 1.333 in the Municipality of Delta. The property, we understand, was purchased for the sum of \$400.00, of which \$100.00 was paid in cash with the balance due in instalments of \$100.00 on the first of October, 1941, 1942, and 1943.

We trust that this information is satisfactory for your purposes.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

5592

1st June, 1943.

Mr. D. P. Edwards,
Travelling Auditor,
405 Westminster Trust Building,
New Westminster, B.C.

Dear Sir:

re: Masa.11 IBUKI.

We are in receipt of your letter of May 28th asking for confirmation of balance of principal and interest owing on an Agreement for Sale covering subject Japanese property, and have to advise that we are unable to confirm the correctness of same as the only figure we have on our files at present is \$100.00 principal and 4% interest, which was supplied by Mr. J.M. Streight and certified by him as being correct.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

405 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

IATION SECTION	
MAY 31 1943	
Ans.	<i>Zts</i>
Referred	<i>Cramer</i>

sent to Anderson

May 28th 1943.

D.A. Cramer, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B.C.

Re: Estate of Nicola Schiavone
and Masaji Ibuki
Your file 5592

Dear Sir:

According to the books of the Official Administrator, New Westminster, there is a balance of \$100.00 principal and 4% interest owing as at Feb. 15th 1941 on an Agreement for Sale covering Lot 42 of the NE $\frac{1}{2}$ of Section 25 Group 2, Township 4, Map 1133 purchased by Ibuki from Schiavone in December 1939.

For Provincial Government audit purposes, I shall appreciate it if you will confirm the above and return this letter to me in care of the above address.

Yours very truly,

Edward

DPE/WP

TRAVELLING AUDITOR

CERTIFIED CORRECT

.....

5592

May 19th, 1943.

Mr. James A. Scott,
Hellings Road,
R. R. # 1,
New Westminster, B. C.

Dear Sir:

Re: Masaji IBUKI

We have your recent communication inquiring as to the disposition of subject Japanese property.

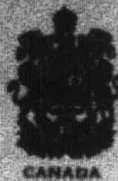
A recent Order-in-Council provides for liquidation, but at the present time no such policy has been put into effect. If, as and when liquidation is decided upon, the public will be so informed through the local papers.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

DEPARTMENT OF
LABOUR



EVACUATION SECTION	
Rec'd	APR 27 1943
File No.	5592
Ans.	<i>Anderson</i>

BRITISH COLUMBIA SECURITY COMMISSION

355 BURNARD STREET,
VANCOUVER, B.C.

April 27th, 1943.

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

Dear Sirs:

Re: Masaji IBUKI, #12667,
Family Serial #13095 (247)

We enclose herewith copy of a letter received from our representative at Winnipeg.

We should appreciate it if you would advise us the present status of this man's affairs.

Thanking you in anticipation,

Yours truly,

M. L. Brown

M. L. BROWN,
Office Manager.

MLB/GM

Enc.

See April 20, 1943

C
O
P
Y

EVACUATION SECTION	
Rec'd	APR 27 1943
File No.	
Referred	

BRITISH COLUMBIA SECURITY COMMISSION

No. 749 Somerset Building,
Winnipeg, Manitoba,
April 20th, 1943.

Attention Mr. Eastwood.

British Columbia Security Commission, Vancouver, B. C.

Re: Masaji IBUKI, #12667, Family
Serial No. 13095 (247)

Mr. Ibuki has requested me to have you write to the Office of the Custodian in connection with certain property purchased by him from Nicola Schiavone under Agreement for Sale dated 22nd December, 1939. The property is described as Lot 42, N.E. 1/4 Section 25, Township 4, Group 2, Map 1.133, in the Municipality of Delta. This property was purchased for the sum of \$400.00, - \$100.00 cash, with a payment of \$100.00 due on the first of October 1941, 1942 and 1943. The final payment, you will note is due next Fall. Mr. Ibuki tells me that he omitted to mention this property to the Custodian when he was evacuated from British Columbia. Apparently the vendor is now deceased and his affairs are in the hands of Mr. J. M. Streight, Official Administrator, No. 217 Westminster Trust Building, New Westminster, B. C. Correspondence was produced to substantiate his statement in this connection.

Just exactly what Mr. Ibuki wishes done in connection with this property, I am not sure, but for the moment I imagine he wants to know its present status and whether or not the Custodian will protect his equity in it. Would you therefore be good enough to refer this matter to the Custodian's office and furnish me with the information when received.

(Sgd.) R. C. Brown,

R. C. BROWN,
Commissioner's Representative
for Manitoba.

RCB'Mc.

See April 27, 1943

File No. 13955, 5592, 6275

February 24, 1943.

MEMORANDUM - FILE

Re: Mrs. Kiku YOSHIDA

Kiku YOSHIDA, our file No. 13955, according to information supplied to us verbally by the R. C. M. P., is the widow of the late Mr. Torajiro YOSHIDA who died in 1926.

She later married Mr. Masaji INUKI, our file No. 5592, and she herself is dealt with under file No. 6275.

HPA:HA

5992
6902

16th November, 1942.

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:-

Re: Masaji IZUKI and Shigeichi SANO

We wish to acknowledge your letter of November 3rd
dealing with North West Policy No. 206106 and No. 206106.

It would be much more convenient for this office if
you would kindly deal with matters pertaining to different properties
in separate letters.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

6902

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 4 1942

808 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

aut → Gibson
TELEPHONE 100
Nov. 5, 1942.

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

Dear Sir:-

Re North West Policy #206108

We regret your letter of August 28th. last re the above was mislaid. We now enclose endorsement herewith cancelling item covering \$500.00 on chickens-flat, and would ask you to kindly sign all three copies, attaching the original to the policy and returning the other two copies to us.

Re North West #206108 ✓

✓
flat. We beg to advise you that this Policy has been cancelled

5592
Many thanks
Yours very truly,
Coulthard, Sutherland & Co. Ltd.

F.H. Coulthard
F.H. Coulthard.

FILE

5992

October 26th, 1942.

J. M. Shreight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Dear Sirs:-

Re: Estate of Nicola Schiavone
and Masali IBUKI

We are in receipt of your letter of the 17th instant and wish
to thank you for the information contained therein.

Yours truly,

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

DAC:EB.

24th October, 1942.

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:-

Re: Masaji IBUKI
and
North West Fire Policy No. 206106

The above numbered policy, which I think probably is part of some business turned over to you from Tanaka Agencies, was renewed June 6th.

We now find there is a policy in force covering the same property through McLeellan & McCarter Limited who incidentally are the Mortgagees.

We would ask you kindly to cancel the above numbered policy. Under the circumstances I am wondering if you could cancel it flat and if not, kindly date it back as far as possible.

Please find the policy enclosed with cancellation receipt duly signed and witnessed.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

FEED SPECIALISTS

PHONES DAY 590-141

5592
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 26 1942

HEAD OFFICE AND MILLS
1605 WEST 6TH AVENUE
VANCOUVER, B.C.

