

9364

FRASER VALLEY

MISSION

FILE NO.

9364

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: ENDO, Torashichi
HOME ADDRESS: Langford Highway, R.R. No. 1, Mission, B.C.
REGISTRATION NUMBER 13221 SEX: Male AGE: 63
OCCUPATION: Farmer

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

EMPLOYER: MyselfMARRIED?: YesNAME OF WIFE OR HUSBAND: HisaADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Mission, B.C.NAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: ---AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: (1) Blocks 1-4 inclusive, Blocks 6-15 inclusive Title No. 49752E
(2) Lots 1-10 inc. block 16, blocks 17 & 18, lots 1-10 inc. block 20, Block "A" of Lot 165, group 3, map 2632, District of New Westminster
(3) Lot 10 block 16 of block "A" of lot 165 group 3, map 2632 in the District of New Westminster, B.C. Title No. 96623E
(4) Lots 1, 4, and 5 of lot 2, Block "A" of the SE quarter of Section 33, Twp 16, map 5845, District of New Westminster, Title No. 119178E
2. BUILDINGS AND OTHER IMPROVEMENTS: (1) Twelve-room dwelling, rhubarb hot house, garage, stable, 4 pickers bunk houses, woodshed,
(2) Vacant (3) Vacant

(FIRE INSURANCE: \$600 on two root houses
in the North West Fire Ins. Co. Policy No. 205146 in my possession)

3. INSURANCE (Give particulars; state where policies are) \$2500 on dwelling
\$200 on barn, \$100 on garage, in the Caledonian American Ins. Co.
Policy No. 104996 in my possession.

4. TAXES (Amount and where payable) \$100 for 1941, payable at Mission and
Matsqui Municipality

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself

②

3

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST My wife Hiss has a half interest

In (1)

9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, rhubarb,

asparagus, hops, boysen berries, crop all sold to Pacific Co-op Union,

\$1000 cash, balance on the 1st September, 1942.

hope sold to John Hiss, Sardinia, B.C. 1 acre of rhubarb not sold)

for 6¢ per lb. dried.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1. R. 1. 3 acres from

Ken Neal, Mission, B.C.

2. LANDLORD'S NAME AND ADDRESS: Myself for page 1. Ken Neal for

3 acres above.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$75 per year

for four years, paid for 1941 (Paid \$55 of this year's rent)

4. STATE WHEREABOUTS OF LEASE: At home

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 1

(1) 1 1/2 acres strawberries sold to Mr. B. Katowicz, Matsqui, B.C.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,

EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

Household furniture, kitchen utensils, chinaware, 5 beds, dining set,

organ, Singer sewing machine, 100 books, encyclopaedia, gramophone,

farm implements including a H.P. rototiller, cultivator, harrow, hoe,

carpenter tools, spray, 6 kitchen stoves, 3 hot house stoves, 2 bureaus

2 cupboards, dishes, in the house at R.R. No. 1, Mission, B.C. Key will

be left in care of the Pacific Co-op Union, Mission, B.C.

1932 Chevrolet truck, license No. (42) 00619 in custody at Hastings Park

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 horse

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: \$1000 on furniture in the Caledonian American Ins. Co. Policy No. 104996 in my possession

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) \$200
owing me by Mr. T. Yanoshita, Clayburn, B.C. *Settled*

*Should be paid as per order 291243
file 5582*

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

137 shares in the Pacific Co-op Union, 15 shares in the Western Canada Co-op Union, 1 share in the United Farmers of Canada Co-Op in my possession
\$90 in War Savings Certificates

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 in the Canadian Mutual Benefit Association
Beneficiary my wife. Policy No. B1075 in my possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: \$282.71 owing the Pacific Co-operative Union, Mission, BC

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 15th day of May 1942.

(Signature) Doraski, Edna.

D. D. Millan
Witness

FOR DEPARTMENTAL USE

9364
INFORMATION FROM R.C.M.P.

DATE Nov. 20/42.

Our File No. 9364

Full Name ENDO, Torashichi
(Surname in Block Letters)

Registration No. 13221

Male - Female
(Check)

Age Aug. 10, 1828.

Former Address R. R. No. 1, Mission City, B. C.

Date Evacuated Oct. 20, 1942.

Naturalized - Canadian-Born - National
(Check)

Present Address

New Denver (Aug 1/45)
Tashme, B. C. (Mar 9/45)

Married - Single
(Check)

Name of ^{Second} nee Wife (KANOMATA) Hisa - #13222
(marriage not registered)

Name of Husband

Name of Mother ^{nee} (TSUNOI) Miki - Dec'd Name of Father Deceased

Names of Children under 16

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer. Owner of 60 acres and building. 1933 Chevrole
truck. First wife's name - (TAKEDA) Kan (In Japan)

REAL PROPERTY SUMMARY

JAPANESE NAME: Torashichi ENDO Reg. No. 13221 File No. 9364.
CATALOGUE NO: 603.
PROPERTY ADDRESS: Loughheed Highway, Mission, B. C.
LEGAL DESCRIPTION: Lot 10, Block 16 of Block "A" of Lot 165, Group 3, Map 2632,
Mun. of Mission, D. N. W.
TITLE: Registered in the name of Torashichi ENDO.
ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24581 dated September 4th, 1942.
ASSESSED VALUES: Land \$30.00 Taxes - \$1.00.
Improvements \$5.00 - \$35.00.
CLASSIFICATION: This was a small vacant lot.
HISTORY OF ADMINISTRATION: As this was vacant property and not rented from date of evacuation until sold to John Thomas Hartley, there was nothing to administer.
SOLD: To John Thomas Hartley for \$80.00 as at June 25th, 1944.
Approval of Advisory Committee - June 14th, 1944.
Funds released to the credit of Torashichi ENDO as at September 27th, 1944, against which were the following charges: Valuation \$7.50, advertising \$4.00, Registration Fees \$2.50, Vendor's share of 1944 Taxes \$0.50 = \$14.50 leaving a net credit of \$65.50 from said transaction.

OLD CERTIFICATE OF TITLE

No. 96623-E:

Torashichi ENDO declared on his JP Form signed 15th May 1942 that the Title Documents were in his possession. Mr. Geo. Peters wrote to him on July 3rd, 1944, asking him to send in his Certificate of Title. So far there has been no reply to this letter.

Certificate of Title No. 175692-E was sent to John T. Hartley on October 3rd, 1944, by Registered Mail. Post Office Receipt No. 15272 signed by him is on file.

