

5606

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: EMTA TsuruoHOME ADDRESS: Scott Rd., Surrey, B.C.REGISTRATION NUMBER 12734 SEX: Male AGE: 24OCCUPATION: 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: NoneMARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Scott Rd., Surrey, B.C. - Lots one (1) to fourteen (14) inclusive block 6 of the north west quarter of Sec. 30, township 2 map 1468. title No. 1411887E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 12 room house - (two storey) - 2 storey chicken house, rhubarb house in basement of chicken house, garage, woodshed, pump house.

3. INSURANCE (Give particulars; state where policies are): North West Fire Insurance Co., for \$1,000.00 - on dwelling and furniture - Policy # 199884.

4. TAXES (Amount and where payable): \$50.55 paid to the Municipality of Cloverdale, B.C. 1941 taxes paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed):

None

6. OCCUPANCY AND LEASES (If vacant so state): Leased to Patrick A. O'Hara Yale Rd., Surrey, B.C. - lots 1 - 14 in the N.W. quarter of Sec. 30 - Twshp. 2. for \$1200 a year - lease for 1 year - option -

Agreement - \$300.00 paid on execution of lease - \$900.00 paid out of crop.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 2 acres of asparagus, 1/2 acre gooseberry
1/2 acres currants, 1 acre rhubarb, 2 pear trees, 14 cherry trees, 6
apple trees, 120 plum trees, 1 peach tree. Sold - See page 1 # 6.

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- Farm implements to be left in the custody of Patrick A. O'Hara,
lessee including 1 spray pump, 2 duster pumps etc. Also 1 electric
water pump and system. 100 preserving bottles.
To be left in custody of ^{IF} McClusky, North Vancouver, B.C. - 1
electric fan, 1 scale. 211 - East 20th
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
- 1 goat, 1 cat - three kittens.
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

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) From
P.A. O'Hara, Yale Rd, Surrey. \$900 on on/p sold. See page 1 #6

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
8 War Saving Certificates - \$10.00 in owner's possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Sun Life Assurance Co., for \$1,000.00 - Beneficiary -
Mother - I Mayo - Premium - \$45.00 annual payment - Policy #2084860
Tanaka Accident Insurance Co., - \$2.00 a day - Premium - \$21.60 ann
ual payment - Ben. - Mother - I Mayo - Policies in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. Policy #125406.

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) J. Cota

[Signature]
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug 6/43

No. 5606

N ENTA TSUTUO
(Surname in Block Letters)

tion No. 12734

Male - Female
(check)

Age July 24, 1918

Address R.R.#1, New Westminster, B.C.

vacuated Apr. 25/42 Naturalized - Canadian-Born - National
(check)

Nipawa Gen. Hosp. - Nipawa man.

nt Address Manitoba

Nipawa Gen. Hospital - Nipawa man
595 Martin Ave. Winnipeg man

ied - Single
(check)

Name of Wife —

Name of Husband —

ne of Mother ^{nee} (TAKAO) Imaya Name of Father Yanaga #02050

es of Children under 16 #02049

uested by Violet Scott Registered with Custodian
(Yes or No)

ational Information Farmer. Owner of 5 1/2
acres, house, at above address.

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 5606

Date: May 14th. 1942.

REGISTRATION NO. 12734.

MUNICIPALITY: ~~Dublin~~ Surrey.

NAME: KITA. Tsuro,

ADDRESS: Scott & Worrall Road, New Westminster, B.C.

PROPERTY:

ACREAGE: $6\frac{1}{2}$.

2 Pear Trees. 14 Cherry. 6 Apple. 120 Plum. 1 Peach.
Asparagus. Goose B. Black Cur. Rhubarb. Tree fruits.

KIND OF CROPS:

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

OCCUPIED Yes. Lessee, O'Hara.

HOUSE:

DESCRIPTION 2 Story wooden frame house.

ROOF: Shingle.

NO. OF ROOMS 12.

SIZE: 18 x 30.

CONDITION: Fair.

OTHER BUILDINGS: 2 Story Chicken house, Garage, Woodshed, Pumphouse.

NAME OF LESSEE OR RENTOR: Patrick A. O'Hara.

TERMS: \$1,200.00 Year, & includes McCluskeys $6\frac{1}{2}$ acres across road.
\$300.00 paid, \$900.00 to be paid out of crop.

WATER: 2 Wells.

ON:

OFF:

LIGHT:

ON: Yes.

OFF:

REMARKS: Light paid by O'Hara.

INVENTORY OF CHATTELS LEFT ON PROPERTY

Duster pump.

Spray pump, Water pump system, all located in Pump house

In the house.

Chesterfield & 2 Chairs.

2 Parlour lamps. (1 floor, 1 table)

3 Gramophones. (out of order)

Bedroom suite, (Bed complete, Dresser & Seat, Chiffonier)

3 Enamel beds complete.

Bureau.

Baby crib.

Signed:

I. C. Bardwell.

CHATELS LISTED BY TSURUO ENTA

Reg. #12734 File #5606

(Household)

KITCHEN:

part ent
Stove ✓ a. burnt out.

~~5 Cupboard~~

~~3 Chairs~~

Juniho heater a

Medicine chest ✓

DINING ROOM:

~~Big table~~ ✓ ? a

~~2 Benches~~ ✓ a

~~1 Gramophone~~ a

BEDROOM:

~~1 Table~~ ✓ ?

~~1 Barrel~~ S

LIVING ROOM:

~~1 Gramophone~~ a

BEDROOMS:

part ent
~~4 Beds & springs~~ ✓ a

~~2 Dressers~~ ✓ S

~~2 Tables, small~~ S

~~2 Chairs~~ S

STORE ROOM:

~~2 Gramophones~~ S

~~2 Mattresses~~ ✓ a

~~Box of books~~ a

part ent
~~3 Piece chesterfield suite~~ ✓ S

~~1 Four-piece bedroom suite~~ S

including bedspring & mattress ✓

~~1 Living room table~~ a

~~2 Table lamps~~ ✓ S

~~1 Bridge lamp~~ S

~~1 Boudoir lamp~~ S

~~2 Small rugs~~ D a

a = Abandoned

T. Enta Place
424 Scott Road,
Surrey, B. C.

*Probably
Harry Entas
file 13982*

CHATELS LISTED BY TSURUO ENTA

Reg. #12734 File #5606

(Outside)

3 Raking Forks }
 2 Hay forks } 5 shovels destroyed by fire
 2 Shovels } 2 forks destroyed by fire
 2 Spades }
 5 Hoes }
 1 Wet spray S
 51 Powder Spray
 3 Wheelbarrows - destroyed by fire
 1 Brush scythe
 3 Barrels wooden 2 sold
 1 Floor scraper
 60 Trays (wooden) Burnt
 10 Small watering trolves (Metal) troughs?
 1 Small dry feeding trolves (wooden) troughs?
 3 Tubs (wooden)
 1 Hand cultivator (broken wheel)s
 1 Electric water pump & storage tank fixture.
 Miscellaneous tools s

D. DISCARDED
 S. Sold by auction 22/11/44 - Sumner &
 S. sold to Grant - 20/11/44 - Appraised T. W. Tapp

Note. This list is a piece from
 a pencilled one on file, following
 letter dated Aug 20/42, & may
 have been made by O'Hara.
 ref.

File No. 5606

WTA, Turo (Mr.)

Reg. No. 12734

Corner of Marrell & Scott Roads, Surrey,
(South Westminster).



Chicken house destroyed by fire



Farm Appraisal Report

Surrey.

File No. J.L.402

Land Description Lots 1 to 14 inclusive, Blk. 6 of NW 1/4 Sec. 30 Tp. 2 N. R. 14 W.

Containing 5.559 Acres

Owner's Name HETA, Turo Post Office Address R.R. 1, New Westminster, B.C.

Nearest Rail Point Kennedy Station, B.C.R. Distance 1/2 mile.

Nearest Town New Westminster Distance 4 1/2 "

Church (give denomination) All denominations within reach Distance up to 4 1/2 mi.

Nearest School Kennedy Distance 1/2 mile

State how property was identified L.R.O. Sketch, map and highway.

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

Corner of Worrall and Scott Roads; latter a hard-surfaced road to Westminster

Is this district a good one? Yes.

Employment opportunity Full industrial employment within bus and inter-urban reach.

Dominating Nationality and religion British; none predominating.

Describe Fencing and its condition None. Value \$

Water supply: Well with pressure pump. Value \$ inc. in land

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT STORIES	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 30	Lumber & shingles	8	Shingle	Old	Posts	Poor	\$700.00
addn.	16 x 16	shingles	9	"	10?	"	Good	
Veranda	6 x 22							25.00
Shed	20 x 30	Roof only on posts; shingled						500.00
House	20 x 100	Lumber	16	Shingle	10?	Con. blks	Good	200.00
"	20 x 144	"	8	Shingles	Old	Posts	Clean	
	X							
GRANARY	X							
	X							
	X							
	X							
	X							

(Electric lighting established)

Total present day value \$ 1425.00

\$ 1000.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Roof on older part is mossy and will eventually need re-shingling.

Basement is posts walled in with lumber & 3 rooms for living ;
all finished is all above ground level bal. of space is for basement pur-
pose. Veranda is at level of the original building.
Describe the basement and chimney: Brick chimney from ground.

Basement Main floor
No. rooms downstairs? 3 Upstairs? 5 How finished matched lumber (many small closets)

Are buildings painted? No. Condition of paint

Distance from nearest bus None near.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.188	Level 4.158 ac.	Loam 10" to 20" runs to muck at east end.	Clay	Currants, asparagus, beans & rhubarb, good condition.	\$90.	\$374.22

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber,
stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
1.2	Level 1.2 acres	Deep loam to 20"	Clay Complete clearing Stumps now blown.	\$50.	\$50.	60.00

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 \$434.22

Total added by buildings to value of farm \$1000.00

Total fruit trees add to value of farm (for use in orchard districts only) \$25.00

Total value of farm \$1459.22

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Good state of cultivation. Leased by J.P.O'Hara, living just across the
highway.

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

Noxious weeds: Canada thistle.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:
Municipal and school \$50.88
Surrey Municipality, Cloverdale, B.C.

Date: 25th June, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 25th day of June 1942

Inspector's Signature

"B. C. WORMWORTH"

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

Remarks: This farm lies in an excellent location on the Scott Road, being on the main line of travel from the Delta area to New Westminster. It is close to transportation and school. The only thing that prevents the top land price for the area is the fact that toward the east end of the property the land lies lower, and appears to be cold, runs to creek instead of loam for about 80 yards on east end, and doesn't appear to be suitable for small fruits. It has heretofore been devoted to rhubarb, beans etc.

There are 55 varied fruit trees not yet at the stage of bearing, and as they stand, they do not add to the value of the place.