October 24, 1942

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

Attention Mr. R. D. Richardson

Gentlemen:

Received your letter re taxes on Masaji
Ibuki property, Helling Road. Apparently you have over-
looked one piece of property, as his taxes, as per the
bills we have, are as follows:

\$11.31 on Lot 39, NE $\frac{1}{4}$ of the NE $\frac{1}{4}$
Sec 25, Map 1416, and
\$3.79 on Lot 42, DL 440, Gp2

making a total of \$15.10, which falls due on November 16. /

We are mailing a cheque covering taxes on the
different properties on which we hold mortgages, namely:

M. Nagamori ✓	\$20.75	5591
Shigeo Shudo	13.99	and file # 1050
A. Uno ✓	49.35	8618
Masaji Ibuki ✓	15.10	

all located in the Municipality of Delta; and also taxes
on the property of S. Otsuki, in the Municipality of Surrey,
amounting to \$51.20, which was paid on October 10, 1942.

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

J. S. Bacon

FSB:MG

5592

22nd October, 1942.

McLellan & McCarter Ltd.,
1605 W. 6th Ave.,
Vancouver, B.C.

Attention Mr. Bacon.

Dear Sirs:

re: Masa-ji IBUKI.

We thank you for your letter and Statement of Affairs on the above Japanese property dated the 5th instant, and wish to inform you that the taxes on same amount to \$11.31, due on November 16th.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

5992

21st October, 1942.

McLellan, McCarter Limited,
1605 West 6th Avenue,
Vancouver, B.C.

Dear Sirs:-

Re: Masaji IBUKI

Will you kindly send to us as soon as possible the fire insurance policy for \$1500.00 mentioned in your letter to us of July 20th and also shown on your statement sent to us on October 5th.

There is a possibility of duplication of insurance on this property as I notice that there is a North-West Fire Insurance Policy, No. 206106 apparently in force also.

As soon as I get the Policy as requested above, I will be able to check up and have the insurance being carried, adjusted, if necessary.

Yours very truly,

S.M. Gibson,
Insurance Department

SMD:FM

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 10 10/10



J. M. STREIGHT

OFFICIAL ADMINISTRATOR

TELEPHONE:
703

405 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

Oct. 17th 1942

D.A. Cramer, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B.C.

Re: Estate of Nicola Schiavone
and Masaji Ibuki
Your file 5592

Dear Sir:

With reference to your letter of
October 16th, I would appreciate your mentioning the
name of the estate in all correspondence.

I may say that Ibuki is buying
under an Agreement for Sale dated December 22nd 1939
and I have no copy on file. Kindly note my letter to
your office dated April 30th with Declaration attached
setting out the amount owing as at September 15th 1941
\$100.00 principal and 4% interest from that said date.
The legal description of the property was set out in
the Declaration also.

I suggest the Soldier Settlement Board,
who are checking all Agreements and Mortgages in the
Land Registry Office for you, could make a copy of the
Agreement for you if you so desire. This estate should
not be put to that expense.

I am sorry I have no copy on my file
which I could forward you. The solicitor for the estate,
Mr. H.G. Johnston, would no doubt be willing to make you
one upon payment of his charges.

JMS*WP

Yours very truly,

on file
J.M. Straight

5592

October 16, 1942.

J. M. Streight, Esq.,
Official Administration,
405 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Re: Masaji IROKI

We regret we cannot trace
having received a reply from you to our
letter of September 19th in this matter.
We enclose a copy of same and would appreciate a reply by return of mail if possible.

Yours truly,

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

DAC:FB
Encl.

5592

2nd October, 1942.

McLellan & McCarter Ltd.,
1605 W. 6th Ave.,
Vancouver, B.C.

Attention Mr. F.S. Bacon.

Dear Sirs:

re: Masaji IBUKI.

We would appreciate receiving from you
a complete statement of your account on the above
Japanese property showing rentals received to date
from Mr. J.A. Scott.

Thanking you for your usual co-operation,
we are,

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Copy
for file 5592

5591 8635
5592 8632
8632

September 23rd, 1942.

Messrs. McCallan & McArthur Limited,
1805 West 4th Avenue,
Vancouver, B. C.

Attention Mr. Brown

Dear Sir:-

We are returning herewith the following mortgages which
you so kindly sent in for our personal and which have now served our pur-
pose.

File 5591 - Masajiro HAHIMORI
File 5592 - Masaji HAHIMORI
File 8635 - Asonaka UHO
File 8632 - Shigeo OHNO
File 8632 - Shinichi OHNO

Attached to each mortgage you will find a statement in
duplicate as to the standing of each mortgage account. We shall be
pleased if you will bring this matter up to date by filling in the nec-
essary information and also furnishing us with what particulars you have
regarding the insurance. Will you then return the original to this
office and retain the copy for your files.

This will confirm our conversation by telephone with
your Mr. F. S. Brown.

Thanking you for your co-operation.

Yours truly,

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

McCallan
Banks

5592

September 19th, 1942.

J. E. Streight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Dear Sir:-

Mr. Masaki IZUKI

Will you please send into this office the duplicate copy of the mortgage held by you and given by the above-named Japanese on the following property:

Lot 42 of Lot 440, Group 2, Map 1133,
Municipality of Delta.

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

As soon as we have made a copy of the mortgage it will be returned to you.

Yours truly,

Ian Macpherson
Title Examiner.

DAC:EB.



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

OFFICE OF THE CUSTODIAN FEED SPECIALISTS
JAPANESE SECTION

RECEIVED
JUL 21 1942

3392

HEAD OFFICE AND MILLS
1605 WEST 8TH AVENUE
VANCOUVER, B.C.

July 20, 1942

Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
City.

Attention Mr. R. D. Richardson.

Gentlemen:

Replying to your letter re M. Ibuki place,
Hellings Road, we beg to report as follows:

Rent received for July \$7.00

also account for renewal of fire insurance on buildings,
furniture, Etc. \$1500.00, premium on same being \$26.50
will be paid in due course.

We also enclose copy of agreement, and attached
to same, copy of list of articles left on the place.

Yours very truly,

McLellan & McCarter, Ltd

by

J. S. Bacon

FSB/W

5592

18th July, 1942.

McLellan & McCarter Ltd.,
1605 West 6th Ave.,
Vancouver, B.C.

Dear Sirs:

re: Masaji IBUKI.

Up to the present we have not had a
reply to our letter to you of May 27th, and would,
therefore, ask that you give this matter your
preferred attention and let us hear from you at
your earliest convenience.

Yours truly,

Manager,
Farm Department.

RDR:GF

5592

27th May, 1942.

McLellan & McCarter Ltd.,
1605 West 6th Ave.,
Vancouver, B.C.

Dear Sirs:

re: M. Ibuki.

We have for acknowledgment yours of the
21st instant, for which we thank you.

We note that the lessee, Mr. Scott, has
paid over to you the sum of \$129.00 and that it is
your intention to forward \$65.00 of this to Mr. Ibuki.
We have to advise that the Custodian does not desire
you to remit this money to Mr. Ibuki. We would,
therefore, ask that you retain same for his credit.

For the present it is quite in order for
you to handle this property for Mr. Ibuki, but would
ask that you make a monthly report to this office
concerning same.

We shall be pleased to receive a copy of
the lease between Mr. Ibuki and Mr. Scott as soon
as possible.

Yours truly,

R. P. Alexander,
Assistant Manager.

RDR:GF



MURRAYVILLE BRANCH
PHONE LANGLEY 111

5592

McLellan & McCarter, Limited

FEED SPECIALISTS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 22 1942

HEAD OFFICE AND MILLS
1605 WEST 6TH AVENUE
VANCOUVER, B.C.