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

January 30th, 1947.


D. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Torashichi ENDO Reg. No. 13221 File No. 9364.
CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer BC/356-P.

PROPERTY ADDRESS: Clayburn, Matsqui, B. C.

LEGAL DESCRIPTION: Lots 1, 3, 4 and 5 of Lot 2, Block "A" of the South East $\frac{1}{4}$ of
Section 33, Township 16, Map 5845, Mun. of Matsqui, D. N. W.

TITLE: Registered in the name of Torashichi ENDO.

ENCUMBRANCES: Dyking charge.

There was an unregistered Agreement for Sale given by Torashichi ENDO to Yasugo SEKINE, File 9184, 19th October 1940, covering Lot 4 of Subdivision of Lot 2, Map 5069 being part of Parcel "A" of S.E. $\frac{1}{4}$ of Sec. 33, Twp. 16, Mun. of Matsqui, containing 14.1 acres more or less. Consideration \$360.00 - \$10.00 cash balance on or before 19th October 1942. The original \$10.00 was the only sum paid on a/c of this transaction.

Yasugo SEKINE quit claimed this property to Torashichi ENDO on 26th May 1943.

A notarial copy of the agreement and the original quit claim deed are on Torashichi ENDO'S file No. 9364.

Vesting Order filed No. 24581 dated September 4th, 1942.

ASSESSED VALUES: Land \$860.00
Improvements \$850.00 - \$1710.00. Taxes - \$37.87.

CLASSIFICATION: This is a 41.81 acre piece of property with only 1.5 acres cultivated and planted to the following crops: 1 acre strawberries, 4/10 acre old raspberries, 1/10 acre rhubarb.
1 - 3 room house in poor condition. 1 woodshed.

HISTORY OF ADMINISTRATION: This property was leased to Bert Kotowick by Torashichi ENDO, September 10th, 1942, for a term of 1 year - September 1st, 1942, to August 31st 1943. Consideration \$38.00 per annum, paid October 29th, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1061.00 as at January 1st 1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Torashichi ENDO as at June 5th, 1944, against which were the following charges: Registration Fees \$1.50, Legal Fees \$15.00 = \$16.50 leaving a net credit of \$1044.50 from said transaction.

Certificate of Title No. 171896-E in the name of The Director, The Veterans' Land Act.

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

February 12th 1947.

[Signature]

REAL PROPERTY SUMMARY

JAPANESE NAME: Torashichi ENDO Reg. No. 13221 File No. 9364.
Hisa (Mrs. Torashichi) ENDO " 13222 " 9363.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer BC/223-P.

PROPERTY ADDRESS: R.R. No. 1, Mission City, B. C.

LEGAL DESCRIPTION: Blocks 2 and 8 and 11 of Block "A" of Lot 165, Group 3, Map 2632,
Mun. of Mission, D. N. W.

TITLE: Registered in the names of Torashichi ENDO and Hisa ENDO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24580 dated September 4th, 1942.

ASSESSED VALUES: Land \$ 720.00
Improvements \$2200.00 - \$2920.00 Taxes - \$53.04.

CLASSIFICATION: This is a fruit farm with dwelling and out-buildings.
The Custodian's representative reported November 24th, 1942, that
this property had an area of 14.31 acres planted to the following
crops: 5 acres rhubarb, 3½ acres strawberries, 2½ acres raspberries,
1½ acres asparagus, ¼ acre boysenberries, 1 acre hay, a hay meadow,
about 25 fruit trees.
1 - 2 storey dwelling 8 rooms plus 4 in basement which is very dry and
in excellent condition 30'x40'. 1 open woodshed 20'x34'. 1 Japanese
bath house. 1 chicken house 8'x10'. 3 picker houses 12'x16'. 1
stable 18'x40'. 2 rhubarb houses 16'x20', 40'x40'. 1 packing shed
12'x30', all in poor condition. 1 garage 20'x20' in fair condition.

**HISTORY OF
ADMINISTRATION:** This property remained in charge of the Japanese until they were
evacuated October 20th, 1942.
The Custodian leased this property 5th March 1943 to Aron J. Froese
for a term of 10½ months from 15th February 1943 to 31st December 1943
Consideration \$200.00 payable August 15th, 1943, paid.
Lease handed to The Director, The Veterans' Land Act, July 21st, 1943.
When Mr. ENDO was notified of the Lease which was given to Aron J.
Froese, he wrote in as follows, April 29th, 1943: "Before evacuation
myself and Mr. Froese made a mutual understanding whereby ¼ of the
Market Price is to be handed over to me, which will be derived from
the following crops, hot-house rhubarb, field rhubarb, asparagus,
strawberries and raspberries. The doubtful part of this mutual
understanding is if Mr. Froese sells to private parties then there
will be no evidence to show for it, however, if the products are sold
to the Pacific Co-Operative Union as promised then there will be suf-
ficient proof of the market price. And so I wish your department will
look after this end for me".

Mr. A.J. Froese was spoken to personally re this gentleman's agreement. He denied having any knowledge of it. As the 1942 crop was disposed of by the ENDOS personally they had no further interest in this property which was taken over by the Veterans' Land Act on January 1st 1943.

SOLD:

To The Director, The Veterans' Land Act for \$2001.00 as at January 1st 1943.

Approved by Advisory Committee - June 1st, 1943.

Funds released to the credit of Hisa ENDO and Torashichi ENDO'S Joint Account as at January 21st, 1944, against which were the following charges: Registration Fees \$3.00, Legal Fees \$15.00 = \$18.00, leaving a net credit of \$1983.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$44.30 being Purchaser's share of unexpired Fire Insurance Premiums were placed to the credit of Hisa ENDO and Torashichi ENDO'S Joint Account.

The following Fire Insurance Policies:

Caledonian American Insurance Co., Policy No. 107825 - \$2800.00 covering - \$2500.00 on dwelling
200.00 on barn
100.00 on garage
\$2800.00

North West Fire Insurance Co., Policy No. 205146 - \$600.00 covering
\$450.00 on root house No. 1
150.00 " " " No. 2

were transferred to The Director, The Veterans' Land Act.

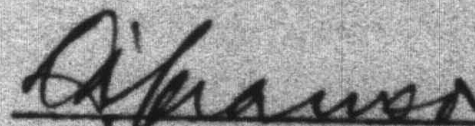
In view of the rents for 1943 having been collected by the Custodian, viz., \$200.00, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 165607-E in the name of The Director, The Veterans' Land Act.