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

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

Amount fruit trees add to value of farm \$_____

Diagram of Property

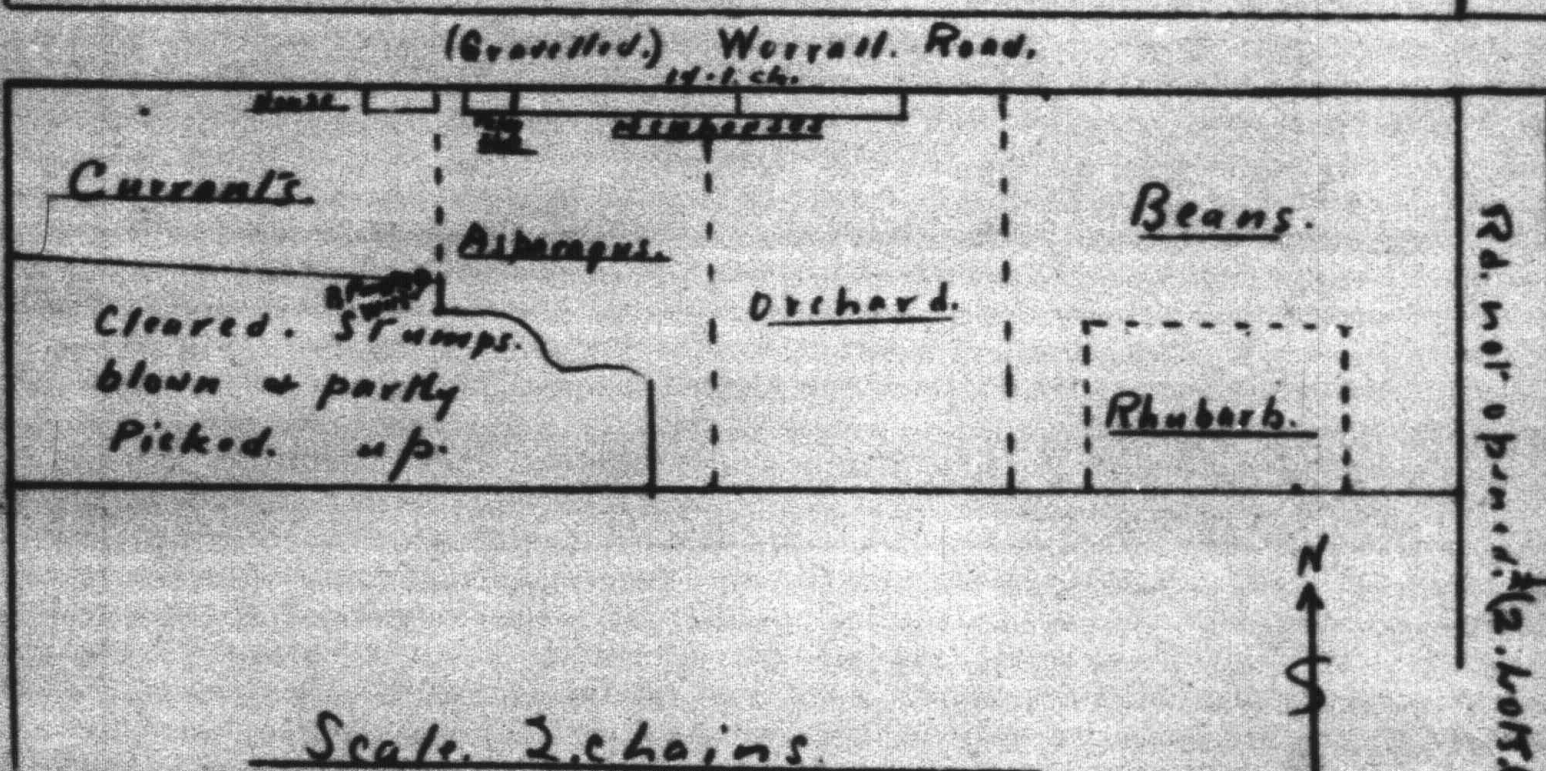
Tsaro. ENTA.

B14. 6. of N.W. Sec. 30. Tp. 2. Map. 1468.

5.358 ac.

To
Surfaced.
Whitfield in 3/4

Scott Road.



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

value is \$ 1540

Date 30th June 1942

[Signature]

District Superintendent.

REAL PROPERTY SUMMARY

JAPANESE NAME: Tsuruo ENTA Reg. No. 12734 File No. 5606.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/516-P. First Offer.

PROPERTY ADDRESS: Scott and Worrall Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lots 1 to 14 inclusive, Block 6 of the North West $\frac{1}{4}$ of Section 30,
Township 2, Map 1468, Municipality of Surrey, D. N. W.

TITLE: Registered in the name of Tsuruo ENTA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24956 dated November 12th, 1942.

ASSESSED VALUES: Land \$ 460.00
Improvements \$2150.00 - \$2610.00. Taxes - \$50.55.

CLASSIFICATION: This is a small fruit and chicken farm.
The Custodian's representative reported on May 14th, 1942, that this property had an area of $6\frac{1}{2}$ acres all cleared and planted to the following crops: $1\frac{1}{4}$ acres asparagus, $\frac{1}{2}$ acre gooseberries, $\frac{1}{2}$ acre black currants, 1 acre rhubarb, 2 pear trees, 14 cherry, 6 apple, 120 plum, 1 peach tree.
1 - 2-storey 12 room house 18' x 30'. Fair condition. 2 storey chicken house. 1 garage. 1 woodshed. 1 pumphouse.

HISTORY OF ADMINISTRATION: This property was leased by Tsuruo ENTA April 17th, 1942 to Patrick A. O'Hara. Term 1 year from 17th April, 1942 with option to extend for 1 year on same terms, and again for a further period month to month. Consideration - \$1,200.00, of which \$300.00 paid, balance of \$900.00 to be paid out of proceeds of crop after Chess Bros. Ltd. have been reimbursed the sum of \$300.00 with interest at 6% per annum from 17th April, and also after Chess Bros. have deducted 15% of gross amount received from sale of crops. This lease was replaced by lease No. 181 given by the Custodian to Patrick O'Hara dated 10th February, 1943 for a term of 8 months from 17th April, 1943 to 17th December, 1943. Consideration - \$120.00 payable \$15.00 monthly. The first payment on 15th day of April, 1943, and a further sum of \$15.00 on 15th of each and every month thereafter until said term has been completed. Sufficient storage space reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.
Old and new leases handed to the Director, The Veterans' Land Act, August 3rd, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1,433.00 as at January 1st, 1943.
Approval of Advisory Committee - June 1st, 1943.
Funds released to the credit of Tsuruo ENTA as at May 23rd, 1944, against which were the following charges: Registration Fees - \$3.00,

\$3.00,

Page 2.

File No. 5606.

Legal Fees - \$15.00, and loss of hen house by fire - \$525.00 = \$543.00 leaving a net credit of \$890.00 from said transaction.

Adjustments as at 1st January, 1943 to the amount of \$11.59 covering Unexpired Fire Insurance Premiums were placed to Tsuruo ENTA'S credit.

The following Fire Insurance Policies:-

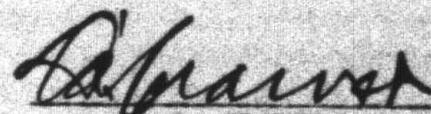
North West Fire Insurance Co., Policy No. 206122 - \$850.00, covering on 1 storey private dwelling, was transferred to The Director, The Veterans' Land Act.

Certificate of Title No. 170974-E in the name of The Director, The Veterans' Land Act.

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

November 15th, 1946.

DAC/JS


B. A. CRAMER.

(SURREY)

5606

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL 402

Place R.R.1. New Westminster

Date October 17, 1942.

Custodian of Enemy Property,
Vancouver, B.C.

Re: Tsuro ENTA Property.

Lots 1 to 14, incl. Blk.6, of NW1 Sec.30, Tp.2, Map 1468.

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

Term: From April 15th 1942 to December 31 1942.

Cash Rental: \$ 15.00 per month to be paid as follows:

On or before the 15th of each month.

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

Other special conditions (if any):

The following taxes will be payable by me: NIL

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

Irrigation Taxes:
Tolls:

(strike out those that do not apply)

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

Home full name PATRICK

O'HARA

Full Name:

P. A. O'Hara

Address:

424 Scott Rd Surrey
RR #1 New West.

I recommend that Lease on the above terms be approved.

Field Supervisor,
Soldier Settlement of Canada.

4 Horrell Road

Copy for file 5606
CANADA,
PROVINCE OF BRITISH COLUMBIA }
TO WIT:

IN THE MATTER OF ALIEN ENEMY
PROPERTY,
AND IN THE MATTER OF YANAGO ENTA,
No. 02050 and TSURUO ENTA, No. 12734.

I, ISAAC KLINE, of 1605 West 6th Avenue, Vancouver,
British Columbia, and I, FULTON S. BACON, also of 1605 West 6th,
Vancouver, British Columbia, respectively President and Credit
Manager of McLellan & McCarter Limited, do solemnly declare:

1. THAT on March 26th, 1938, in the County Court of
Westminster, holden at New Westminster, the said McLellan &
McCarter Ltd. obtained a Default Judgment against the above-
mentioned Yanago Enta for \$671.22, being the amount owing by
the said Yanago Enta to the said McLellan & McCarter Ltd. for
goods sold and delivered and the costs of obtaining the said
Default Judgment.
2. THAT on or about the 26th of January, 1941, we,
together, attended on the said Yanago Enta at his chicken ranch
at the corner of Worrell and Scott Roads, in the Municipality
of Surrey, and there we arranged with him in the presence of
his wife and family to accept the sum of \$333.91 in full settle-
ment of the obligation represented by the said Default Judgment.
3. The arrangement made at that time with the said
Yanago Enta and his son, the said Tsuruo Enta was that he
and/or the said son would pay the said \$333.91 out of the
proceeds of their 1941 crop.
4. The said Yanago Enta at that time stating that he
was contemplating going back to Japan and turning over to his
wife and family all his assets situate in British Columbia,
including life insurance, which amount alone was sufficient
to more than cover the indebtedness due to McLellan & McCarter
Ltd.
5. THAT on or about April 27th, 1942, the said
Yanago Enta delivered to McLellan & McCarter Ltd. an Incubator

valued at \$15.00, which \$15.00 was applied on the original account of \$333.91, leaving a balance now outstanding of \$318.91, which amount is still due and owing.

AND we, severally, make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act".

SEVERALLY DECLARED before me at
Vancouver, British Columbia, this
12th day of January, A.D. 1944.

"I. Kline"

"F. S. Bacon"

"Joseph Oliver"
A Notary Public in and for
British Columbia

Extract from Lease.