May 21, 1942

Refile please

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

MIBUKI

Attention Mr. Richardson

Gentlemen:

With reference to the property of M. Ibuki, Hellings Road, R. R. #1, New Westminster, would say that Mr. Ibuki rented this property to J. A. Scott, who is now living on the place. Mr. Ibuki left so suddenly that he neglected to sign the agreement.

However, Mr. Scott has paid McLellan & McCarter Ltd. the sum of \$129.00, made up as follows:

\$100.00 for whatever fruit there is on the place,

\$ 15.00 for wood, and

\$ 14.00 covering two months rent, May and June.

129-

As soon as we can get Mr. Ibuki's address, we are forwarding the agreement for signature, and also the sum of \$65.00, being balance due him on crop and wood, as we have already advanced \$50.00 cash before he went away. He wishes us to pay the taxes, and the balance to apply on interest covering mortgage held by ourselves.

Hoping the above arrangement meets with your approval, we are,

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

J. S. Bacon

EEB:MG

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50
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J. M. STREIGHT
OFFICIAL ADMINISTRATOR

5592
OFFICE OF THE CUSTOMS
JAPANESE SECTION
RECEIVED
MAY 1 1942

TELEPHONE
EX 703

405

WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

April 30th 1942.

OK

C/S
4/5

G.W. McPherson, Esq.,
Deputy of the Secretary of State,
Japanese Evacuees Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Re: Estate of Nicola Schiavone dec'd

Dear Sir:

I herewith enclose Statutory Declaration claiming the sum of \$100.00 from Masaji Ibuki, R.R. 4 New Westminster, B.C.

Yours very truly,

OFFICIAL ADMINISTRATOR

JMS*WP
encl.

5572

This Indenture

Made in Triplicate this 2nd day of March in the year of
Our Lord one thousand nine hundred and forty-two.

In Pursuance of the Act respecting Short Forms of Mortgages Between

MASAJI IBUKI "Farmer" of R. R. No. 1, New Westminster
in the Province of British Columbia

(hereinafter called the Mortgagor)
of the FIRST PART

And

MCELLAN & MCCARTER LTD. a company duly incorporated
under the laws of the Province
of British Columbia whose head
office is No. 1605 -6th Avenue
West, Vancouver, British Columbia.

(hereinafter called the Mortgagee)
of the SECOND PART

WITNESSETH that in consideration of the sum of Six Hundred (\$600.00)

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
DOTH GRANT AND MORTGAGE unto the said Mortgagee his heirs and assigns for ever:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in
the Municipality of Delta of the
Province of British Columbia, more particularly known and described as of the (N.E. $\frac{1}{4}$) / North
East Quarter Lot Thirty-nine (39) of the North East Quarter (N.E. $\frac{1}{4}$) of Section
Twenty-five (25) Township Four (4) Group One (1) New Westminster District ac-
cording to the registered map or plan of the said subdivision deposited in the
Land Registry Office at the City of New Westminster in the said Province and
numbered 1416.

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 him the said Mortgagor in, to or upon the said premises,

PROVIDED this mortgage to be void on payment of **Six Hundred (\$600.00)** Dollars of lawful money of Canada, with interest at six per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 600.00 is to be paid

In thirty days from date hereof.

with interest for the same at the rate aforesaid, payable ~~by instalments~~ on the due date ~~of each year~~ of this Mortgage.

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the 2nd day of April 1942; arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land in the same manner as all other money hereby secured and to be payable on the days and dates hereinbefore provided for payment of interest; and taxes and performance of Statute Labor.

And the said Mortgagor COVENANTS with the said Mortgagee that he will pay any Tax which may hereafter be levied on the Mortgagee in respect of the Mortgage Money and interest.

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 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 encumbrances;

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 encumber the said lands;

AND that the said Mortgagor will insure the buildings on the said lands to the amount of not less than

AND the said Mortgagor doth RELEASE to the said Mortgagee all his claims upon the said lands, subject to the said proviso.

PROVIDED that the Mortgagee may distrain for arrears of interest; PROVIDED that on default of the payment of any instalment of principal or of interest hereby secured or taxes as hereinbefore provided, the principal hereby secured shall immediately become due and payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, costs of suit or matters relating to liens or encumbrances on said land, or pay any property, mortgage or income tax imposed, or that may be imposed, on the Mortgagee or the Mortgagor in respect of the said property or this Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, insurance premiums and valuers' fees together with all costs and charges which may be incurred by taking proceedings of any nature in case of default by the Mortgagor, and the amount so paid shall be a charge on the said lands in favor of the Mortgagee and shall be payable at the time of payment of the next instalment of interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other remedies, shall be forthwith exercisable.

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

ten days notice enter on and lease or sell the said lands.

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 of 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.

THE MORTGAGOR doth hereby attorn and become tenant from year to year to the Mortgagee from the day of the execution hereof (during the term of this Mortgage) at a rent equivalent to, applicable in satisfaction of, and payable at the same time as, the interest on the principal hereinbefore provided to be paid; the legal relation of the landlord and tenant being hereby constituted between the Mortgagee and the Mortgagor, provided that on default of payment of rent or interest, the Mortgagee may enter on the said lands and determine the tenancy hereby created without notice; but it is agreed that neither the existence of this clause, or anything done in virtue thereof, shall render the Mortgagee, a Mortgagee in possession, so as to be accountable for any moneys except those actually received.

The attached is a true copy of the Mortgage held by McLellan & McCarter Ltd.

given by Masaji Ibuki to the said McLellan & McCarter Ltd. on 2nd

March, 1942.

Hampden

A Notary Public in and for the
Province of British Columbia

September 11th, 1942.

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

PROVIDED always and it is hereby declared and agreed that the terms "Mortgagor" and "Mortgagee" whenever used throughout those presents shall be deemed to include and bind their heirs, executors, administrators and assigns respectively.

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

Signed, Sealed and Delivered

IN THE PRESENCE OF

"Henry Parker White"

Accountant

1605 West 6th Ave.,
Vancouver, B.C.

"Masaji Ibuki"

State full name,
address and occupation of witnesses.

FOR ATTORNEY

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____, knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ one thousand nine hundred and forty _____

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

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

Murphy & Co., Ltd., Law Printers and Stationers,
Vancouver, B.C.

SHORT FORM

Mortgage

McLELLAN & McCARTER LTD.

—TO—

MASAJI TBUKI

Dated _____ March 2/12 _____ 194____

85536

FOR MAKER (INCLUDING MARRIED WOMEN)

I **Hereby Certify** that on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that _____ the person mentioned in the annexed instrument as the Maker thereof, and whose name _____ subscribed thereto as part _____ and that he know the contents thereof, and that he executed the same voluntarily, and _____ of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at _____ British Columbia, this _____ day _____ of _____ in the year of our Lord one thousand _____ nine hundred and _____

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

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

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA;
TO WIT:

I **HENRY PARKER WHITE** _____ of the _____ City _____ of _____ in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by **Masaji Tbuki** the part y thereto, for the purposes named therein.
2. The said instrument was executed at **Vancouver**
3. I know the said party _____, and that he is _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at **Vancouver** in the _____ Province of British Columbia, this **2nd** day of **April**, 194**2**

"H. P. White"

(Seal of Notary)

"R. Evans"

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

Extract from Lease.

File #5592.

Lessor: Masaji IBUKI.

Lessee: James A. SCOTT.

Date: 1st May, 1942.

Term: Duration from 1st May, 1942.

Consideration: \$100.00 for the crop, \$15.00 for the wood,
and rental of \$7.00 per month on 1st every
month commencing 1st May, 1942.