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

February 11th, 1947.

DAC:JS


D. A. CRAMER.

Farm Appraisal Report

File No. JL 109

Land Description Lots 1, 2, 4 & 5, of Lot 2, Blk. "A", of SE 1/4 Sec. 33,
Tp. 16, Map 5845.

Containing 41.81 Acres

Owner's Name ENDO, T. Post Office Address Abbotsford, B. C.

Nearest Rail Point Clayburn, B.C. Distance 2 miles

Market Town Abbotsford, B.C. Distance 3 miles

Church (give denomination) Various denominations Distance 3 miles

Nearest School Abbotsford Distance 3 miles

State how property was identified: By map and roads.

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

On Downes Road, gravel, good.

Is this district a good one? Fair.

Employment opportunity Seasonal

Predominating Nationality and religion British, Protestant

Describe Fencing and its condition Barbed wire on north side of Lot 1 Value \$

Water supply: Well, about 4' to water. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24x 18	Frame	8'	shgl	10	cedar posts	fair	200.00
	8x 24		7'					
BARN	x							
Woodshed	12x 16	"	7'	shk.	10	posts	poor	no value
BARN	x							
	x							
CORRUGATED	x							
	x							
	x							
	x							

Total present day value \$ 200.00

Total Value Buildings add to farm

\$ 200.00

Is dwelling habitable without repairs? -

Describe repairs needed to make buildings serviceable and give approximate cost of same.

Habitable but should have concrete foundation.

Describe the basement and chimney: No basement. Brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? - How finished V-joint.

Are buildings painted? Yes. Condition of paint Poor.

Distance from nearest bush 30 yards.

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

Cultivated Land						TOTAL
ACRES	LEVEL, SLOPE, DRAINAGE OR SOIL	SOIL (See Page 1)	ROCK (See Page 1)	WOOD AND QUALITY OF CROPS	VALUE PER ACRE	
1.8	sloping	red & silty loam 6"-12"	sand	straw & reaps, fair to good	50.00	75.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, SLOPE, DRAINAGE OR SOIL	SOIL (See Page 1)	ROCK (See Page 1)		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.						
	LEVEL, SLOPE, DRAINAGE OR SOIL	SOIL (See Page 1)	ROCK (See Page 1)	NATURE OF CLEARING NECESSARY	DEVELOPMENT COST PER ACRE	VALUE PER ACRE
40.31	sloping and rolling	red. clay loam 6"-12"	sand	clearing of bush	150.00	20.00
Area Unavailable for Cultivation.						
CHARACTER OF LAND & C. ROAD, BRIDGE, ETC.				NATURE OF TREES IF ANY AND WHETHER MAINTAINABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 252.00

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 1001.00

Describe condition of farm concerning its tillage, length of time uncultivated or partly uncultivated. Small amount of land under cultivation. Now rented. Balance bush, partly low and wet.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any. Mixed farming when cleared, some small fruits.

Native weeds Thistles, couch grass.

Give approximate detail and amount of all annual taxes and name of Taxing Authority. Taxes \$37.81 Mataqui Municipality.

Date: June 6th, 1942.
Place: Abbotsford, B.C.

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

Inspector's Signature "R. V. BROWN"

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

Farm Appraisal Report

Remarks: Property is located on the Downes Road and at the intersection of the Downes and Riverside Roads. Lot 2, owned by S. Yamashita, lies between Lot 1 and the balance of this property. Part of property extends north to the Clayburn road but this road is not constructed beyond Riverside Road to the west. Part of Lots 4 and 5 extend almost to the flat and are wet in places and the soil is almost a black loam. Owing to the thick bush and the wet ground it was not possible to make a thorough inspection of this part of property. Most of Lot 1 has been partly cleared but there is now a second growth and a number of stumps. There is about 1 acre cleared and cultivated on Lot 1 and 0.5 acre on Lot 3. Lot 3 is not being cropped or cultivated this year. The buildings are on this lot. The house is in fair shape and there is little fencing on property. Domestic water from a well.

(FOR ORCHARD LANDS ONLY)

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

This would be quite a good property if there was sufficient land cleared and under cultivation.

Electric light is not available at present.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

	<u>Present Value</u>
Approximate acreage in small fruits:-	\$
Lot 1 - 1 acre straw, only fair	\$
Lot 3 - .1 ac. in old rhubarb }	\$
.4 ac. in old rasps. } poor	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total \$	\$

Amount fruit trees add to value of farm \$.

N. STATE MAPS
CITY BURN RD NOT CONSTRUCTED

Diagram of Property

LOWER LAND

PART WET

Lot 5 - 4.25 AC

Lot 4 - 14.1 AC

BUSH

BUSH

Lot 3 - 14.95 AC

Lot 1 - 8.15 AC

BUSH

Lot 2
S. YANOSHITA

3rd CROWN

STAND

STAND

OLD TRAIL - R/R
OF NEAR
OLD
RUBBER
TREE

DOWNHILL ROAD

Lot 6 1.3.4.5. 1/2 Lot 2 - BURN RD SE 1/4 Sec 34 T16N R12E
RIVERBEND.

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

value is \$ 800.00

Date 10th June, 1948.

"I.T. BARNET"

District Superintendent.

ROYAL CANADIAN MOUNTED POLICE

Detachment

Solemn No. **F 214**

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
 Sub-Division File No.
 Division File No. **E 269-0-13-5**
 Headquarters File No.

Detachment
 Sub-Division
 Division **"E"**
 Date

March 19th

1942

RE: **ENDO, Terashichi** **Mission, B.C.**
NAME OF FILE

On **March 19th** **19 42, 1** **H.F. Price RCMP**
MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDER UNDER O.C.P.C. 1486

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

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO. MAKE & MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION	(42) GUS19 32 Chev truck 534046 2306959 broken	TIRE NUMBERS 6
EXTRA EQUIPMENT	appears poor none	
DESCRIPTION & CONDITION VERIFIED	<i>Appraised @ 65.00 in 1942. Headlights 1/23 from Mercedes Motorcar Co. Ltd. Add. in Canadian 2/24.</i> <i>Terashichi Endo # 13221</i> Signature of Owner Japanese Registration No. Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>Ed Brown</i> March 19/42	
DATE:	<i>H.F. Price</i> SIGNATURE OF MEMBER SUBMITTING REPORT	

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December 2, 1944.