Lease No. 181.

File No. 5606.

Lessor: (Tsuruo ENTA) The Secretary of State.

Lessee: Patrick O'HARA.

Date: 10th February, 1943.

Term: 8 months from 17th April, 1943 to 17th December, 1943.

Consideration: \$120.00 - payable \$15.00 on 15th of every month
commencing 15th April, 1943. No Taxes.

Property:

Land: Lots 1 to 14 inclusive Block 6 of N.W. $\frac{1}{4}$ of Section 30 Tp.2
Map 1468, G. of T. 141887 E. (504 Scott, corner Worrall Road)
Municipality of Surrey.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

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

RP
2

Extract from Lease.

File #5606.

Lessor: Tsuruo ENTA.

Lessee: Patrick A. O'HARA.

Date: 17th April, 1942.

Term: 1 year from 17th April, 1942, with option to extend for 1 year on same terms, and again for a further period month by month.

Consideration: \$1200.00, of which \$300.00 paid, balance of \$900.- to be paid out of proceeds of crop after Chess Bros Ltd. have been reimbursed the sum of \$300.- with interest at 6% p.a. from 17th April, and also after Chess Bros. have deducted 15% of gross amount received from sale of crops.

Property:

Land: Lots 1 to 14 Block 6 in N.W. $\frac{1}{4}$ of Section 30 Tp.2, N.W.D. Map 1468. Municipality of Surrey.

House: Included.

Chattels: Not included.

*Extended by new lease No 181 -
see extract of new lease.*

Lease handed S.S.D. 20/7/43.

PERSONAL PROPERTY ASSETS

File No. 5606

6th November, 1946.

Re: Tsuruo ENTA - Reg. No. 12734

CHATELS: The above Japanese declared when registering with this office on the 22nd April, 1942, leaving farm implements, including spray pump, 2 duster pumps, electric water pump system, and 100 preserving bottles in the custody of the tenant, Mr. P. O'Hara, and an electric fan and scale in the custody of Mr. J.P. McCluskey, in North Vancouver. Mr. O'Hara submitted a list of the chattels on the property in August, 1942.

The chicken house, in which some farm implements were stored, was destroyed by fire in January, 1943.

Tsuruo ENTA's sister, Mary, declared some goods left in her brother's house. This was acknowledged by ENTA, and the net proceeds from the sale of these articles were transferred to her account here. Net proceeds from sale of goods by appraisal to the tenant in the amount of \$12.59, and the net proceeds from sale by public auction in the amount of \$29.02 were credited to ENTA's account.

Details of the disposition of the chattels is shown on the attached chattel schedule.

Mr. McCluskey sent the electric fan to Mr. ENTA, and the scales have not yet been disposed of.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: Tsuruo ENTA had leased his farm to P. O'HARA for 1 year from the 17th April, 1942, for \$1200.00. ENTA had received \$300.00 of this sum, and the balance of \$900.00 was to be paid from crop sales to Chess Brothers Ltd. Chess Brothers paid \$374.81 into this office to ENTA's credit at this office, and on a further agreement between O'Hara and ENTA the lease consideration was reduced by \$400.00. O'Hara paid \$25.19 into this office on the 9th March, 1943, leaving a balance of \$100.00, but as the property was sold as of the 1st January, 1943, all further payments received in this connection were paid to the Director of Veterans' Land Act, purchasers of the property.

The Provincial Income Tax Department refunded the sum of \$2.37, and a National Defence Tax refund of \$11.15 was also received and credited to ENTA's account at this office.

LIFE INSURANCE: ENTA declared three Insurance policies when registering with this office. Although there has been some correspondence between this office and ENTA regarding premiums, none were paid from his account here, and the policies were not brought under control by the Custodian.

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

This file reveals no other personal property assets.

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

[Signature]

CHATTEL SCHEDULE

File Nos. 5606
13982

Sept. 7/45

RE: Tsuruo ENTA
Mary ENTA
424 Scott Road, Surrey, B.C.

Registered April 22/42. Evacuated April 25/42.

This evacuee (Tsuruo ENTA), leased his farm to Pat O'Hara and left his farm implements and household effects in the care of the latter. He did not leave an inventory, only declaring his effects in a general way. His sister, Mary ENTA, File 13982, declared having left her effects at the farm. However on January 16/43, a fire destroyed the chicken house and a quantity of equipment, which was not insured. An electric fan and a scale were left with J. F. McClusky in North Vancouver, (memo of Jan. 31/44), the fan was shipped to ENTA and the scale is still in the care of Mr. McClusky. The remaining chattels were liquidated on Nov. 22/44 at auction and by sale to the tenant. The proceeds were credited to Tsuruo ENTA, and the file of Mary ENTA has no credit for her effects. The 100 preserving bottles declared by Tsuruo ENTA were used by the tenant.

The declarant, Tsuruo ENTA, states "Farm implements left in the custody of P. O'Hara, lessee, including 1 spray pump, 2 duster pumps, also electric water pump and system, 100 preserving bottles. To be left in the custody of J. F. McClusky - 1 electric fan and 1 scale.

Mary ENTA declared the following:

<u>DECLARED:</u>	<u>SOLD</u>	<u>ABANDONED</u>
1 Electric fan	"	
Chesterfield suite	"	
Bedroom suite	"	
5 Spring beds	1 sold	4 abandoned
2 Tables	1 sold	1 abandoned
1 Kitchen stove	"	"
2 Pantries	"	
12 Chairs	5 sold	7 abandoned

Inventory of P. O'Hara (undated), about Sept. 2/42.

1 Stove (declared by Mary ENTA)
Cupboard
3 Chairs (declared by Mary ENTA)
Junito heater

CHattel SCHEDULE (continued)

	<u>DECLARED</u>	<u>SOLD</u>	<u>ABANDONED</u>
	Medicine chest	"	"
	Big table	"	"
	2 Benches	"	"
	1 Gramophone	"	"
	1 Table	"	"
	1 Barrel	"	"
	1 Gramophone	"	"
	4 Beds and springs (declared by Mary ENTA)	"	"
	2 Dressers	"	"
	2 Small tables (declared by Mary ENTA)	"	"
	2 Chairs	"	"
	2 Gramophones (in sundries)	"	"
	2 Mattresses	"	"
	Box of books	"	"
IN HOUSE	3 Piece chesterfield suite (declared by Mary ENTA)	"	"
	4 Piece bedroom suite	"	"
	1 Living room table	"	"
	2 Table lamps	Sold	"
	1 Bridge lamp	"	"
	1 Boudoir lamp	"	"
	2 Small rugs	"	"
	3 Raking forks)		
	2 Hay forks)		
OUTSIDE	2 Shovels)		discarded and
	2 Spades)		destroyed by fire
	5 Hoes)		
	1 Wet spray	"	
	1 Powder spray	"	
	3 Wheel harrows	"	burned
	1 Brush scythe	"	
	3 Wooden barrels	2	2
	1 Floor scraper	"	
	60 Wooden trays	"	burned
	10 Small metal troughs	"	
	1 Small wooden trough	"	
	3 Wooden tubs	"	"
	1 Hand cultivator (broken)	"	
	1 Electric water pump and storage tank		
		Fixture	

WJL:LBH

REFERENCES:

1. Sept. 2/42 - Inventory - O. O'Hara
2. Jan. 19/43 - Memo re fire
3. Jan. 19/43 - memo or report re fire
4. Jan. 31/44 - Memo re effects
5. Jan. 31/44 - acknowledgment by J.F. McClusky
6. Nov. 22/44 - Abandonment list
7. - Sales sheets

[Handwritten signature]

CHATTEL SCHEDULE

File 5606

April 26th, 1946.

Re: Tsurue EMTA, Reg. 12734

DECLARED

INVENTORIED

SOLD

OTHER DISPOSITION

Farm implements to be
left in the custody of
Patrick O'Hara, and in-
cluding

Letters P. O'HARA
Aug. 28/42

Spray pump
2 dusters

spray pump
2 dusters

1 appraisal
13/2/45
Fixture sold
with property

Missing
1 Missing

Water system

water system

Not found

100 preserving bottles

s/o J. F. McCluskey

Electric FAN

Acknowledged by J.
F. McCluskey 31/1/44
& shipped to EMTA
by him.

Scale

3 forks

Some sold
grouped
22/11/44

Some burnt in fire

2 hay forks

2 shovels

2 spades

5 hoes

3 wheelbarrows

scythes

3 barrels

abandoned partly
burnt
burnt in fire
Abandoned not worth
handling

(The above list may not
be complete as tenant
could not be definite)
See list following re-
port 19/1/43 of affects
burnt.

Refer to affects burnt.

floor scraper
60 berry trays

Not usable
Abandoned not worth
handling

10 watering troughs

4 sold
22/11/44
22/11/44

feed troughs

3 wood tubs

Abandoned not worth
handling

Broken hand cultivator
Range

22/11/44

Rusted out-abandoned

Cupboard

22/11/44

DECLARED

INVENTORIED

SOLD

OTHER DISPOSITION

5 chairs

sold appraisal
Transferred to
File 13982
13/2/45

(1 broken chair abandoned)
not sold. *not better*

heater
medicine cabinet
2 tables

22/11/44
1 sold appraisal
Transferred to
File 13982-13/2/45

(3 homemade tables)
abandoned *not better*
Burnt out unable to sell

2 benches
4 gramophone

1 sold
22/11/44
sold appraisal
13/2/45

Homemade unable to sell
1 broken unable to sell
2 Missing

Barrel

4 beds & springs

1 sold
22/11/44
1 sold &
owned in
13982
22/11/44

Old worn-abandoned not
worth handling
1 Missing

2 dressers

2 end tables

1 Missing

2 mattresses

Box books
3 piece chesterfield
suite
4 piece bedroom
suite

22/11/44
Owned & sold
in file 13982

Abandoned

2 table lamps

sold appraisal
22/11/44

1 bridge lamp
1 boudoir lamp

Missing

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

[Signature]

WJ:DP

MEMORANDUM

File Nos.: 13982
5606

January 31st, 1944

To: FILED

From: Mr. Green

Re: Miss Mary ENTA
Tsuruo ENTA

On file 5606 behind letter of September 2nd, 1942, appears a pencil list of effects presumably made by the tenant, Mr. O'Hara. It has subsequently been typed and appears on file 5606 behind letter of September 30th, 1943. Most of the declared items appear thereon with the exception of one spray pump and the preserving bottles.

Under date of March 8th, 1943, Miss Mary Enta declares the following left in her brother's home at 424 Scott Road, being that declared on file 5606:

Chesterfield suite Sold
Bedroom suite Sold
5 Spring beds Abandoned
2 Tables Sold
1 Kitchen stove Abandoned
2 Pantries 1 Kitchen Cabinet sold 1 Abandoned
1 Doz. chairs Sold 7 Abandoned

These all seem to appear in the inventory set out above except the "2 Pantries" (cupboards?) and several chairs.