Property:

Land: Lot 39 of N.E. $\frac{1}{4}$ of Section 25 Tp. 4 Gp. 1 N.W. 3.
Plan No. 1416, Municipality of Delta.

House: Included.

Chattels: As per list below.

Dwelling Furniture:

- 1 Kitchen stove
- 1 heater stove
- 1 gramophone
- 3 tables
- 9 chairs
- 4 drawers
- 1 dresser (with mirror)
- 1 cupboard (glass front)

2 beds & springs

1 electric water pump and system.

Poultry House Fixture

- 2 coal shovel
- 1 square shovel
- 1 hayfork
- 16 galvanized square water pans
- 8 galvanized round fountain
- 12 chick glass fountain
- 7 galvanized pails
- 1 rubber hose 20' complete with nozzle
- 3 box window glass

(cont.)

*Lease as per list below
to Soldiers & their
family
Wood
Chattels as listed
on lease*

Articles of Agreement

made in Delta on the 22nd day of December 1940

between the following persons: *Shirley Hine*

RETOREN *Neola Schiavone* Farmer
of R.R. New Westminster
Province of British Columbia

hereinafter called the Vendor of the one part

AND
Masayr Shuke Farmer
of R.R. New Westminster
Province of British Columbia

hereinafter called the Purchaser of the other part

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of and from the Vendor the land hereinafter mentioned that is to say: A LANT-SING LAR that was registered as land at the Municipal District of *Municipality of Delta* Province of British Columbia and more particularly known and described as

*fourty two (42) North East quarter Section
Twenty five (25) Group 2 Two Map 1133*

of Block numbered

located in District Lot No.

Group *1133* as shown on the map of the District of Delta, British Columbia, and the registered map of said subdivision deposited in the Land Registry Office at the City of

TOGETHER with all the rights and appurtenances thereto in any way at or for the price or sum of *Four Hundred* Dollars (\$400.00) of lawful money of Canada, paid in part and on the day and times hereinafter mentioned, that is to say: the sum of *One Hundred* Dollars (\$100.00) on the execution of this Agreement (the receipt whereof is hereby acknowledged by the Vendor), and the balance as follows:

One Hundred dollars on the first day of October 1941. One Hundred dollars on the first day of October 1942 and one Hundred dollars on the first day of October 1943. Purchaser having permission to pay the whole at any time without notice or Bonus.

TOGETHER with interest on the moneys from time to time owing under this Agreement, at the rate of *four* per cent. (4%) per annum, payable *Yearly*

Discharge of Mortgage

Know all Men by these Presents

That **MOLLELLAN & MCCARTER LIMITED, 1605 West 6th Avenue,**
of **Vancouver,** in the Province of **British Columbia,**

DO HEREBY CERTIFY

That **MASAJI IBUKI #12667,**

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

MASAJI IBUKI #12667

as Mortgagor, to **Molellan & McCarter Limited,** as Mortgagee
for the sum of **Six Hundred Dollars (\$600.00)** Dollars,
which said Mortgage ~~was made~~ **was made**
and was registered in the Land Registry Office in the City of **New Westminster** in the Province
of **British Columbia,** on the **2nd** day of **March, A.D.,**
19 **42,** under number **855380.**

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 Delta, in the District of New Westminster,
Province of British Columbia, and more particularly known and
described as Lot 39, of the North East quarter of the North
east quarter of Section Twenty-five (25), Township Four (4),
Map 1416.**

(WE) (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.

SIGNED, SEALED AND DELIVERED at **VANCOUVER**
BRITISH COLUMBIA
this **8th** day of **May** A.D. 19**42**

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

R. EVANS
NOTARY PUBLIC & BROKER
2110 GRANVILLE ST. VANCOUVER

Lawrence Evans
Pres. Molellan & McCarter Ltd.

(If given by a Company) The Common Seal
of
was herewith affixed in the presence of:

A Native Profile in and for the Province of British Columbia.
A Commissioner for Indian Affairs within British Columbia.

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

1. I was personally present and did see the within instrument duly signed and executed by the part
2. The said instrument was executed at
3. I know the said part
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years

of the
in the Province of British Columbia.

FOR WITNESS

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, either one of the words in brackets.

HEREBY CERTIFY that, on the _____ day of _____, 194 _____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____ mentioned in the annexed Instrument as _____ the _____, that _____ know _____ the _____ executed the same voluntarily, and _____ of the full age of twenty-one years. _____ IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____ in the Province of _____ day of _____, 194 _____, at _____, British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty-

FOR MAKER (INCLUDING MARRIED WOMEN)

Dated _____ 194 _____

MOLLEHAN & MCCARTER LTD.

— TO —

MASAJI IREKI #12867

Discharge of Mortgage

The Clarke & Stuart Co. Limited, Loan Promoters and Solicitors
Vancouver, B.C.

GRUB & MCMASTER
SOLICITORS
RANDALL BLDG
VANCOUVER B.C.

A Notice is hereby given for the Province of British Columbia
that the following is a list of the names of the persons who have been
admitted to the practice of the law in this province in the month of January.

IN TESTIMONY whereof I have hereunto set my hand and Seal of Office,
at the City of Vancouver, this 25th day of May, 1861
in the Province of British Columbia, this 25th day of May, 1861
in the year of our Lord one thousand nine hundred and forty-four

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

HEREBY CERTIFY that, on the 8th day of MAY, 1944, in the Province of British Columbia, (whose identity has been proved by the evidence of _____, who is) personally known to me, _____, and that he is the person of the said _____ and affixed the seal of the _____ President _____ President _____

_____ & HORTON, Limited _____ & HORTON, Limited

no subscribed his name to the annexed instrument as _____

appeared before me and acknowledged to me that he is the _____

LAWRENCE HARVEY KILNE _____

the City of Vancouver, _____

British Columbia _____

the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of _____

Dominion of Canada
Province of **BRITISH COLUMBIA**

To Wit:

In the Matter of THE ESTATE
OF NICOLA SCHIAVONE, DECEASED
AND MASAJI IBUKI

OFFICE OF THE CUSTODIAN
JAPAN

RECEIVED
MAY 1 1942

I, JACK MILTON STREIGHT, of the City of New Westminster, Province of
British Columbia, Official Administrator

do solemnly declare that

1. THAT I am the Administrator of the Estate of Nicola Schiavone, deceased.
2. THAT Masaji Ibuki of Rural Route No. 4 New Westminster, B.C., is indebted to the above estate for the sum of \$100.00 together with interest at 4% from September 15th 1941.
3. THAT the said Masaji Ibuki was purchasing the following property under Agreement for Sale dated December 22nd 1939 covering Lot 42 of the NE $\frac{1}{4}$ Section 25, Group 2, Township 4 Map 1133.
4. THAT I am the registered owner of the property in trust.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the **Canada Evidence Act**.

Declared before me at **New Westminster**in the Province of **British Columbia**this **30th** day of**April**A.D. 19 **42****Subscribed and sworn to before me****I, Commissioner for taking affidavits in and for the**Province of **British Columbia**

BC-474-P
BC-1641-A

BC/474-P
BC/1641-A

Page 1

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

Farm Appraisal Report

File No. J.L.590

Land Description Lot 39 of S.D. of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 25 Tp. 4 Map 1416 and Lot 42 of D.L. 440 NE $\frac{1}{4}$ of Sec. 25 Tp. 4 Map 1133.
Containing 10.02 Acres

Owner's Name IBUKI, Masaji Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point New Westminster, B.C. Distance 3 miles.