Mr. Torashichi IWDO,
Reg. No. 13221,
Tashme, B.C.

Dear Sir:

Re: Catalogue No. 603,
Lougheed Highway, Mission.
10/16/1/165/1/2632.

Please be informed that the above property has been sold as of June 26, 1944, for the sum of \$80.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes have been credited to your account.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl. 2.
C.C. B. C. Security Commission.

R. R. #1., Whonook, B. C.
April 27th, 1944.

Mission Municipality

Dept of Secretary of State.

Dear Sirs:

Please find below appraisal value of the following property:

No. 603. Loughed Highway. Lot 10 Blk. 16A D.L.165
Op. 3.

This property consists of a parcel of approximately
Two acres of land adjoining the C.P.R. near Mission.

Property is low and subject to overflow by the Fraser
river.

Value of land.....\$75.00

Wm H Ansell
Appraiser

also assessed

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April 13th, 1943.

Mr. Torashichi ENDO,
Reg. No. 13221,
Tashme, B. C.

Dear Sir:

We are enclosing herewith cheque for \$100.00 in accordance with your request for funds held to your credit here, realized through the sale of your Retollier tractor. A few days ago we received a cheque and statement from the Pacific Co-operative Union in the amount of \$404.85. This amount is arrived at as follows:

By Sale of Retollier tractor	\$450.00
Interest on U.F.C. share - January 15th	.80
	<u>\$450.80</u>
To Crediting fertiliser twice in error - Nov. 30th	\$ 45.95
Balance	<u>\$404.85</u>

We were surprised to receive this sales slip on your Retollier in view of the fact that you authorized the sale of this machinery to this office for \$500.00.

We understand that you confirmed the selling price of the machine at \$450.00 by telephone and we would appreciate receiving your acknowledgement in writing.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM
Encl.

Catalogue No. 603

File No. 9364

Name: Torashichi ENDO

Reg. No. 13221

Civic Address: Lougheed Highway, Mission, B. C.

Legal Description: Lot 10 Block 16 of Block "A" of Lot 165,
Group 3 Map 2632 Municipality of Mission in
the District of New Westminster.

Classification: Vacant Land

...SOLD.....

Registered in the name of: Torashichi ENDO

Clear Title

Sold to Mr. J. T. Hartley for \$80.00 (cash) as of June 26th, 1944.

Title delivered to registered owner September 25th, 1944.

Claims: Nil - See memo January 15th, 1945.

Chattels: None on property.

109 9364
13221

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/356-P

(JL-109)

Vancouver, B.C.

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

ENDO, Tanashichi

Dear Sir:-

Re: Lots 1, 3, 4, 5 of Lot 2, Block "A",
of the S.E. 1/4, Sec. 33, Twp. 16, Map 5845,
MUNICIPALITY OF MATSQUI.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 171896-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 14,372.91, in favour of The Secretary of State,
forwarded to you and dated April 28, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 1061.00 ✓
Loss arrears of taxes to January 1st, 1943,	- \$ --
Amount paid to Secretary of State	- \$ 1061.00 ✓

150
Reg. Fee

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

Yours truly,


T. Tourick,
DISTRICT SOLICITOR

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

MAY 27 1944

Date

Solicitor for
The Secretary of State

NAME EDDO, Torashichi

REGISTRATION NO. 13221

FILE NO. 9364

The following chattels were sold by public

auktion at Nancy, B. C. on December 14, 1944.

- Iron pot	\$ 0.50
- Sundries	1.00
- Trays	0.50
- Trays etc.	1.00
- 4 Boxes sundries	4.95
Suitcase	0.25

Total		\$	
Less Expenses:	(Auctioneer's Fee	\$ 0.62	
	(Advertising	0.09	\$ 8.20
	(Movings	<u>2.70</u>	\$ 3.61
Net Proceeds Credited:			\$ <u>4.59</u>

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Nancy 11.

Remarks.

File No. 9364

CHATTEL SCHEDULE

15th October, 1947.

Re: Terashichi ENDO - Regn. No. 13221

Declared by Terashichi
ENDO, 15th May, 1942.Inventoried by our
fieldmen Nov. 24/42
care of Wm. Stewart

Sold/Auctioned

Other
Dispositions

Household furniture

Kitchen utensils

China ware

5 beds

Dining set

Organ

Singer sewing machine

100 books

Encyclopedia

Gramophone

6 kitchen stoves

3 hot house stoves

2 bureaus

2 cupboards

dishes

Carpenters tools

Farm implements

6 H.P. Rototiller

Cultivator

Harrow

Rice

Spray

Horse

Auctioned Nov. 17/43

3 "

Dining table, 4 chairs

Probably taken with
them

1 cook stove & 1 heater auctioned Nov. 17/43

Auctioned Nov. 17/43

See below c/o E. Froese

Sold to P.C.U.

See below c/o E. Froese

Sold to Sardis Nurseries by ENDO direct

See below c/o E. Froese

Sanitary couch

Auctioned Nov. 17/43

Spokeshave

Insect powder sprayer

Homemade table

Sold by appraisal to tenant Nov. 2/43

7 sacks flower (?) seed

Abandoned

7 cartons & 2 boxes dishes

See above "China ware"

Stump digger

Auctioned Nov. 17/43

Old lantern

Abandoned

6 kitchen chairs

3 small tables

Auctioned Nov. 17/43

1 large table

Parlor chair

Homemade desk

Abandoned

Wicker rocking chair

Couch drop side

15 framed pictures on walls

Bookcase with glass doors

Wicker basket old clothes

2 burner electric plate

Linoleum

Abandoned

Hall linoleum runner

Box cultivator prongs & tools

Wooden chest (empty)

2' spirit level

1 5 gal. crock

Qty. sealers

Qty. lumber

15th Oct. 1947.