This only leaves some items left in the custody of Mr. J. F. McCluskey, 211 E. 20th, North Vancouver. An enquiry is being addressed to him. ✓

HFG:IF

File No. 5608

Date November 20/44

SUMMARY

Name: EMTA, Tsuru #12734

Address: 424 Scott Rd. Surrey B.C.

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

(2) - We have also moved the personal effects as per attached list to storage at ~~66666~~ where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ 28.75 for which herewith cheque or cash.

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

Nothing Outstanding.

The tenant gave us the following explanation:

10

R.M. Anderson.

NAME ENTA, TsuruoREGISTRATION NO. 12734FILE NO. 5606

The following chattels were sold by public
 auction at Surrey, B. C. on November 22, 1944

Incubator	1.00 X
Brooder	6.00 X
4 Troughs	3.50
brooder	7.00 X
Wheel hoe	3.50
Cultivator	2.50
Cultivator	3.50 X
3 Cabinets	2.00
Dresser & stand	3.00
Trunk	15.00 X
Trunk	1.00 X
Trunk	2.00 X
Phonograph case	1.50
Magazine rack	1.75
Lot of tools	3.00
Back chick troughs	1.25
2 Brooder pipes	1.25 X
3 Feed troughs	4.75
5 large Fents	4.75
8 Small Fents	2.50
Vase Smoker	3.50
Standard Lamp	3.50
Sundries	2.25
Box of tools	1.00

Total

(Auctioneer's Fee: ~~3.10~~ 4.42
 Less Expenses: (Advertising: ~~1.96~~ 1.07
 (Moving: ~~17.82~~ 9.74

~~31.00~~

44.25

~~27.82~~

15.23

Net Proceeds Credited:

~~23.11~~

29.02

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 8.

Remarks.

X- Transferred to Chattel Surplus Auct.
 May 30, 1966.
 eg

MEMORANDUM RE SALE OF CHATELS

(Apart from Auction Sales)

FILE NO: 5606

NAME: WTA, Taurus

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$14.00

PURCHASE PRICE: \$14.00

COMMITTEE'S APPROVAL: February 13, 1945.

PURCHASER'S FULL NAME: Mrs. P. O'Hara,

ADDRESS: 424 Scott Road, Surrey, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATELS SOLD:

1 R.M. Desk	\$2.00
2 Lamps	3.00
1 Magazine rack	1.00
2 Barrels	1.00
1 Duster	7.00
	\$14.00

Original appraisal \$28.75. \$14.75 (less appraisal fee) now being transferred to Mary WTA, File 13982.

CHATELS BELONGING

TO

ENTA, Turo #12734
424 Scott Rd., Surrey B.C.

Sold to tenant

Mrs P. Ohara.

1 H.M. Desk.	\$ 2.00
2 Lamps	3.00
1 Table	6.00
1 Kitchen Cabinet	5.00
1 Magazine Rack	1.00
5 Chairs	3.75
2 Barrels	1.00
1 Baster	7.00

\$28.75

Less Appraisal Fee (10%)

2.88

\$25.87

" Considered a just and fair appraisal as made by me
this 20th day of November 1944. "

Signed

TRAPP MOTORS, LTD.

J. W. J. - ap

Witness

P. M. Anderson

Approved R.A.C.
12/2/45

CHATELS BELONGING

to

ENTA, Tsuro # 12734
424 Scott Rd., Surrey B.C.

Sold to tenant, Mrs. Ohara

1 H.M. Desk	\$ 2.00
2 Lamps	3.00
1 Table	6.00
1 Kitchen Cabinet	5.00
Magazine rack	1.00
5 Chairs	3.75
2 Barrels	1.00
1 Duster	7.00
	\$28.75

Less Appraisal Fee (10%)	2.88
	\$25.87

" Considered a just and fair appraisal as made by me this
20th day of November 1944. "

Signed,

Witness.

W.M. Henderson

TRAPP MOTORS, LTD.

J.D. Trapp

CHATELS BELONGING

to

ENTA, Tsuru #12734
Scott Rd., Surrey B.C.

" I have today inspected the undermentioned articles and
consider them valueless and should be abandoned. "

✓ Remains of 3 burnt Wheelbarrows.

/ Qu. of Tools that were in the fire.

1 Old Cupboard.

✓ 4 Old Iron Beds.

3/4 Old Mattresses.

2 Sm. Old Linoleums.

/ 3 H.M. Tables.

Kitchen stove (lying in open)

7 Chairs (broken) unsold at auction.

1 Heater " " "

2 Benches " " "

1 Gramophone " " "

3 Wooden barrels

3 Wooden tubs

Signed.

Tom Anderson

REPORT

RP
8

9/1/43

RE: DAMAGE CAUSED BY FIRE TO CHICKEN HOUSE BELONGING

TO

ENTA, Tishuro #

LEASED BY P.A. OHARA LOCATED AT THE CORNS. OF

WARRELL and SCOTT RDS.

SURREY B.C.

Fire destroyed 213' of chicken house, of which 100' was double decked.

Ground floor was used for forcing Rhubarb, fire was caused by overheating same with a faulty drum heater.

There was destroyed a large quantity of feed troughs, hoppers, nests etc.

Water taps were melted off and pipes split leaving water system useless.

Chattels destroyed consist of :

1	Metal baby cribb
3	Wheelbarrows
5	Shovels
2	Forks

This list may not be complete as tenant could not be definite.

Eight fruit trees were scorched.

SIGNED

[Signature]

Tom. Anderson

MEMORANDUM

File Nos. 5606
13982

October 4/45

TO: Miss Charlotte Girard

FROM: Mr. W. J. Iverson

RE: Tsuruo ENTA
Mary ENTA

Will you please transfer from Tsuruo ENTA, File 5606, to Mary ENTA, File 13982, in accordance with request in letter from Tsuruo ENTA, dated Sept. 16/45.

1 Table (sold to tenant)	\$ 6.00	/
1 Kitchen cabinet (Pantry)		
(sold to tenant)	5.00	
5 Chairs	3.75	
1 Bedroom suite (auctioned)	55.00	-
1 End table	4.50	-
3 Piece chesterfield suite	47.50	-
1 Crib	4.50	-
	<u>\$126.25</u>	

These were declared by Mary ENTA, File 13982, as being left in the house of her brother, Tsuruo ENTA, File 5606, but when the chattels were removed from the property at Scott and Morrow Roads, everything was sold and credited to the account of Tsuruo ENTA. In a letter dated Sept. 16/45 he advises us that the above named articles were given to his sister for her trousseau, and asks us to transfer the proceeds from same from his account to her account.

WJI:LEM

Transferred - 6/10/46

c.g.

[Signature]

LOSS REPORT

No. 11

File No. 9006

Map - Town of WTA

Location

East side of Scott Road, Municipality of Surrey.

Property Insured

Combined Chicken-house and Hubert's House.

Loss Sustained by

Fire

Date of Loss

January 16, 1943

Policy No.

881

Amount

"

Amount

"

Amount of Claim

"

Date Claim Paid

"

Remarks

The owner carried under North West Policy No. 199884 insurance on the Dwelling to the extent of \$450.00 and \$350.00 on Contents, but this policy did not extend to cover any other building on the property.

On December 22nd we had this policy renewed under North West Policy No. 206122 covering for the same amount on the Dwelling but not contents down to \$200.00.

We advised Thomas WTA of the action we had taken with regard to this renewal and in his letter of December 11st he stated:-

"In answer to your letter of 21st. I would like to let you know that the arrangement you made with Messrs. Gaultard, Sutherland, agents for the North West to renew insurance on my property is completely satisfactory with me".

File No. 5606.

July 19th, 1945.

RP
12

MEMORANDUM

TO: Mr. W. E. Anderson

FROM: Mr. D. A. Cramer

Tsuruo ENTA

Lots 1 to 14 incl., Blk. 6 of the N.W. $\frac{1}{4}$ of
Sec. 30, Twp. 2, Map 1468, Mun. of Surrey.

In answer to your query of July 11th, with reference to the details of ownership previous to the sale of the property to the Director, Veteran's Land Act; a deed was given by Masato OHori, Farmer, R. R. #1, New Westminster, to Tsuruo Enta, dated February 24th, 1941. The price mentioned in the deed being \$1.00 and other valuable consideration, but the value put in for registration purposes was \$1,400.00. This sale was made through the office of J. Milton Straight.

D. A. Cramer

DAC:JS

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name ENTA, Tsuruo

File No. 5606

Middlechurch, Man

Reg. No. 12784

Company Sun Life

Agency Vancouver

Policy No. 2084860

Premium - \$ 26.55

Payable: ^x Annually, Semi-annually or monthly

Month November Day 1st

REMARKS:

John sent 1/18/43

FIRE INSURANCE SUMMARY

File No. 5606.

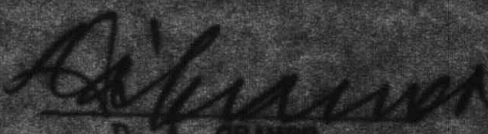
Tsuruo WTA - Reg. No. 12734.

The above named Japanese declared on his JP Form signed April 22nd, 1942, that he carried a Fire Insurance Policy in the North West Fire Insurance Co., No. 199884 for \$1,000.00 on dwelling and furniture. When this Policy fell due December 22nd, 1942 it was renewed in the North West Fire Insurance Co., under No. 206122 for \$850.00 - \$650.00 covering on 1 storey private dwelling and \$200.00 on household effects. Mr. T. WTA was notified on December 21st, 1942 that the new Policy had been written - \$650.00 on dwelling and \$200.00 on household effects.

In his letter of December 31st, 1942 he approves of our action as follows: "In answer to your letter of 21st I would like to let you know that the arrangement you made with Messrs. Coulthard, Sutherland, agents for the North West to renew insurance on my property is completely satisfactory with me".

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

BAE/JS


D. A. CRANER.

FILE NO.
5606

[illegible]

LIABILITY SUMMARY

File No. 5606

7th November, 1946.

Re: Tsuruo ENTA - Reg. No. 12734

When registering with this office, the above Japanese declared no liabilities, but on the 3rd July, 1942, he wrote to this office, asking that we pay Mrs. H. KUNADA, the sum of \$100.00. However as we had no funds to his credit here, no payment was made and when we enquired of ENTA concerning settlement of it later, he informed us that he had paid her direct.