Market Town " " " Distance 3 "

Church (give denomination) " all denominations Distance 3 "

Nearest School Kennedy School Distance 1 "

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

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

Has direct access to Helling Road, fair gravel road.

Is this district a good one? Reasonably good district.

Employment opportunity City industries, 3 miles.

Predominating Nationality and religion: Mainly British.

Describe Fencing and its condition: Fenced on west only. Value \$

Water supply: From well by Beatty electric pressure pump. Value \$

Electricity: Power available; lights and power used.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 27	Frame	1 $\frac{1}{2}$	Shgle	15	Cement blocks.	Fair	\$800.00
Garage	21 x 20	"	1	"	15	Wood	"	50.00
BARN	x							
BARN	x							
BARN	x							
BARN	x							
GRANARY	20 x 160	Frame	1	Shgle	6	Wood	Fair	700.00
Henhouse	20 x 80	"	2 st.	"	1	"	Good	700.00
"	20 x 140	"	1 "	"	6	"	Fair	600.00
4 Colony Hous	8 x 10	"	1 "	"	6	"	ea. \$10.	40.00

Total present day value \$ 2890.00

Total Value Buildings add to farm \$ 2100.00

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

Describe the basement and chimneys: Full basement; brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 1 How finished wood; v-joint.

Are buildings painted? No. Condition of paint "

Distance from nearest bush Approximately 75 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.22	Level 2.22 acres	Sandy loam 10" to 18"	Hardpan.	Mixed small fruit and vegetables.	\$70.	\$155.40
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
7.80	Level 7.80 ac.	Sandy loam 10" to 18"	Hard- pan.	Clearing, stumping breaking.	\$175. to \$200.	\$20. \$156.00
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 \$ 311.40

Total added by buildings to value of farm \$ 2100.00

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

Total value of farm \$ 2411.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land in good state of cultivation; fertility appears to be low; building
in fairly good state and occupied by tenant.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for poultry farming and raising small fruits.

Noxious weeds: No serious weed situation.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Delta.
Assessment on Lot 39. Imp. \$800.00 Taxes: 1942 \$11.31
Land 296.00

Lot 42 Land \$233.00
no improvements

Date: July 23, 1942.
Place: New Westminster.

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

Inspector's Signature

"D. DODDING"

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

Farm Appraisal Report

Y BUKI, M.

Remarks: This is a small holding and has been mainly operated as a poultry proposition. Buildings are quite good structures. Land is a sandy loam over hardpan; growth generally does not indicate a good state of fertility.

In connection with this holding it was found that only Lot 39 was registered in the owner's name, Lot 42 being held in trust for him. The taxes shown pertain to Lot 39, the statement for Lot 42 not being available at this time.

This property is rented to Mr. J.A. Scott for \$7.00 a month for the duration of the war.

The poultry houses are built on land from which only brush has been cut to place the buildings.

(FOR ORCHARD LANDS ONLY)

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

WIL.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

III.

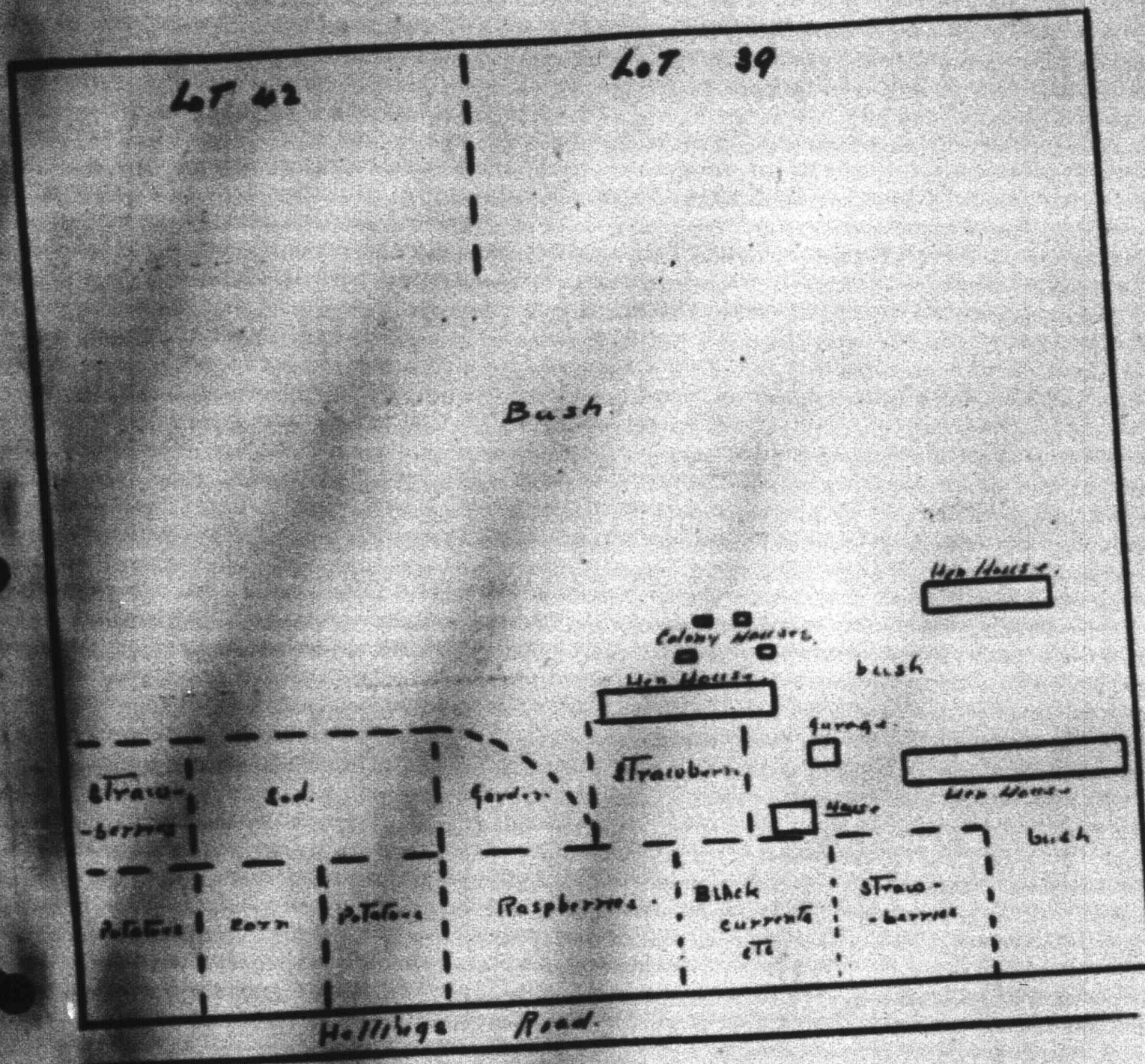
ORCHARDS, SMALL FRUITS, ETC.

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

			<u>Present Value</u>
Strawberries	-	0.61 acs.	\$
Fruit	-	0.75 "	\$
Raspberries	-	0.35 "	\$
Currents & Gooseberries	-	0.23 "	\$
Sod	-	0.28	\$
Sub	-	2.22 <u>7.80</u>	\$
		10.02 acs.	\$
		<u> </u>	\$
			\$
			\$
			Total \$

Amount fruit trees add to value of farm \$.