Declared by T. Endo	Inventoried by our fieldmen Nov. 24/42 c/o Wm. Stewart	Sold/Auctioned	Other Dispositions
1 large & 2 small. homemade tables			Abandoned
1 long kitchen table			
6 pkts. Rotox insecticide			
Old suitcase		Auctioned Dec. 14/44	
Carton trays		"	
2 suitcases of old papers			
Suitcase of cotton batts			Abandoned
Long bench		Auctioned Nov. 17/43	
2 cross cut saws		"	
8' pruner		"	
Scythe		"	
Small. roll galv. iron		"	
Wicker basket old clothes		"	
Small. cabinet glass doors		"	
Open bookcase		"	
Wall clock		"	
6 window blinds			Abandoned
5 prs. curtains		"	
Electric table lamp		"	
2 child's wicker chairs		"	
Lge wooden chest			
12 Qt sealers preserves			
2 ctns. old clothes			
2 gal. & 5 gal. crocks	2 gal. auction Nov. 17/43		5 gal aband.
Alarm clock (old)			Abandoned
Carton dishes & few loose kitchen utensils			
Wall mirror		"	
Wicker basket of cushions	10 cushions Nov. 17/43		
Galv. wash boiler	Auctioned Nov. 17/43		
Roll top desk	"		
5 kitchen chairs	"		
Mincing machine	"		
3 hand sickles	"		
2 short & 3 long benches			
1 cot	"		
Galv. tub & washboard	"		
8 bags fertilizer	Sold to E. Froese July 31/43		
8 bags sulphur phosphate	"		
4 bags bone meal	"		
6 bags Burns Muriate of Potash	"		
3 sacks fertilizer	"		
80 lbs lime			
31 bales hay			Used for horse
96 strawberry crates			
29 raspberry crates			
1 stump puller & 1" cable	Auctioned Nov. 17/43		X
50 carrying trays			
Old wheelbarrow			
2 wheel cart	Auctioned Nov. 17/43		
Bicycle	"		
Steel wheelbarrow	Sold by appraisal to tenant Nov. 8/43		
Old rim & tire			
1 - 45 gal. oil drum	Auctioned Nov. 17/43		
1 gal. motor oil in 5 gal. can			
3 ladders	"		

15th October, 1947.

Declared by T. Endo	Inventoried by our fieldmen 24th Nov. 1942 c/o E. Froese	Sold/Auctioned	Other Dispositions
	13 hoes	Auction Nov. 17/43	
	3 manure forks	"	
	1 penvey	"	
	1 piccaroon	"	
	3 mattock heads	"	
	1 pick head	"	
	6 wedges	"	
	1 1 1/2" & 2" auger	"	
	1 Sledgehammer	"	
	18' Logging chain	Sold to tenant, Nov. 8/43, by appraisal	
	3 crowbars	Auctioned Nov. 17/43	
	1 froe	"	
	1 Spring tooth cultivator	"	
	1 Potatoe hiller	"	
	1 Scythe	"	
	4 rakes	"	
	4 potato diggers	"	
	1 Potato fork	"	
	4 shovels	"	
	2 scoop shovels	"	
	Qumty Carpenters tools	Sold by appraisal to tenant Nov. 8/43	
	1. Sal. Platform scales	Auctioned Nov. 17/43	
	1 hand sprayer	Sold by appraisal to tenant Nov. 8/43	
	1 8' cross cut saw	Auctioned Nov. 17/43	
	1 old grindstone	"	
	4 mattocks	3 "	
	2 straight tooth cultivators	1 "	
	Horse	Sold by appraisal to tenant Nov. 8/43	
	Harness for horse	" " " " " "	
		<u>Auctioned Nov. 17/43 but not inventoried</u>	
		Radio & speaker	
		Electric fan	
		Cooler	
		1 Plow	
		1 Asparagus trimmer	
		1 Emery wheel	
		1 Butcher scale	
		Hot water bottle - stone	
		4 oil lamps	
		1 8' faller saw	
		2 metal bowls	
		Meat grinder	
		Wooden plane	
		Aluminum kettle	
		Ice cream freezer	
		<u>Auctioned Dec. 12/44</u>	
		Sundries	
		Iron pot	

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

Catalogue No. 603 ✓

File No. 9364

Name: Torashichi ENDO

Reg. No. 13221

Civic Address: Lougheed Highway, Mission, B. C.

Legal Description: Lot 10 Block 16 of Block "A" of Lot 165,
Group 3 Map 2632 Municipality of Mission in
the District of New Westminster.

Classification: Vacant Land

..SOLD.....

Registered in the name of: Torashichi ENDO

Clear Title

Sold to Mr. J. T. Hartley for \$80.00 (cash) as of June 26th, 1944.

Title delivered to registered owner September 25th, 1944.

Claims: Nil - See memo January 15th, 1945.

Chattels: None on property.

[illegible]

13221	NAME	ENDO, Torashichi		FILE NO.	7364
13222	ENDO, (Miss) Mrs. Torashichi		9363		
ASSURED	THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN.				
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM
Caledonian-American Insco. Company	107825	1,500.00 \$3,000.00	<i>Full</i> \$63.50	1.60% & 2.50%	3 yrs. Oct. 20th, 1945.
PROPERTY INSURED	LOCATION		EXPIRATION		
\$2,500. on the dwelling house, 2-story, frame, shingle roof, (30 x 42)	BLK. "A", D.L. 163, Op. 3, N.W.D., Municip.				
\$1,000. on household contents.	Mission, B. C.				
\$ 200. on bldg. occupied as barn. (18 x 28)	See above.				
\$ 100. on garage (18 x 20)	See above.				
LOSS PAYABLE	INSURANCE AGENT	RENTAL AGENT			
The Secretary of State of Canada, Acting in his Capacity as Custodian on behalf of Torashichi Endo.	F. S. Taylor				
ENDORSEMENTS					

*Being transferred to V.L.D.
H. P. Carulla - 10/25/44*

PERSONAL PROPERTY SUMMARY

File No. 9364

16th October, 1947.

Re: Torashichi ENDO - Regn. No. 13221

CHATELS: The above Japanese registered with this office on the 15th May, 1942, and at that time declared leaving household furniture, farm implements etc., (as per attached schedule) on his property at Mission. He was evacuated on the 20th October, 1942, and evidently prior to his evacuation had arranged with a Mr. Wm. Stewart to stay in his house taking care of his chattels and had leased his farm to a Mr. Erin Froese, together with the use of certain farm equipment.

On the 7th July, 1942, we were advised by Mr. J.M. Campbell, Solicitor, on ENDO's behalf, that Endo had sold his motor spray gun for \$90.00 to Sardis Nurseries, and money paid to ENDO direct.