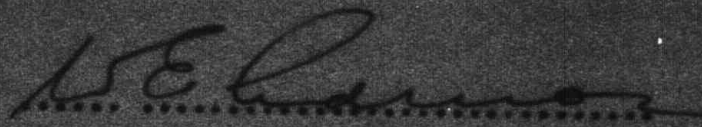
McLellan & McCarter filed a claim of \$611.61 against Tsuruo and his father, Yamaso. Tsuruo ENTA denied any responsibility of it, and sent a receipt covering payment of his account with them, paid prior to his evacuation. Yamaso ENTA acknowledged this claim on the 18th October, 1942, but as he made no attempt to settle it, the Company put their claim in the hands of their lawyers, who sent an affidavit to this office which stated that Tsuruo ENTA had agreed to help make settlement of this claim. Tsuruo still denied this and proved that his property had not been transferred to him by his father, but had been paid for from funds earned by himself, and stated that he was not in any way responsible for the debt incurred by his father. No further action has been taken in this connection against Tsuruo ENTA.

Masato OKUBI filed a claim against ENTA in the amount of \$250.00. Settlement of this claim was made on the 7th March, 1945.

This file reveals no other liabilities.

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

/s/



There is no change to be made in the above Liability Summary at this date.

November 16th, 1946.


D. A. CRAMER.

DAC/JS

#566
sent to Anderson

Richardson
P. Boon
Middlechurch Man.
Aug 5, 1942

Mr. C. L. Greary,
Office of Custodian,
506 Royal Bank Bldg.,
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 10 1942

Dear Sir:

Before leaving British Columbia, I
borrowed \$100.00 from Mrs. Toki Kuwata.
I wonder if you can not give her this
sum from what I have coming from the
rent of my crop. I rented my land to
Mr. Patrick A. O'Hara and had it arranged
so that Ches Bros. Ltd. of Water Street
Vancouver would pay us from proceeds of
the crop.

If there is any money left over will
you please send my father, Yanaz^{#569} Enta
at Sandon B.C. \$20 a month every month.

I wrote a letter about a month ago
to the custodian to this effect but I
have heard that it did not reach there.
Will you please let me know if you
can not do this as we will have to

2
send money from here to my sick father.
I am sorry to trouble you but I
hope you can arrange it in this way.

I remain,

Yours truly,
J. Enta

5606

5606

13th August, 1942.

Mr. T. Bnta, #12734,
c/o P. Boon,
Middle Church, Man.

Dear Sir:

We have for acknowledgment yours of
the 5th instant.

For your information we wish to advise
that up to this time we have received \$374.81 pay-
ment on account of \$900.00 due under your lease
with P.A. O'Hara, leaving a balance due of \$525.19.
It is necessary that we hold funds until such time
that all claims against you are paid, also any taxes
or other carrying charges on your property.

Messrs. McLellan & McCarter Ltd. inform
us that you are indebted to them in the amount of
\$611.61, and we ask that you advise us whether or
not you acknowledge this debt as you did not declare
this at the time you registered your affairs with
the Custodian.

Yours truly,

Manager,
Farm Department.

RDR:GF



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

FEED SPECIALISTS

HEAD OFFICE AND MILLS
1605 WEST 8TH AVENUE

VANCOUVER, B.C.

September 2, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 4 1942

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

Attention Mr. A. McAlister
Manager, Claims Department

Gentlemen:

Reviving the history of our account against the Entas, of \$611.61, would say that this was contracted some years ago, when the family was in difficulties through illness. They managed to keep their current purchases paid and from time to time paid a little on the old account; and just before they were evacuated they turned in feed, wire, etc. to the amount of \$55.30, which leaves the balance as above--\$611.61.

While I understand the father turned over a deed of the property to one of the sons, they talked the matter over among themselves, and agreed before Mr. Kline and myself to pay the account as soon as last year's crop was settled for. However, although they obtained, I understand, over \$8,000.00 out of last year's crop, they still would not pay our account.

Further, the father said that, if the writer would help him to obtain the proceeds of the sale of his truck he would give us at least \$100.00 out of the cheque. However he got his cheque for, as near as I can remember, \$185.00



MURRAYVILLE BRANCH
PHONE LANGLEY 111

McLellan & McCarter, Limited

FEED SPECIALISTS

PHONES BAY. 590 - 141

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

Dept. of the Sec'y of State

-2-

September 2, 1942

from the International Truck Company on Seymour Street, being the balance due him from the sale of the truck. Although he promised to come in the next day, he failed to keep his word. In other words, you cannot believe one thing they say.

We beg to enclose affidavit covering this account.

Yours very truly,

McLELLAN & McCARTER LTD.

Per.

J. S. Bacon.

FSB:MG

W. P. BOON

Sept. 9-

Mr. Lorne Latta

New West, B.C.

Middlebrook

R.R. 1

Manitoba

Dear Sir-

Knowdought you will be surprised to receive this news from me but I have come to a point where I cannot go on with such a heavy load of overhead expenditures. I want to pay you only \$800⁰⁰ rent instead of \$1200⁰⁰ as agreed originally, I realize this is asking quite a lot but I cannot pay any more. I have paid \$674 $\frac{8}{10}$ to date which would leave a balance of \$125 $\frac{19}{100}$ which I can pay Sept. 30th. In order to complete my lease with Mr. Mc Cluskey I had to agree to pay him \$100⁰⁰ more rent. You realize that all the strawberries and raspberries were on his plan therefore I had no option in the matter. That would mean that I pay him \$100⁰⁰ and you \$25 $\frac{19}{100}$ balance in full.

2

The Strawberries yield only 6100 lbs. per acre due to mold caused by excess moisture, it is hard to estimate how much we threw away. I lost all the potatoes from blight, it did not stop raining long enough to allow me to spray in time, although I had the stuff here to do it with. The beans flooded out & I expect to get about twelve tons altogether. I had 185 crates of asparagus quite a lot sold for less than \$2.00 per crate due to car lot shipments coming from the interior and of course the weather kept cool all the time, all the cherries were lost, and other tree fruits also. Too much water. I have not been in a passion to utilize the chicken house until lately I have 150 chickens. I have had two & three hired help all summer at a cost of \$16.50 per month. It is quite different when you don't have to pay for help. I am sure you will appreciate that.
(They are not paid yet)

3

I saw your father the day he left Vancouver and he told me to write to you about this matter.

It is not that I want to Revoke my agreement with you, it is just impossible to make payment of same, I have had difficulty financing this summer & need time to say it would be out of the question another year if I were forced to fulfill my present agreement.

I understand from the renters that they paid \$400.00 for the Oriskany place and only \$100.00 & Taxes for the Shore home place, and both men are disappointed, I think I have been a bit foolish in my agreement with you for such a large amount of rent, some others are rented for \$9.00, 10.00 & 15.00 dollars per month and have quite an amount of cultivation on them.

I will be pleased to hear from you regarding this matter as soon as possible. I hope you are all well, we are, Phyllis started to school this year (Kennedy) It's closer for her.

Yours very truly,
P. A. O'Hara

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
H.L. WRIGHT, C.L.U., BRANCH MANAGER
H.A. FAIRBAIN, ASSISTANT MANAGER
C.E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING
VANCOUVER, B.C.

VACUATION SECTION	
JAN 24 1943	
File No.	5606, 5585, 5587
Referred	Gibson

January 19th, 1943.

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

Attention: Mr. S. M. Gibson.

Dear Sirs:

Re: Your files #5606, #5587, & #5585

Re: Policy No. 2,084,860 - Tsuruo ENTA

In reply to your enquiry of the 15th instant we would point out that the above mentioned policy is being carried in force under the Automatic Premium Loan provision and is subject to the following indebtedness as at January 31st, 1943.

Automatic Premium Loan Debt ...	\$124.20
Policy Loan Debt	47.96
Total Debt	<u>\$172.16</u>

The next annual premium of \$26.55 will become due November 1, 1943. All dividends have been applied as a premium reduction.

Re: Policy No. 2,289,129 - Koyoshi Enta

This policy is also being carried in force under the Automatic Premium Loan provision and is subject to the following debt with interest calculated to January 31, 1943.

Automatic Premium Loan Debt \$ 60.45

Premiums under this policy are payable semi-annually on October 25th and April 25th and the next semi-annual premium of \$29.46 falls due April 25th, 1943. There are dividends on deposit as at October 25th, 1942 amounting to \$14.62.

We do not appear to have any policy on record in the name of William Waichiro ENTA.

Trusting this information will meet with your requirements.

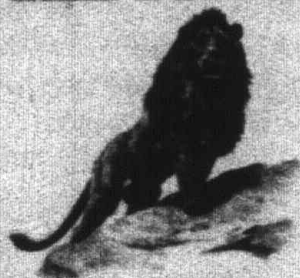
Yours faithfully,



BRANCH SECRETARY.

CEH/ILQ

THE MONARCH LIFE ASSURANCE COMPANY



HEAD OFFICE, WINNIPEG, CANADA.

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
Actuarial DEPARTMENT

January 22, 1943.

EVACUATION SECTION	
JAN 23 1943	
Rec'd	
File No.	5585 & 5606
Ans.	
Referred	<i>J. H. H.</i>

Office of the Custodian,
Japanese Evacuation Section,
Insurance Department,
506 Royal Bank Bldg.,
Hastings and Granville
VANCOUVER, B. C.

Dear Sir:

Policy No. P118,029
Waichiro Enta
Your File No. 5585 & 5606
William Waichiro Enta

out to Gibson

This policy is out of force at the present time due to non-payment of the second annual premium due September 23, 1942. If satisfactory application for reinstatement is received by the Company along with settlement for the over due premium including interest at 6% per annum we will be in a position to consider the reinstatement of the policy.

We are pleased to enclose application for reinstatement forms to be completed by the assured. The short form is to be completed by the assured personally and the longer form is to be completed on both sides by a doctor giving us medical evidence of insurability. The cost of this medical must, of course, be paid by the assured.

The over due premium of \$71.20 with interest, for example, to February 23, 1943, would amount to \$72.95.

Yours truly,

THE MONARCH LIFE ASSURANCE COMPANY,
per *[Signature]*

HRM/RC
Enc.

5606
5585
5587

29th January, 1943.

Mr. Tsuruo ENTA,
Registration No. 12734,
WIDELCHURCH, MANITOBA.

Dear Sir:-

Re: Sun Life Policy #2,084,860 - Tsuruo ENTA,
Sun Life Policy #2,289,129 - Kiyoshi ENTA,
Monarch Life " #P118,029 - Waichiro ENTA

Further to my letter of January 15th and as promised therein, I wrote the Sun Life Assurance Company and Monarch Life Assurance Company and have received information about your policy and your Brothers' policies as mentioned above and I am attaching hereto a copy of the letter received from both Companies and also the application for reinstatement forms as referred to in the letter from Monarch Life Assurance Company.

There is not much further I can add to the information contained in these letters and you and your Brothers can decide what payments you would like to have made on each, and as you will notice it will also be necessary for your Brother Waichiro to complete the reinstatement form and be medically examined.