Diagram of Property



Lot 39 of SD of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 25, T₄N Map. 1416
and Lot 42 of DL 440 NE $\frac{1}{4}$ Sec. 25-T₄ Map. 1133.
Masaji Ibuki.

Seals. 100' - 1"

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

value is \$ 2400.00

Date 24th July 19 42.

"I. T. BARNET"
District Superintendent.

Canada

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

JAPANESE EVACUATION SECTION

NOV 20 1944

File No. 5592
Reg. No. 12667

506 Royal Bank Building,
Vancouver, B. C.

Mr. Masaji IBUKI,
Registration No. 12667,
c/o Mr. H. D. Mancer,
Middlechurch, Man.

Dear Sir:

Re: Municipality of Delta- Lot 42 of Lot 440 Group 2 Map
1133, District of New Westminster C. of T. 150692E and Lot 39 of the
North East quarter of the North East quarter of Sec. 25, Tp. 4, Map
1416 in the District of New Westminster. C. of T. #120415E.

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

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

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

	2,367.00	
Sale price of above described property	\$ 20.22	
Add:		
Unexpired insurance premium as at January 1st, 1943	2,387.22	
Less:		
Tax arrears to December 31st, 1942	\$ 7.00	
Registration fee	420.92	
Encumbrance—Principal	70.63	498.55
—Interest		
Net proceeds of sale		1,888.67

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

Yours truly,

F. G. SHEARS,
Director.

1943	Jan. 1 Cr. re Sale of Property	1,888.67	Debit
	Land Registry Office		
	Certificate of Encumbrance	2.00	
		1,886.67 Cr.	Balance

out Anderson

**REPORT
ON EVACUATED JAPANESE PROPERTY**

File No. 5592

MUNICIPALITY: Delta.

Date: May 14th. 1942.

NAME: IBUKI. Masaji,

REGISTRATION NO. 12667.

ADDRESS: Hellings Road, New Westminster, B.C.

PROPERTY:

ACREAGE: 10.

KIND OF CROPS: Lot 89. Strawberries, Raspberries, Black currants, GooseBer.

Lot 42. " " Rhubarb.
APPROXIMATE ACREAGE OF EACH: $\frac{1}{2}$. $\frac{1}{2}$. $\frac{1}{2}$. covers both Lots.

HOUSE:

VACANT:

OCCUPIED Yes. Lessee, J.A.Scott.

DESCRIPTION 2 Story frame house.

ROOF: Shingle.

SIZE: 22 x 24.

NO. OF ROOMS 5.

CONDITION: Good.

OTHER BUILDINGS: 2 Chicken houses, Brooder house, ("2Decker) Woodshed, Garage.
6 Colony houses, (Chicken)

NAME OF LESSEE OR RENTOR: J.A.Scott, Through McLellan & McCarter, Ltd. Vancouver.
the Mortgagees.

TERMS: Paid \$100.00 for fruit, & \$7.00 per month from May 1st. 1942.

WATER: "Well"

ON:

OFF:

LIGHT:

ON: Yes.

OFF:

REMARKS: Light paid by Mr. Scott.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In the House & Basement.

Electric pump, water system

2 Beds & Springs.

2 Dressers & 9 Chairs.

Heater.

Gramophone & records.

Kitchen range.

China cabinet.

In Attic.

3 Beds & Springs.

Buddasan.

Singer sewing machine.

Baby's Go-Cart.

Quantity of Cartons & Boxes, (contents not known.)

Edl. Garden tools.

In Brooder house.

3 Boxes Window glass.

Step ladder 8'

Quantity poultry wire.

Electric brooder, (No motor)

1-7' Crosscut saw.

Signed:

I. G. Randall.

NOV 28 1947

VLA

2590
Ac. 474 P 1641A

5592

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

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

- (1) NAME LINEI Manaji (RCMP) Reg. No. 12667
(Print) Surname Given Name
- (2) Pre-Evacuation Address Hollings Road, R.R. #1, New Westminster, B.C.
- (3) Present Address 335 Washington Avenue, Winnipeg, Manitoba.
- (4) REAL ESTATE
- (a) Street Address (if any) Hollings Road, Municipality of Delta, Ladang, B.C.
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)
Municipality of Delta, Lot 42, of Lot 440 Group 2 Map 1133, District of New Westminster
C. of T. 150622 E and Lot 39 of the North East Quarter of the North East Quarter of
Section 26, Tp. 4, Map 1416 in the District of New Westminster, C. of T. 150615 E.
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 1,200.00
(ii) Buildings - - - - - \$ 3,600.00
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 4,800.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 2,567.00 ✓
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,233.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
Above property in Dwelling, Chicken House
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House and Chicken House
- (c) How stored or packed at time of evacuation
Left in house and chicken House

(over)

- (d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

List 1, 2 and 3 - Custodian - Radio in care of neighbor and sold by custodian

			<u>Sold</u>	<u>Loss</u>
(e) Itemized description of personal property which is the subject of the claim:				
1. Dwelling Furniture per list one	Estimated Value \$	155	-	155.00
2. Poultry House Fixtures per list two	Estimated Value \$	181		181.00
3. Farm Tools per list three	Estimated Value \$	50.50		50.50
4. Radio	Estimated Value \$	75.00	25.00	50.00
5. _____	Estimated Value \$			
6. _____	Estimated Value \$			
7. _____	Estimated Value \$			
8. _____	Estimated Value \$			
9. _____	Estimated Value \$			
10. _____	Estimated Value \$			

TOTAL CLAIM FOR PROPERTY LOSS \$ 425.50

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 425.50

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,
Province of Manitoba,
TO WIT;

I, Masaji Ikuhi
of Winnipeg

of the City
in the Province of Manitoba

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City
of Winnipeg

in the Province of Manitoba

this 13th day of November

A.D. 1947.

A BARRISTER AT LAW ENTITLED TO PRACTICE AS Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Statement of Furniture and Fixtures

List No. 1

Dwelling Furniture

1 kitchen stove	\$40.00
1 heater	15.00
1 gramophone	25.00
2 tables	7.00
9 chairs	11.00
4 drawers	10.00
1 dresser with mirror	8.00
1 cupboard (glass front)	15.00
2 beds and springs	25.00
1 electric water pump and system	

(250.00) this amount added to value of dwelling

156.00 ✓

List No. 2

Poultry House Fixtures

2 coal shovels	\$2.00
1 square shovel	1.50
1 hay fork	1.00
16 galvanized water pans	16.00
9 galvanized round fountain	10.00
12 chick glass foundation	12.00
7 galvanized pails	9.00
1 rubber hose - 20 ft. complete with nozzle	5.00
5 box window pane	25.00
5 rolls galvanized wire netting 6" x 150"	35.00
1 step-ladder 6' long	4.50
1 electric round brooder	60.00

181.00 ✓

CASE NO. 924

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

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

10

B E F O R E

(THE HONOURABLE MR. JUSTICE A.G. DUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 14th, 1940.

IN THE MATTER OF THE CLAIM OF

20

MASAJI IMUKI

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq., Appearing for the
 Dominion Government

S.M. CHERNIAK, Esq., Appearing for the
 Claimant.

G.H. RUPTON, Esq., Official Interpreter.

30

MARK H. PEARCE, Esq., Official Reporter.