Our fieldmen, S.T. Williams and H.J. Logan, inventoried the property on the 24th November, 1942. (See attached schedule)

Endo arranged for sale of his Rototiller tractor to the Pacific Co-operative Union, and funds were received at this office on the 7th April, 1943. *7/4/43*

On the 9th Jan. 1943, we wrote to Mr. Froese regarding the bales of hay and fertilizer on ENDO's property, and asked if he wished to purchase them. Mr. Froese replied 12th Jan. that ENDO had given him the hay to feed the horse left in his care by ENDO, and offered \$65.00 for the fertilizer. This was referred to ENDO and he replied 21st Jan. through B.C. Security Commission, that he had given the hay to Froese, and was willing to sell him the fertilizer. We notified Froese 15th Jan. 1943, that \$65.00 was acceptable. This sum was received 31st July, 1943.

The property was visited in November, 1943, and some goods were appraised by A.M. Lawrence, for \$62.20, and were sold for this sum to the tenant, less \$6.22 commission. The balance of goods on the property were removed to auction, and sold 17th November, 1943 at Mission for the net sum of \$251.27. A few goods were listed at that time as being abandoned.

On the 21st March, 1944, ENDO wrote requesting shipment of certain personal goods and records of Mission Farmers' Association. Our fieldmen were instructed to locate these and there is a letter on file to Endo dated 12th June, 1944, stating that we had in storage a wooden trunk, 2 suitcases and 10 packages. July 14/44 Mr. received from ENDO enquiring where his goods were stored. Both Mr. Spain & Mr. Iverson advised him that goods were stored in Custodian warehouse 22nd & 31st July, resp. but did not say where. List of chattels auctioned were sent to him. 31st July. There is nothing further on the file regarding these personal effects, except that some boxes of sundries, suitcase, trays etc. were sold at auction in Haney Dec. 14/44 and it may be that above mentioned personal property articles were moved to storage at Judo Hall, Haney, and some sold. There is no evidence on file that there are personal articles of ENDO's in storage at Haney, however. Apart from these, chattel belonging to ENDO (as shown on attached schedule) are very well accounted for.

SPECIFIED ARTICLES: ENDO declared 15th May, 1942, that he had surrendered his 1932 Chevrolet truck at Hastings Park. This was later released to the Pacific Co-operative Union, and sold by them for \$69.87, Apr. 10/43. Appraised by McDermott Motors at \$65.00.

ACCOUNTS RECEIVABLE: On the 23rd March, 1944, ENDO requested that a debit entry made

PERSONAL PROPERTY SUMMARY (Cont'd)

File No. 9364

- 2 -

16th Oct. 1947.

by the Pacific Co-operative Union of \$45.95 for fertilizer in his account, be looked into. On the 24th August, 1944, Messrs. Campbell, Brazier & Fisher, Solicitors, advised us that the P.C.U. would credit this amount to ENDO's account, and this sum was received from the P.C.U. the same day. On the 10th October, 1944, ENDO authorised us to pay Messrs. Campbell, Brazier & Fisher the sum of \$5.00, being their fee in this connection.

ENDO was a member of the Western Canada Hop Co-operative and under this Association's contract with the John I. Haas Hop Company, ENDO received a credit of 99¢ from their 1942 hop operations.

Torashichi ENDO was also a member of the Mission Japanese Farmers Association and as such received the sum of \$55.90, being his proportion of the liquidation of this Association. Funds were sent to him direct by this office 25th November, 1946.

BONDS & INVESTMENTS:

ENDO declared when registering that he had 137 shares in the Pacific Co-operative Union, but his shareholding consists of the following:-

6 shs.	issued in	1937
9 shs.	"	" 1938
11 shs.	"	" 1939
5 shs.	"	" 1940
18 shs.	"	" 1941
12 shs.	"	" 1942

All these shares except those issued in 1942, have been redeemed at par (\$10.00) and proceeds credited to ENDO's account, together with interest amounting to \$31.40. The 12 - 1942 shares, should be redeemed early in 1948.

83 Non-redeemable shares.

These shares have no cash value at the present time. Interest in the amount of \$2.49 has been credited to ENDO's account from time to time.

ENDO was also the holder of 1 United Farmers Exchange share. This share was sold for \$65.00, and the proceeds credited to ENDO's account Aug. 24/45.

Torashichi ENDO also declared having 15 shares in the Western Canada Hop Co-op. but this is a Japanese Association and has not been liquidated.

LIFE INSURANCE: ENDO declared having a \$1000.00 Canadian Mutual Benefit Association policy, under which his wife was his beneficiary. This was not brought under control or administered in any way 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.

J. Allan

HA

MEMORANDUM

To: File 9364

April 5, 1944.

From: Specified Articles Department

Re: ENDO, Torashichi - Reg. 13221

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1932 Chevrolet No. T214 License No. (42) CU 819	Not given \$65.00 McBurnet Motor

This truck was released to the Pacific Co-operative Union on April 30, 1942, and was later sold for \$69.87.

Harker

LIABILITY SUMMARY

File No. 9361.

Turechick 3222 - Reg. No. 13221.

The above named Japanese declared on his JP Form signed 15th May 1947 that he had no Personal or Trade Debts.

We can find no evidence of any claims having been filed against him.

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

February 13th, 1948.

H. L. Grier
H. L. GRIER.

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JUL 19 1944

JAPANESE EVACUATION SECTION

File No. 9364

Reg. No. 13221

506 Royal Bank Building,
Vancouver, B. C.

Mr. Torashichi ENDO,
Reg. 13221,
Tashme, B. C.

Dear Sir:

Re: Mun. of Matsqui, Lots 1,3,4,5 of Lot 2, Block "A" of
The south east quarter of Sec. 33, Township 16, Map
5845, District of New Westminster, C. of B. 49979

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

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

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

Sale price of above described property		\$ 1,061.00
Add:		
Unexpired insurance premium as at January 1st, 1943		
Less:		
Tax arrears to December 31st, 1942	\$	1.50
Registration fee		
Encumbrance—Principal		
—Interest		
Net proceeds of sale		1,059.50

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.

Balance

Torashichi Ayudo

File No. 9364
Reg. No. 13221

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 July 4	Balance as per statement sent		\$1,562.26	
June 26	Credit re Sale of Property		65.90	
August 8	Cheque to you	50.00		
August 24	Pacific Co-Operative Union paid for fertilizer		45.95	
September 15	Cheque to you	50.00		
	Legal Fees	5.00		
October 24	Cheque to you	50.00		
		\$ 155.00	\$1,653.71	
November 18	Cheque to you	50.00		

GR \$ 1,498.71

GR \$ 1,448.71

STATEMENT RE SALE OF:

Name: ENDO, Torashichi.

Catalogue No: 603

File No: 9364.