In checking your account today I am advised that there is a credit balance of \$251.97. Kindly go into this matter with your brothers and let us know what payments you wish us to make, bearing in mind that we are unable to create a debit balance to pay life insurance premiums.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

4569
5606

July 13th, 1943.

Mr. Joseph Oliver,
Barrister and Solicitor,
718 Granville Street,
Vancouver, B. C.

Dear Sir:

Further to our letter of the 15th ultimo regarding the above named Japanese. We have now had a reply from Yanago ENTA through the Representative of the B. C. Security Commission at New Denver, B. C.

We quote herewith the reference in his letter to Messrs. McLellan & McCarter's claim:-

"This \$671.22 claimed by Messrs. McLellan & McCarter. This was 6 years ago when I got sick and the kids were sick and my chickens were taken and I had very bad luck. I had so much bad luck that I had to put my property in mortgage. The mortgage owner was Mr. M. Ohori. He asked Mc & Mc to settle this account by him giving them the mortgage but they would not do it. Mr. Ohori even offered them \$300 besides the mortgage but still they would not take it so we left it. After awhile they said they would reduce the price to \$300 so to pay it but my son got scared that if we payed the \$300 we might have to pay again so we left it. If they want to ask some more questions please ask them to write to my family in Manitoba and they will fix everything up. I do not think that there is no need for Mc & Mc to take this to Court."

We shall be glad to have your comments on the above after you have consulted with your clients.

Yours truly,

A. McAlister,
Claims Department.

AMcA:ND

EVACUATION SECTION	
Rec'd	JUL 23 1943
File No.	
Ans.	
Referred	<i>McArthur</i>

Middlechurch, Van.,
July 22, 1943.

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

Dear Sir:

Re: Your file no. 5606.

In reply to your letter of July 15th. last I would like to straighten out a few points which I saw in the letter from Mr. Joseph Oliver to your office.

The real property, described as Lots 1 to 14 inclusive, Block 6, in the N.W. 1/4 of Section 30, Township 2, New Westminster District, Van 1468, was purchased by my mother but due to the lack of funds, was mortgaged to Mr. Ashimo. The mortgage owner seized the property but with the wages I earned in Woodfibre and Duncan I bought the afore-mentioned land. This transaction was carried out by Mr. Streight, who has his office in the Trust Building in New Westminster. Will you please get in touch with him in order to verify this statement.

You can very readily see why my father could not dispose the said property to meet his obligations. I can assure you there was no violation of the provisions of the Fraudulent Conveyance Act.

Yours very truly,

L. Enta (Ry#12734)

Not reply until we hear from Oliver

[Signature]
24.7.43

The Neepawa General Hospital

NEEPAWA, MAN. March 1 1945

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

EVACUATION SECTION
Rec'd MAR 5 1945
5606 4569
McAlister

Dear Sirs:- Re. File No. 5606, 4569.

I wrote you some time ago that I would settle Mr. Ochori's claim of \$250.00 personally. After further consideration I find that it would be quite difficult for me to make any settlement at the present time. I received a letter from Mr. Ochori just recently asking me what I intended doing about this matter.

If I remember correctly I have about \$300.00 coming to me for the rental of the farm you disposed of. I wonder if you could not arrange to make settlement with Mr. Ochori from this. If you can, it will help me a great deal at the present moment. He has my signed note stating that I would pay the \$250.00 upon demand which I believe is in your hands.

I hope this does not inconvenience you too greatly,

Yours truly,

J. Enta.

Reg # 12734

278 = Rent

10891
1520
37481
4519
400.00
124.21
275.79

Mr. Masato Ochori
Reg # 12494
Box 108
Oakville, Man
File 4943

EVACUATION SECTION	
Rec'd	APR 30 1945
File No.	5606 4569
Ans.	APR 23
Referred	Arm

Neepawa General Hospital,
Neepawa, Manitoba,
April, 26, 1945.

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

Dear Sirs:

Re. File # 5606, 4569.

Since the time of our evacuation we have been dogged by a continual run of bad luck. We did not make out very well on the Sugar Beets. With one or another of the family falling ill, we are finding it increasingly hard to make both ends meet.

Would it be possible for you to send out the balance of my account to pay up some accumulated debts and to straighten our affairs out a little. My mother and the rest of the family are now residing in Winnipeg so if you could send the cheque to her in her name it would facilitate matters. At the present time I am working at a Hospital about 150 miles from Winnipeg so I have left the matter of settling accounts to her and the rest of the family. Her address is:

Mrs. Iwayo Enta,
595 Martin Avenue,
Winnipeg Manitoba.

I hope you can make arrangements to this effect,
Thanking you ,

I remain,
Yours truly,

J. Enta
#12734

En Blee 1107.74
Charles - 318.91. Disputed,
Gemit - 500.00

Proceeds not pply & shells

595 Martin Avenue,
Winnipeg Manitoba,
July, 4, 1945.

RECEIVED SECTION	
Rec'd JUL 9 1945	
File No.	
Ans.	
Referred	

Department of the Secretary of State,
Office of the Custodian,
Vancouver, British Columbia.

Dear Sir: Re: File No. 5606.

I received your letter dated June 13th., together with the cheque in the amount of \$288.83, and a copy of a Statutory Declaration dated January 12th. 1944, relative to the claim of McLellan & McCarter Ltd.

As I stated in a former letter to your office, the property in question was purchased by myself from Mr. Oshimo and my father has no claim whatsoever in it. Mr. Jack W. Streight, whose office is in the Trust Building, New Westminster, carried out this transaction for me so he will be able to verify this statement for me.

I have read the Statutory Declaration carefully and I can swear that I had never made any declarations stating that I would pay my father debts, whatever they may be. As a matter of fact I do not remember having ever met Mr. Isaac Kline or Mr. Fulton S. Bacon.

If Messrs. Kline and Bacon has any business to transact with my father, I would advise them to get in touch with him personally.

I have been sick for quite a while and my family has been dogged by misfortune ever since we arrived in Winnipeg. This is the reason why I am in need of this money and would like to have the balance sent.

Yours truly,

J. En To Reg #12734

502 Notre Dame Avenue,
Winnipeg, Manitoba,
November 25, 1946.

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

Dear Sirs:

I received your cheque for the sum of
ninety-two dollars and sixty-eight cents but am
returning same to you.

I was looking through my correspondence
with your office and came across a letter dated
June 7, 1944. On the said letter you stated that
the sale price of my property was \$1433.00. If
that is the case I cannot understand why you have
subtracted \$525.00 re loss of chicken house by fire.
If the property had sold for \$1433.00 then the loss
by fire should not affect the amount that is coming
to me.

As a matter of fact the chicken house
burnt down while the property was under the care
of the custodian so I should think it would only
be fair that you make some sort of an adjustment.
The building in question had over 3000 square feet
of floor space and wired for electricity, plumbing
facilities etc.

And I also have a letter here from Mr.
Patrick H. O'Hara saying that he has paid \$800 as
rental on my property. I can not see any entries
made on my account for that sum either.

As I am not satisfied with the way the
custodian has settled my account, I am returning
the cheque to you.

Yours truly,

J. Enta

5606

VLA

Indulgent

C
O
P
Y

Coulthard, Sutherland & Co. Ltd.

609 Columbia Street
New Westminster, B.C.

October 15, 1942

Office of the Custodian,
Royal Bank Building,
VANCOUVER. B.C.

Attention: Mr. Gibson

Dear Sir:

We have received expiry notices from the North
West Fire Insurance Company as follows:

1825 SUEKI UYENO - \$2500.00 on stock of drygoods and \$500.00
on office furniture and fixtures located at 843 Columbia
Street this city. This business is nonexistent and we
intend to let this policy expire on due date.

13564 MITSUJIRO HAMAGUCHI - \$500.00 On Household furniture
located in a two story brick building on the south side
of Moncton St., Steveston. This policy expires on
Nov. 7th and we would ask your instructions as we do not
know whether this furniture is still there or has been
removed.

5606
5586
MRS. IMAYO ENTA - \$650.00 on a frame dwelling situated on
the east side of the Scott Road, Surrey Municipality,
legal description being Lot six, Block six, NW quarter
Sec 30 Township two and \$350.00 on Household furniture
contained therein. Possibly most of this household furniture
has been removed and we therefore think that only the
insurance on the dwelling should be renewed. This we
will do unless instructed otherwise.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F.H.Coulthard.

11/16/42
199884

5606

December 21, 1942.

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
NEW WESTMINSTER, B. C.

Dear Sirs:

Re: Tsuruo ENTA

In your letter of October the 15th, you advised, with reference to the expiry of a North West Policy covering on a frame dwelling, situated on the East side of Scott Road in the Municipality of Surrey. The Policy, apparently, originally had been written in the name of Mrs. Ayo Enta.

I have had a little difficulty in identifying the property you mentioned, but in the above numbered file, the Japanese referred to, indicates that he had a Policy in the North West Fire Insurance Company for \$1,000., covering on dwelling and furniture, on property with the same legal description and being Policy #199884.

If this is the same Policy referred to in your letter, kindly renew it, if that has not already been done, for \$650.00 to cover the dwelling and cut coverage on the contents from \$350. to \$200.

On the back of the Policy and on the statement covering the Premium, please make note of the Japanese name and file number above.

Yours truly,

S. H. Gibson
Insurance Department.

SMC:BL

Middlechurch Man,
Dec., 31, 1942

RP

5

L. M. Wilson,
Insurance Dept.

Rec'd
File No. 565451
Ans. *[initials]*
5666-0012

Dear Sir:

In answer to your letter of 21st. I would like to let you know that the arrangement you made with Messrs. Coulthard, Sutherland, agents for the North West to renew insurance on my property is completely satisfactory with me.

I also have some life insurance which is long past due with the Sun Life Assurance Company, Royal Bank Bldg. As we did not make out very well with the trade this year I am unable to pay the premium. I wonder if your department would be able to do something for me in this matter. If possible I would like to have my brother's, Kyoshi San Reg # 39382 and William # 12749, premium paid also. Will you please let me know about this matter at your earliest convenience. Thank you very much.

Yours truly,

J. Pata Reg # 12734

File # 5606
5586

5606

January 4th, 1943

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

Dear Sirs:

Re Tsuruo ENTA

We acknowledge with thanks your letter of December 24th enclosing North West Fire Policy # 206122 for \$850.00.

You have issued the Policy in the name of The Secretary of State of Canada Acting in his capacity as Custodian on behalf of Mrs. Imayo Enta. Will you kindly let us have an endorsement for this policy changing the name of the insured to read "THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN", omitting "on behalf of Mrs. Imayo Enta".

Enclosed please find our cheque for the sum of \$15.30 to cover the premium in full as per invoice attached. Will you kindly receipt and return the invoice for our file.