2.
Masaji Ibuki
In Chief.

MASAJI IBUKI, the Claimant herein, being
first duly sworn, testified as follows:-

MR. CHERNIAK: In this matter, Your Honour, I ask
leave to amend in regard to the personal
property, to show a total value of \$515.50;
Quotation's sale price \$96.00; the loss
\$419.50. This sum, when added to the loss of
the real property makes a total claim of
\$2,450.50.

10 THE COMMISSIONER: You will show how you arrive at
that?

MR. CHERNIAK: It will be shown in the Exhibit I
will file, Your Honour.

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Ibuki, I show you two typewritten statements,
were these prepared in accordance with your
instructions? A Yes.

Q And are these your signatures?

20 A Yes.

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

A Yes.

MR. CHERNIAK: I tender as Exhibits 1 and 2 respec-
tively, the Real Estate Statement and the Per-
sonal Chattel statement as identified by the
Claimant.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

30 MR. CHERNIAK: And on behalf of my learned friend

3.
M. Trunk,
in Chief.

I will file as Exhibit 3 the S.S.B. Appraisal Form and as Exhibit 4, the Custodian's Analysis of the personal property claimed.

(S.S.B. APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

10
MR. CHERNIAK: From Exhibit 1 Your Honour will note that this property consists of two lots, lot 39 and lot 42 and that the two lots were purchased separately. Lot 39 was purchased from H.A. McDiarmid in 1935 for \$300.00 and I have on my file and I am showing to my learned friend an Agreement of Sale of this Property from McDiarmid to the Claimant, dated September 9th, 1935 for a consideration of \$300.00. Lot 42 was purchased in December, 1939 from H. Shiavone for \$400.00 and I have on file and I am showing to my learned friend and agreement of sale affecting lot 42, dated December 26th, 1939, for \$400.00. The Claimant sets out that at the time he purchased this property there were no buildings on it and half an acre of thicket acres was cleared. The Claimant sets out that in addition to this he himself cleared two acres of land. Exhibit 3, the S.S.B. Appraisal indicates that the cost of reclamation of this portion of land would cost \$175.00 to \$200.00 per acre. The Claimant further sets out that he constructed about 400 feet of cedar covered ditching. He dug a 15 foot well and equipped it with a heavy electric pressure pump in 1941 and that he piped

20

30

4.
M. I. I. I.
In Chief.

the water to the house and two chicken houses. This cost him \$250.00. It is interesting to note that the S. B. Appraiser, in reference to the water supply, reference is made of the Beatty electric pressure pump but no mention is made of the value of same nor is it indicated that he has added it to the value of the land. The Claimant states that he planted about 20 mixed fruit trees which I don't think are referred to in Exhibit 3. In Exhibit 1 the Claimant sets out the buildings on the property, showing their size, date built and the estimated cost and he indicates that these buildings were all newer than estimated by the appraiser. Your Honor will note in Exhibit 3 that the buildings are referred to as being six and one years old but that his house and garage are referred to as being fifteen years old and the Claimant sets out that the garage was five years old and the house six years old at that time and the indication is that he didn't buy this lot until 1925 in which year he states he built his house. In Exhibit 3 the Appraiser values all the buildings at \$2,590.00 and subtracts \$790.00 of the value of the buildings when he adds the value of the land. The Claimant sets out in Exhibit 1 that the land uncleared cost him considerably more than the appraisers estimate of cleared land, and the buildings, which were in very good condition, were worth much more than appraised.

6.
M. I. I. I.
In Chief.

The cleared land would seem to have cost him about \$70.00 an acre. The appraiser estimates the cleared land at about \$70.00 an acre and the uncleared land at \$20.00 an acre. The comment on page 3 of Exhibit 3 states that this is a small holding. It commences with the sentence "This is a small holding and has been mainly operated as a poultry proposition. Buildings are quite good structures.

10

Dealing now with the personal chattels, Your Honour will note that the full claim is set out in Exhibit 2 and in the final column of Exhibit 2 we have shown the Custodian's comment.

THE COMMISSIONER: Do you see what he says about that pump?

MR. CHERYLAK: Where is that, Sir?

THE COMMISSIONER: One electric water pump and system, this amount added to the dwelling.

20

MR. CHERYLAK: I find it interesting that he shows it there. I am not claiming for it now, although the Custodian says the amount is added to the value of the dwelling, we don't know it is so because Exhibit 3 does not indicate that at all, so I contend that that is a conclusion that the Custodian arrived at in some manner and he has to show us how he came to that conclusion, that it was added to the value of the dwelling.

30

Your Honour will note in our revised claim most of the items had been sold by the Custodian

M. Ibuki
In Chief.

except for a heater which is shown as not accounted for, theft, etc., and for three boxes of window panes and five rolls of galvanized wire. The window panes are shown as not accounted for theft, etc. The five rolls of galvanized wire are shown as abandoned, in use on property.

10

Q Mr. Ibuki, the five rolls of galvanized wire netting, for which you are claiming \$35.00, was this wire netting rolled up and put away or was this netting in use on the land on the date of evacuation? A That wire had been used for some season and prior to my evacuation I rolled it up and put it in the chicken house.

Q Would you say that it was in good condition?

A Yes, it was in good condition and not rusted.

MR. CHERNIAK: In regard to the electrical brooder, Your Honour, may I ask my learned friend if the brooder was ever appraised or if any attempt was made to receive tenders for same.

20

MR. FERG: No, there was no appraisal of it.

MR. CHERNIAK: Thank you. Now in connection with the radio, Your Honour, the practice is to file a copy of the Royal Canadian Mounted Police Receipt which my learned friend probably has on his file.

MR. FERG: I can't see it.

MR. CHERNIAK:

Q Do you have the receipt for the radio Mr. Ibuki?

30

A No.

V.
H. Ilaki.
In Chief.

MR. CHERNIACK: Perhaps my learned friend will find the serial number of the radio on his file and he can read that into the record. I think that assists in obtaining an independent valuation of the same because the serial number indicates the type of radio it is and that is the reason we would like it read into the record, Sir.

Q About this radio Mr. Ilaki, you indicate you bought it in 1935 for \$175.00?

10

A Yes.

Q Do you remember from when you bought the radio?

A Furryshoten, in Vancouver.

Q Is that a retail store? A Is is a retail store.

Q And was it bought new? A Yes.

Q Is it a mantle type or console type?

A It was a large 9 tube instrument.

Q Did it have a gramophone attachment?

A No, it was a short and long wave.

20

Q And was it the model of the year in which you bought it, that is, was it a 1935 model?

A I was told so when I bought it.

CROSS-EXAMINED BY MR. FERD:

Q Was this radio turned over to the Royal Canadian Mounted Police?

MR. CHERNIACK: It probably was.

MR. FERD: It is submitted, Your Honour, that the real property sold at its fair market value. That the goods sold were sold at their fair

30

market value and that the goods claimed, not accounted for, the price claimed is unfair, unreasonable and excessive.

Q You didn't have an independent person make a valuation of your farm and your lands at the time of your evacuation or since?

A No.

Q Where did you leave your radio when you left the farm when you were evacuated?

10 A I left it in the house of a neighbor, a white man.

Q Now, you rented the farm when you vacated the premises, didn't you? A Yes, the house.

Q And you also rented your chattels to the tenant?

A Yes.

Q And have you got a copy of the lease that you entered into with your tenant?

A I haven't got it here.

Q Have you got a copy of the lease?

20 A I think I have.

Q You think you have a lease?

A Yes.