Street Address: Longwood Highway, Mission.

Reg. No. 13221.

Legal Description: 10/16/1/165/3/2632.

Date of Sale and Adjustments June 26, 1944

Sale Price \$ 80.00

~~Real Estate Agents Commission~~ \$

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Mortgage~~

~~Mortgage~~

Adjustments:

~~Mortgage~~

Taxes to June 26, 1944 .50

~~Water~~

14.50 \$ 80.00

Net Proceeds credited to your account 65.50

Date: December 2, 1944.

Compiled by: George Peters.

File No. 9364

STATEMENT OF ACCOUNT (Cont'd)

- 2 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Brought forwards		\$1843.39	
Mar. 11	Cheque to T. EMDO	\$100.00		
May 4	" "	100.00		
May 23	" "	50.00		
June 26	1943 Taxes on Lot 10/16/A	1.13		
July 13	Cheque to T. EMDO	50.00		
June 26	Credit re Sale of property		65.50	
Aug. 8	Cheque to T. EMDO	50.00		
Sept. 15	Cheque to T. EMDO	50.00		
	Legal fees	5.00		
Aug. 24	Pacific Co-op. Union payment for fertiliser		45.95	
Oct. 24	Cheque to T. EMDO	50.00		
Nov. 18	" "	50.00		
Dec. 18	" "	50.00		
1945				
Jan. 17	" "	50.00		
Feb. 15	" "	50.00		
Feb. 16	Net proceeds Auction sale		4.59	
Mar. 2	Redemption of Pacific Co-op. Union 1937, 1938 & 1939 shs.		260.00	
Apr. 14	Cheque to T. EMDO	50.00		
Apr. 23	Legal fees in connection with conveyance of property	15.00		
	Carried forwards	\$721.13	\$219.43	\$1498.30

STATEMENT OF ACCOUNT (Cont'd)
-4-

4

50	2	✓	✓	✓	✓	✓
45	3	✓	✓	✓	✓	✓
40	4	✓	✓	✓	✓	✓
35	5	✓	✓	✓	✓	✓
30	6	✓	✓	✓	✓	✓
25	7	✓	✓	✓	✓	✓
20	8	✓	✓	✓	✓	✓
15	9	✓	✓	✓	✓	✓
10	10	✓	✓	✓	✓	✓
5	11	✓	✓	✓	✓	✓
0	12	✓	✓	✓	✓	✓

$$\begin{array}{r} 1231.93 \\ 189.93 \\ \hline 76 \end{array}$$

File No. 9364

STATEMENT OF ACCOUNT
TORAHACHKI HANO Registration No. 13221

17th Oct. 1947.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1964	Balance as per statement sent Dec. 2, 1964		\$1448.71	
Dec. 18 1965	Cheque to you	\$50.00		
Jan. 17	" " "	50.00		
Feb. 15	" " "	50.00		
Feb. 16	Net proceeds auction sale		4.59	
Mar. 2	Redemption of Pacific Co-op. Union 1937, 1938, & 1939 shs.		260.00	
Mar. 16	Cheque to you	50.00		
Apr. 14	" " "	50.00		
Apr. 23	Legal fees in connection with conveyance of property	15.00		
May 12	Interest on Pacific Co-op. Union redeemable shs. " " " " unredeemable "		12.20 .83	
May 15	Cheque to you	50.00		
May 25	Interest on United Farmers' share as at 30th April, 64.		.80	
June 13	Cheque to you	50.00		
June 22	Interest on United Farmers' share as at 30th April, 65.		.80	
July 19	Cheque to you	50.00		
AUG. 24 1966	Redemption of United Farmers' Co-op. Exchange share		65.00	
Jan. 10	Redemption of Pacific Co-op. Union 1940 shs.		50.00	
Mar. 2	Cheque to you	50.00		
Apr. 12	" " "	100.00		
June 17	" " "	40.00		
		\$605.00	\$1842.93	\$1237.93

Catalogue No. 603
File No. 9364
Loughheed Highway, Mission
10/16/41 165/3/2632

September 22, 1944.

MR. JOHN THOMAS HARTLEY

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as of June 26, 1944)

	DEBIT	CREDIT
Purchase price	\$80.00	
Cheques received		\$80.00
182/365 = \$1.00 seller's proportion of 1944 taxes		.50
Registration fees on deed - \$80.00	4.20	
Amount owing by purchaser		3.70
	<u>\$84.20</u>	<u>\$84.20</u>

AMOUNT OWING BY PURCHASER - \$3.70

9364

March 10, 1944.

Mr. Torashichi ENDO,
Registration No. 13221,
Tashme, B. C.

Dear Sir:

In answer to your letter of March 7, 1944, the following
is a statement of your account at this office at the present time:

By Cash:

Western Canada Hop Co., proceeds from hops	\$.99
Pacific Co-operative Union, sale of Rototiller...	450.00
United Farmers Co-operative, Int. on 1 share	.80
Pacific Co-operative Union, balance on truck	69.87
A. J. Froese, payment of fertilizer	65.00
Pacific Co-operative Union, payment on lease (due the purchaser) ..	38.00
Sale of chattels to tenant	62.20
Sale of chattels by auction	325.00
Pacific Co-operative Union, Int. on redeem. shares	12.20

To Cash:

Land Registry Office, Certificate of Encumbrance	\$ 1.00
Pacific Co-operative Union (return of fertilizer credited twice in error)	45.95
Remittance 1A/4/43	100.00
Appraisal of truck, etc.	4.00
Remittance 20/9/43	100.00
Payment on lease remitted to purchaser	38.00
Land Registry Office (New Westminster) Certificate of Encumbrance	1.00
Appraisal of chattels	6.22
Expenses of auction sale	73.73
Remittance enclosed	100.00
<u>Credit Balance</u>	<u>454.16</u>

\$1024.06 \$1024.06

As requested we are enclosing herewith a cheque in the amount
of \$100.00 from your account.

Yours truly,

Enc.
VIA/BO

H. E. Anderson
Farm Department.

FIRE INSURANCE SUMMARY

Files 9364 & 9363.

Torashichi ENDO - Reg. No. 13221.
Nisa (Mrs. Torashichi) ENDO - Reg. No. 13222.
Block 2, 3rd of Bk. "A" of Lot 165, Map 2532.