Yours very truly,

S. E. Gibson
Insurance Department

SMG:KT
Encl.

EVACUATION SECTION

Rec'd FEB 2 1943

File No. 5606

Ans.

Referred *Rubenstein*

Middlechurch Man.,

Jan., 29 1943.

sent to Anderson

The Custodian's Office,
Dept. of the Secy. of State
of Canada,
Vancouver, B. C.

Dear Sir:

We have read in the "British Columbian" that our Chicken house has burnt down on Jan. 16. We did not hear from your office or from Mr. O'Hara on this matter so we would like to know just to what extent the damage was.

As you already know, my property is not very big so most of my income came from the poultry business. There was over \$4000 dollars worth of building material and equipment in the chicken houses. The dimensions etc. are in your hands so I guess I will not have to elaborate on that subject.

Will you please send us as much information as you can at your earliest convenience.

Yours truly,

J. Enta (#12734)

CRUX & McMASTER

Brokers and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

EXHIBITION SECTION 7	
DEC 16 1943	
File No.	5606
Ans.	W.K.
Referred	Shears

December 15, 1943

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

Attention Mr. F. G. Shears, Director

Dear Sir:

We have had a communication from Col. Chandler regarding fire losses.

He mentions three specific cases as follows:

6903. K. Morioka (J.L. 614) Lot 1, N.E. $\frac{1}{4}$ of Sec. 32
Municipality of Surrey.

In this case the building destroyed is a rhubarb house with a henhouse above 20' x 50' valued by their appraiser at \$150.00. No adjustment is required as they do not care, in any event, for amounts of this value.

10660 & }
7073 } K. & A. Yoshioka (J.L. 8) Lots 1 and 2, Block "A"
Lot 280 Municipality of Maple Ridge.

The building destroyed here is a house on Lot 1 which is valued at \$100.00. This does not require any adjustment as they would not ordinarily carry insurance.

File # 5606 T. Enta, (J.L. 402) Lots 1 to 14 inclusive, Block 6 of the NW $\frac{1}{4}$ of Sec. 30, Township 2, Municipality of Surrey.

The building destroyed on this property is a long hen house and shed 20' x 244' valued at \$700.00. Approximately 213' of this building has been destroyed. The Colonel claims that their department would ordinarily have carried insurance to the amount of 75% of the value of this building and therefore if the building had been insured they would have recovered about \$525.00. As there is no other similar building on the property they feel that the building will have to be replaced.

The suggestion is that a reduction in the purchase

price of \$525.00 should be made as a fair adjustment.

You will remember that this matter was discussed recently in your office.

The Colonel suggests that probably the best way of arriving at a reasonable adjustment would be to base it on the amount of insurance that would ordinarily have been carried under the Veterans' Land Act if the property had already been conveyed.

It appears to me that the first thing to discover in this case is the date of the fire. If it took place after the 1st of January of this year, the effective date of the transfer of the properties under the master conveyance it would seem that there would be a considerable argument in favour of the fact that the responsibility for insuring after that date would not rest upon your office. On the other hand you will remember that the Colonel's view was they had appraised the property value including the buildings and that as they were not actually placed in possession of the property until a much later date that they should not pay for something they did not actually receive.

If you would be good enough to have this matter investigated and ascertain the exact facts regarding the fire and the insurance situation we could then discuss what steps should be taken to adjust the claim that has been made.

Yours very truly,

CRUX & MCMASTER

PER

A. G. DUNCAN CRUX

AGDC/OH

1-23 9-8
5-8
9-8

6903
10660
7373
9606

20th December, 1943.

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

Dear Sir:

I have your letter of the 15th instant in regard to three fire losses.

We have previously discussed this matter with you and taking into consideration the circumstances and terms of the deal which was made with the Veterans' Land we think that the suggested adjustment is fair.

As no claim is suggested by the Veterans' Land Act on the first two properties it is only the fire loss in connection with T. Bate's property that needs consideration. The date of this fire was January 9th, 1943, but even although the effective date of the transfer was made as of January 1st it is a fact that the valuation on which the offer was made included the buildings and at the time when negotiations were first entered into these buildings had already been destroyed so that we were not in a position to deliver the full amount of the property which the offer covered.

You mention that approximately 213' of the 244' were destroyed. Enquiries show that the 31' remaining are practically useless so that the property may be considered as a total loss and on the basis of 75% of the value, which is the amount to which the Veterans' Land Act would have insured, we are in agreement that an adjustment in the amount of \$525.00 should be made.

The Japanese owner was not carrying insurance on this property himself and at the time of the fire the property was under lease from April 17th, 1942 to April 16th, 1943, this lease having been made by the Japanese owner himself and not by this office so that we feel final responsibility for non-insurance did not rest on this office.

Yours truly,

F. G. Shears,
Director.

FG/TMH

RP 11

2nd December, 1946.

Mr. Tsurao BMTA,
Registration No. 12734,
502 Notre Dame Avenue,
Winnipeg, Manitoba.

Dear Sir:

We wish to acknowledge your letter of the 25th November, to which was attached Custodian cheque in the amount of \$92.68 which you had requested that we send to you.

Regarding your enquiry about rentals paid by Mr. O'Hara, we believe that you have misunderstood his statement. Under your original lease with him, the rental consideration was \$1200.00. However in accordance with your letter of the 8th December, 1942, this rental was reduced to \$800.00, and of this lease consideration \$300.00 was paid to you prior to your evacuation, by Mr. O'Hara, \$374.81 was collected by this office from Chess Brothers, and although we collected the balance of \$125.19 from Mr. O'Hara at a later date, \$100.00 of this was paid to the purchaser of your property being rent adjustment, as your lease did not expire until the 17th April, 1943. We trust that this will explain this rental enquiry to you fully.

Regarding adjusting the loss due to the burning of your chicken house, you did not have this building covered by fire insurance when you were evacuated. The insurance came up for renewal on the 22nd December, 1942, and we held the insurance you were carrying in effect until we received a reply from you as to whether or not you desired any changes. Your letter of the 31st December, 1942, stated you were perfectly satisfied with the insurance coverage as it was and the Custodian acting on your behalf accepted it the way it was.

It was unfortunate that the chicken house burnt when it did and as the sale of your property had not been consummated at that time, and as it was not covered with fire insurance, the appraised price of the chicken house was deducted as shown.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WE:HA

October 10th, 1950.

Mr. Tsuruo King KITA,
523 St. Anne's Road,
St. Vital, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 818

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$1,565.52.

Cheque for \$1,474.96 is enclosed herein, and the sum of \$90.56 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

10

Winnipeg, Manitoba,
April 12th, 1948.

IN THE MATTER OF THE CLAIM OF
THURSD KING KITA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

T.P. HERRON, Esq.,

Official Reporter.

30

T.E. Rata,
In Chief.
Discussion.

THE COMMISSIONER: Now, Cherniack, which claim do you propose to start with?

MR. CHERNIACK: Rata, my lord, No. 1 on the list.

I would like to ask for leave to amend this claim, my lord. The claim is for a total of \$4500.00, and I am asking leave to amend that to \$6500.00, and I think I ought to give my learned friend the reason for asking for it. It will appear in the evidence, my lord, that at some time the henhouse on this property burned down, and the Custodian deducted the valuation of the henhouse from the amount paid by the Veterans Land Act. Now, on the assumption that the Custodian was correct in doing that, this claim had been filed at \$4500.00. However, we don't know that that is correct. We don't know when the henhouse burned and for that reason I would like to amend the claim to \$6500.00, to include the henhouse.

THE COMMISSIONER: Have you any objection, Mr. Hunter?

MR. HUNTER: No, my lord.

THE COMMISSIONER: That means increasing the total?

MR. CHERNIACK: That means increasing the total to \$6500.00, \$4500.00 plus the \$2000.00, \$6500.00 total.

THE COMMISSIONER: You show \$2000.00 for land and \$2500.00 for buildings.

MR. CHERNIACK: I would like to show the total as \$6500.00.

THE COMMISSIONER: Very good.

MR. CHERNIACK: The credit to the Custodian, or rather the

3
T.K. Rata,
In Chief,
Discussion.

sale price should be corrected to \$908.00.

THE COMMISSIONER: \$908.00.

MR. CHERNIACK: Yes, and the loss as claimed will be
\$5,592.00.

THE COMMISSIONER: Very good. The claim is amended
accordingly.

MR. CHERNIACK: Thank you, my lord.

10 KING TSURUO ENYA, the claimant herein, being
first duly sworn, testified as
follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Enya, you were the owner of Lots 1 to 14,
Block 6, of the Northwest quarter of Section 30,
Township 2, Map 1468, is that correct?

A Yes, sir.

Q I show you a form. Did you instruct me to prepare
that form? A: Yes.

Q Is that your signature? A: Yes, it is.

20 Q Do you swear the contents of this form to be the
truth to the best of your knowledge, recollection
and belief? A: I do.

MR. CHERNIACK: I would like to file this as Exhibit 1,
my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: Mr. Hunter, may I file the appraisal?
On behalf of my learned friend, my lord, I would
like to file the Soldier Settlement Board appraisal
as the next exhibit, Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

30 THE COMMISSIONER: Where is this property, Mr. Cherniack?

T.E. Rata,
In Chief.

Is it in Surrey? Is the address on the claim form
the address of the property?

MR. CHERNIACK: It is out of New Westminster, my lord.
The description in the farm appraisal report is
correct. I don't know the district myself. It
is near Kennedy.

THE COMMISSIONER: On the claim form you show the corner
of Scott and Worrel Road, Surrey. That is the
address of the property?

10 MR. CHERNIACK: Q: That is correct, is it not, witness?
A: Yes.

MR. CHERNIACK: Yes, that is correct, my lord.
My lord, the Reporter need not take this down, but
I would like to review briefly the form, Exhibit 1.
(Reading).

THE COMMISSIONER: Before you get to the buildings, he
is claiming \$300.00 an acre for the cleared land?

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: Anything less for the uncleared?

20 MR. CHERNIACK: I beg your pardon, my lord?

THE COMMISSIONER: Anything less for that which was un-
cleared?

MR. CHERNIACK: It was all cleared. There was just one
acre where there were stumps left in. It was
cleared of bush, but there were some stumps re-
maining on one acre.

THE COMMISSIONER: He is claiming \$300.00 an acre for
the whole.

MR. CHERNIACK: That is an estimate, my lord. He is not
30 adding to the claim. (Reading Exhibit 1). When he

comes to the buildings, I don't know that I need go into that in detail. I don't know what the procedure has been.

THE COMMISSIONER: Unless there is some special reason, I will read the statement, in any event.

MR. CHERNIACK: Yes. I will just read the comments on Exhibit 1.

Q Do you confirm what I have just read, witness?