Q And in that lease, of course, there was a list of the chattels that you leased to the tenant?

A I am not practically certain that there is.

Q But it didn't include the radio?

A No.

Q You say you left the radio with a white man, a neighbor, what was his name?

30 A I don't remember - yes - Mr. Fisher.

Q Did you ever report that to the Custodian?

A After I had come to Manitoba I wrote a letter and advised the Custodian.

Q That your radio was left with Mr. Fisher?

A Yes, that I had left it at Mr. Fisher's house.

MR. FERG: That is all, Your Honour.

MR. CHERNIAK: In connection with the radio, Your Honour, might I ask my learned friend if he has any record of an appraisal of the radio?

10 MR. FERG: No, we haven't.

MR. CHERNIAK: There is an indication that it was sold by tender and I was wondering how that was done, what was the method of sale.

MR. FERG: I can't find anything on the file or on any of the auction sale statements referring to the radio. I beg to correct myself, Your Honour. With regard to the radio there is a memorandum respecting personal property. "Iwaki left his radio in care of D.H. Fisher Bellings Road Surrey. It was turned over to the Custodian on March 16th, 1946 at Iwaki's request and sold, being appraised by Messrs Trapp and Company for \$25.00. A cover was left and mailed to him and receipt acknowledged on March 17th, 1946."

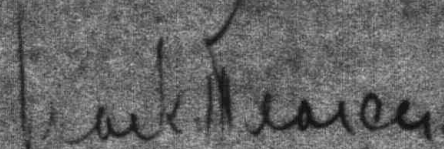
MR. CHERNIAK: Does the memorandum indicate to whom it was sold? A No.

MR. CHERNIAK: The memorandum does not indicate that tenders were called for either?

MR. FERG: No. It was appraised and sold but it doesn't say to whom it was sold.

(PROCEEDINGS ADJOURNED SINE DIE)

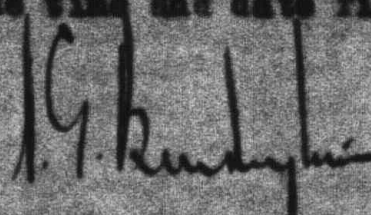
Certified to be a true and accurate transcript.



(MARK H. PEARCE)
OFFICIAL REPORTER

11

I, the undersigned Sub-Commissioner hereby certify that the foregoing 9 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.



(SUB-COMMISSIONER)

12

J. Spratt
Dear Sir

JAN 17 1949

Jan 17 1949
55922

Received

In Reference to letter
of Jan 11 File 5592

I have a Receipt a payment
to Mr. Newson For a Radio
From Nishiyama

Rec Date is June 24/46

But no description or Number

As Ever

J. H. Newman

(Mr. Newman sold some Farm Equipment
for Nishiyama and radio for Hanks)

There seems to be some confusion
in his receipts. The name of the
Japanese in question is I B U K I.

See our letter to Mr. Newman of

Jan. 11/49.

JH

DEFENCE BRIEF

Winnipeg, Manitoba.
September 14th, 1948.

Masa-i IBUKI

File No. 5592

Case No. 904

REAL PROPERTY CLAIMS
(All claims shown are Gross)

Claim 1.

Lot 39 of the N.E. 1/4 of N.E. 1/4 of Sec. 25,
Tp. 4, Map 1416, Mun. of Delta, D.N.W.

and

Lot 42 of Lot 140, Qn. 2, Map 1133,
Mun. of Delta, D.N.W.

\$4300.00

Appraised at
\$2411.40

Sold for
\$2367.00

Witness: D. Dodding, Appraiser.

References: Transcript P.4, lines 2-7:-

Claimant's Counsel points out that while reference is made to the Beatty electric pressure pump on S.S.B. appraisal no mention is made of value or that he has added it to the value of the land.

Transcript P.5, lines 18-28:-

Claimant's Counsel states he is not claiming for the pump now but since Custodian states the amount is added to the value of the dwelling, although it does not state so in Exhibit 3, he requests to be shown how Custodian arrives at this conclusion.

The fact that the S.S.B. mentioned the pump indicates that it was considered in their appraisal as adding value to the premises and an allowance would therefore be made by them.

Transcript P.4, lines 8-10:-

Claimant states he planted about 20 mixed fruit trees which Claimant's Counsel states are not referred to in Exhibit 3. There is no mention of any fruit trees on J.P. Form, S.S.B. Appraisal, or on our file. However, strawberries, black currants, raspberries and gooseberries were declared on J.P. Form and S.S.B. Appraisal.

Transcript P.4, lines 10-22:-

Claimant claims all buildings newer than appraiser estimated. He states he bought property in 1935 and states house was built in 1935 and that house was only 6 years old and garage 5 years old instead of both 15 years sold as per S.S.B. Appraisal.

Wrote J.P. Smith, Assessor, Mun. of Delta, and his reply is attached hereto.

Masaki IBUKI - File No. 5592, Case No. 904.

PERSONAL PROPERTY CLAIMS
(All claims shown are Gross)

Amended Chattel Claim 2

\$313.50

(a)	Goods valued by claimant at \$182.00	(Auction)	<u>Sold for</u> \$71.00
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Witnesses: R. M. Anderson, Staff.
Trapp Motors Ltd. - Auctioneers.

(b)	Goods valued by claimant at \$75.00	(Tender & Etc.)	<u>Sold for</u> \$25.00
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References: Transcript P.7, lines 1-7:-

Claimant's Counsel requests serial
number of radio to be read into records.

Claimant did not declare ownership of
radio until through letter of Feb.8/44,
now on claim file, from Fisher he re-
quests Mr. Fisher to inform us that he
left his radio with them.

Letter March 17/46, now on claim file,
IBUKI requests us to sell radio.

Transcript P. 9, lines 11-13:-

Claimant's Counsel states that there
is an indication that the radio was
sold by tender.

This however is not necessarily the
case as you will note heading of
column to be Tender & Etc.

Radio never came under the control
of the R.C.M.P.

Telephoned Mr. J. Newman (see receipt
of July 16/46 on file) January 13/49
and he states that he had no knowledge
where this radio came from which was
in the Japanese Hall. He stated that
this radio was sold to a lady whose
name he cannot remember and that her
house has been sold through Cooper
Real Estate and her present address
is unknown. He also stated that he had
no record of the serial number, make,
etc. of this radio. (See letter Jan.14/49,
attached).

(c)	Goods valued by claimant at \$35.00	ABANDONED.
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Witness: R.M. Anderson, Staff.

(d)	Goods valued by claimant at \$21.50	Not accounted for, theft, etc.
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Witness: R.M. Anderson, Staff.

Note:- Chattel Summary on file states chicken
house glass and a quantity of wire
netting were used by the tenant for
purposes of his operations.

Name of Claimant **ISMAIL, Ismail**
 Custodian File **5732**

Case **204**

REAL PROPERTY										Total	
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices		
						% of Total	Amount		% of Total		Amount
					2397.		1234.94				37.32 1234.34
PERSONAL PROPERTY											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
182.00	72.00	21.50	39.01%	56.50	22.04	25.00	3.00	46.34			
TOTAL RECOMMENDATION										1350.28	

October 11th, 1950.

Mr. Masaji IDUKI,
335 Washington Ave.,
Winnipeg, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 904

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... **\$1,396.80.**

Cheque in your favour is enclosed for **\$1,346.47**
and we have paid the Co-Operative Committee .. **\$ 52.33**
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.