A Yes.

10 Q How long did you live on this property?

A About 18 years.

MR. CHERNIACK: My lord, may I direct your attention to the appraisal report comment on page 3 of Exhibit 2. (reading).

Q In this connection, witness, do you follow the wording here, "The East end of the property, the land lies lower, and appears to be cold."

A It does lie lower, but we found it excellent for small fruit and vegetables.

20 Q Did you note any difference between this portion and the rest of the land?

A Not as far as yield went. I think the lower part yielded just as well as the higher part.

MR. CHERNIACK: I am reading further, my lord (reading).

Q Witness, how many chickens did you have at the time of evacuation?

A: Well, we had about

3000 hens. We sold them before evacuation.

Q You had 3000 hens? A: Yes.

Q Is that the average you had prior to evacuation?

30 A Yes.

Q Did you make use of all the buildings?

A Yes.

Q Did you find it too much to handle?

A Well, not for the family of our size. It was just about right.

Q How many active members of the family were there?

I mean active on the farm. A: There were 7 of us.

Q 7 of you working on the land? A: Yes.

10 Q Now, witness, when you left the land, did you lease it?

A: Yes, I leased it to Mr. O'Hara for \$1200.00 a year with an option for to lease for another year for another \$1200.00.

MR. CHERNIACK: Has my learned friend the lease which I may file?

Q Was there a written lease, witness?

A Yes, I have the lease.

Q In any event, it was rented for \$1200.00?

A Yes.

20 Q Did that include any of the chattels?

A No, just the land and the building and the crop.

THE COMMISSIONER: Q: That included the sale of your current crop, did it? A: Yes, it did.

MR. CHERNIACK: Q: And what would you say about the option to rent for the second year?

A He had an option to rent it for an extra \$1200.00.

THE COMMISSIONER: Q: Well then, if you were fixing the rent for the second year at \$1200.00, your first year's rent did not include the current crop, did it? When were you evacuated? A: 1941.

30

T.K. Bata,
In Chief.

Q At what time of the year?

A The end of April.

Q So you had not taken off the crop for the year 1941 at all?

A: No.

MR. CHERNIACK: May I clear that up, my lord?

Q What year was it? A: 1941.

THE COMMISSIONER: Q: It would be 1942.

A 1942.

MR. CHERNIACK: Q: Yes. When were you first notified by the Custodian that the henhouse burned down?

A Well, they didn't notify me at all. A friend of mine wrote about the chicken house burning down some time later and I wrote about it and didn't hear about it for a long time. As a matter of fact, it was some time before the sale of the land I heard about it.

THE COMMISSIONER: Perhaps we might have a statement from Mr. Hunter as to what the facts are. This will simply be informative, the facts would have to be proved.

MR. CHERNIACK: I would expect them to be, my lord.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. The assessment for the year 1943, my lord, was \$460.00 for land, and improvements \$2150.00.

THE COMMISSIONER: Yes.

MR. HUNTER: The land was sold for \$1433.00 to the Veterans Land Act, and then there was a reduction due to the loss of the chicken house by fire of \$525.00.

THE COMMISSIONER: When did the fire take place in terms of the date of conveyance to the V.L.A.?

10 MR. HUNTER: Before the date of conveyance, but this is an unusual type of thing. Of course the whole deal was unusual. What happened here was the property was not insured. That is the house and furniture was insured, and the policy expired and the Custodian renewed it, but there never had been any insurance on the chickenhouses and none was placed on it, and on the 9th of January, eight days after the formal closing date for the V.L.A. deal, this fire occurred and the chicken house burned down, or a large portion of it, certainly enough of it to make it so that it would require complete rebuilding. Then the V.L.A., not unnaturally, said, "We appraised this property on the basis of it having a chicken house and accordingly we would like a reduction," and somebody said, "Well, that is a reasonable attitude and you will have this reduction", and it was agreed that the reduction would be \$525.00.

20 Now, I am not too sure what the legal ground on that would be, but it does appear offhand if the closing date is the 1st of January for other purposes, then it should be for all purposes.

THE COMMISSIONER: Which of the chicken houses was it that burned? The newer one?

MR. HUNTER: The newer one, my lord.

30 MR. CHERNIACK: My lord, I understand these buildings all ran in one line. We don't know which part burned. They were all joined.

MR. HUNTER: In the correspondence they dealt with is
in footage, my lord. They say 213 feet of the
244 feet were destroyed, so if the two buildings
are continuous lengthwise, I presume it would be
part of both.

THE COMMISSIONER: Yes, and you do not know at which
end the fire started?

MR. HUNTER: It just goes on to say that inquiries show
that the 31 feet remaining are practically useless,
so the property may be considered as a total loss.

THE COMMISSIONER: Can you recall to me when the trans-
action was actually consummated between the V.L.A.
and the Custodian?

MR. HUNTER: In June, my lord, of 1943.

THE COMMISSIONER: So that this arbitrary date of
January 1st throws a loss, according to the Govern-
ment's contention, on the claimant rather than on
the V.L.A.?

MR. HUNTER: I wouldn't care to take that position, my
lord, no. It does strike me there is quite a
possibility the loss should have fallen on the V.L.A.

THE COMMISSIONER: That is what was running in my mind,
but I will hear from you later.

MR. HUNTER: I don't care to commit myself, my lord, be-
cause I haven't had any time to read up law on it.

THE COMMISSIONER: I appreciate your difficulty. You
are aware, Mr. Cherniack, that the date, January
1st, is purely an arbitrary date fixed for the deal
between the V.L.A. and the Custodian which was
made in June?

T.L. Eata,
Discussion.
Cross-Exam.

MR. CHERNIAK: I understand that, my lord. It is our contention, of course, that since all adjustments were made at that date, rent adjustments and taxes, all created a benefit to the land -- the land as of January 1st was taken over by the V.L.A., and they also took over the buildings.

THE COMMISSIONER: That will have to be a matter for argument later. You have heard what Mr. Hunter has said, but he is not taking any definite position on that now.

19

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Eata, this \$1200.00 that you agreed to lease this property for, for the first year, you later agreed to a reduction of that, didn't you?

A Yes, because Mr. O'Hara wrote me and told me about his difficulties, so I thought I would.

Q What was it reduced to?

A: \$800.00

Q And what was the difficulty he was having?

20 A I don't remember very well.

Q It must have softened your hard heart at that time or you wouldn't have taken \$400.00 off. Can't you remember what caused such grief?

THE COMMISSIONER: Q: Were you paid the \$1200.00 for the first year of the term?

A No, we were just paid \$800.00.

Q \$800.00?

A: Yes.

Q Was that before you were evacuated, or subsequent?

A No, we got \$300.00 cash and the Custodian got the rest of the money.

30

T.E. Nata,
Cross-Exam.

MR. HUNTER: That is correct, my lord. \$300.00 was paid on the signing of the lease, and the Custodian collected the other.

Q By the way, how old are you, Mr. Nata?

A Thirty.

Q You are 30, eh?

A: Yes.

Q You weren't a very old chap in 1927 and 1928 when some of these things were built, were you?

A No.

10 Q Are your mathematics sound enough to tell us how old you were then? A: Around 9 or 10.

Q And you haven't much recollection of these buildings and the cost, and so on?

A Well, my mother and I have.

Q As far as my information you have given here is concerned, it is purely hearsay, isn't it--on those old buildings?

A: Not exactly. I think I can remember that far back.

20 Q At the age of 9 you were interested in the economics of the production of a chicken house and costs and so on, were you?

A: Not exactly, but I could remember just about what went into it.

Q Did you help to build it at that age?

A Yes, I helped carry lumber and put in the nails.

Q And you knew how many feet of lumber were going in at that age?

A: Well, I guess I could find out easy enough.

30 Q I put it to you, as a reasonable human being, that you weren't very interested in the economics of building at that age?

A: Well, I don't know,

T.L. Bata,
Cross-Exam.

it depends on what type of a family you were
raised in.

Q You were brought up and educated in the hard school
of economics, were you? At. I guess so.

THE COMMISSIONER: Do you need to proceed with that,
Mr. Hunter?

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. Charniak?

MR. CHARNIAK: No, my lord.

10 THE COMMISSIONER: All right, thank you, Bata.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T.P. Horrobin

"T.P. HORROBIN"
Official Reporter.

DEFENCE BRIEF

Tsuruo King ENTA

File No. 5606

Case No. 818

WINNIPEG

12 April 1948

V.L.A.

Sheet A.28-12

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim increased to

\$6500.

(Trans. Page 2)

Appraised at

\$1459.22

Sale Price

\$1433.

(Less \$525. deducted)

Witness - Appraiser B.C. Wormworth

This claim has been increased by \$2000. to include the chicken house destroyed by fire.

This property was sold for \$1433. to the V.L.A. but claimant was credited with only \$908., being the amount of the sale price less deduction of \$525. due to the loss of the chicken house by fire.

Appraiser (Wormworth) reports - Roof on older part of house is mossy and needs re-shingling.

Appraiser (Wormworth) reports - Farm lies in excellent location. There are 53 varied fruit trees not yet at the stage of bearing and as they stand do not add to the value of the place.

Owner's dwelling and contents were covered by insurance but none of the other buildings on the property. On 9 January 1943, owing to a faulty drum heater one of the chicken houses which was not insured was burned down and became a total loss.

The formal closing date fixed for the V.L.A. deal was 1 January 1943 and the transaction consummated between V.L.A. and Custodian was in June 1943.

The fire took place 8 days after closing date fixed for the V.L.A. deal, the question arises as to whether the loss caused by the fire should be borne by claimant or by V.L.A.

It is submitted that this property was sold for its fair market value.

Name of Claimant **EMTA, Thomas King**
 Custodian File **5606**

Case **512**

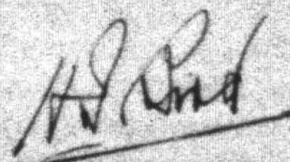
<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					1433	1040.52				1040.52
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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
<u>MISCELLANEOUS CHATTELS</u>										
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			
TOTAL RECOMMENDATION										1965.52

CLAIM NO. 818 - Tsuruo King ENTA

This claim is made in relation to a parcel of real property sold by the Custodian to D.V.L.A. at the sum of \$1433.00. The Custodian credited the claimant with the sum of \$908.00 only, having permitted the D.V.L.A. to deduct from the sale price the sum of \$525.00, being the valuation made by the Appraiser of a chicken house which was lost by fire on January 9th 1943, a date subsequent to the appraisal but prior to the time of sale.

I consider that the loss of the chicken house is one which must be borne by the Custodian, since the property was vested in him at the date of the fire, and insurance was not carried.

I THEREFORE RECOMMEND payment to the claimant of the sum of \$525.00.


Commissioner.

February 1st 1950.