Torashichi ENDO declared on his JP Form signed 15th May 1942 that they carried the following Fire Insurance Policies:
No. 205145 - North West Fire Insurance Co., \$600.00 covering
on 2 rent houses.
No. 104996 - Caledonian American Insurance Co., \$2500.00 on
dwelling, \$200.00 on barn, \$100.00 on garage.
This was found to be correct.

However Policy No. 104996 was cancelled and a new policy
drawn up under No. 107825, for \$2800.00 - \$2500.00 on dwelling,
\$200.00 on barn, \$100.00 on garage, expiring October 20th, 1945.

Policies No. 205145 and 107825 were transferred to The
Director, The Veterans' Land Act.

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

February 11th, 1947.


D. A. CRANER.

DAC:JB

File No. 9361

January 15th, 1945

CLAIMS DEPARTMENT

Torashichi KIDO - Reg. No. 13221

CREDITORS:-

NO CLAIMS ON FILE.

No claims on wife's file # 9363
77.0.
24.2.45

AMM:MD

File No. 9361.
Catalogue No. 49.

September 15th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. J. Greer

Parish of St. John
Par. of Mission
Lot 10, S.W. 1/4 of S.W. 1/4 of
Sec. 10, T. 2, S. 2, E. 2, S. 2.

With reference to the above property which was recorded
in the Bay of Islands Land Registry Office, dated July 25th,
1944, we attach herewith the following documents in con-
nection therewith.

1. Copy of application number 175691-2, dated July 25th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 175692-2, dated July 25th,
1944, registering the property in the name of John
Thomas Hartley (Deed).
3. Duplicate of Transmission dated July 10th, 1944.
4. Duplicate of Deed dated July 10th, 1944 - Secretary
of State to John Thomas Hartley.
5. Certificate of Indefeasible Title number 175693-2,
dated September 6th, 1944, covering the above property
in the name John Thomas Hartley.

D. J. Greer

ENCLOSURE
1944.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Mission, B.C.

Date: 24th. Nov. 1942

NAME: ENDO, Torashichi (Mr.)

REGISTRATION NO. 13221

ADDRESS: Lougheed Highway, Mission, B.C.

PROPERTY:

ACREAGE: 14.31 acres

KIND OF CROPS: Rhubarb, Strawb., Raspb., Asparagus, Boysenb., Hay-meadow,
(about 25 fruitt
APPROXIMATE ACREAGE OF EACH: Rh. 5, St. 3 1/2, Ras. 2 1/2, As. 1 1/2, Bo. 1/2, Hay. 1 acre.

HOUSE: 2 storey VACANT: No OCCUPIED: Yes

DESCRIPTION: Frame, concreted basement. ROOF: Shingled

SIZE: 30' x 40'

NO. OF ROOMS: 8, plus 4 in
basement, which
is very dry & in excellent condi

CONDITION: Very good.

OTHER BUILDINGS: 1 open woodshed (20' x 34'); Japanese bath-house;
Chickenhouse (8' x 10'); 3 Picker-houses (12' x 16');
Stable (18' x 40'); 2 Rhubarb houses (16' x 28' & 40' x 40');
Packing-shed (12' x 30'); all condition poor. Garage (20 x 20

NAME OF LESSEE OR RENTOR: Mr. E. Frose, next door neighbor, (fairly good .
has filed application with S.S.B.

TERMS: \$175.

WATER: No

ON:

OFF:

LIGHT: Yes

ON: Yes

OFF:

REMARKS: Keys of the house are with a Mr. Wm. Stewart, who pays the
electric light bill & lives in
in house.

Garage only securely locked.

INVENTORY OF CHATTELS LEFT ON PROPERTY: In house, upstairs:

4 Beds complete with mattresses, Sanitary couch, Air-gun, Box kit, utensils
Shakeshave, Insect powder spray, Homemade table, 7 Sacks flower(?) seed,
7 Cartons & 2 boxes Dishes, 1 Carton & 1 Lrg. tin Kit, utensils, Old suitcase
Carton Trays, 2 cases old papers, suitcase of cotton batts, Long bench,
2 Crosscut saws, 1-8' Pruner, Scythe, Sm. roll galv. iron, Stump digger,
Old lantern, Wicker basket old clothes.

Ground floor:- 6 Kit. chairs, 2 Double beds with mattresses, Heater,
2 Dressers, Diningrm. table & 6 chairs, 3 Sm. tables, 1 Lrg. table, Parlor chair
Homemade desk, Wicker rocking chair, Couch-drop side, "W. Bell" Organ & seat,
15 Framed pictures on walls, Bookcase-glass doors, "Imperial" Gramophone &
quantity records, Sm. Glass door cabinet, Open bookcase, Wall clock,
6 Window blinds, 5 prs. curtains, Elec. Table lamp, 2 child's wicker chairs,
Lrg. wooden chest, 12 Qt. sealers of preserves, 2 Cartons Old clothes,
1-2 & 5 gal. crocks, Alarm clock, Carton Dishes & few loose Kit, utensils,
Wicker basket Old clothes, 2 Burner Elec. plate, Wicker basket of cushions,
1 Wall mirror, Linoleum on all floors & hall runner.

P.T.O.

Signed:

J. T. Williams

H. J. Logan

408 - 4
EXHIBIT No. _____
DATE June 21/48
FILED BY Crown

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment File No.
Sub-Division File No.
Division File No. # 269-G-1343
Headquarters File No.

Detachment
Seizure No. T 214

Detachment
Sub-Division
Division "F"
Date March 19th 1942

RE: ENDO, Torashichi Mission, B. C.

On March 19th, 1942, I H. F. Price RCMP

Came into possession of the following goods by:

SURRENDER UNDER O. C. P. C. 1486

LICENSE NO. (42) C0819
MAKE & MODEL 32 Chev. Truck
SERIAL NO. 534045
ENGINE NO. 2306959
SPEEDOMETER READING broken
CONDITION appears poor

TIRE NUMBERS 6

EXTRA EQUIPMENT

none

"appraised @ \$65.00 in letter
March 12/43 from Messrs.
McDermott Motors Ltd. Held
on Custodian File."

DESCRIPTION & CONDITION
VERIFIED

"Torashichi Endo" #13221
Signature of Owner
Japanese Registration No.

Handed over to representative of Custodian whose
signature in receipt thereof appears hereunder

"E. H. Cruise"
March 19/42

DATE:

"H. Price"
Signature of Member Submitting Report

I hereby certify that the foregoing words are a true copy of the original
whereof they purport to be a copy.
Sept. 21/48

[Signature]

9124
9124

QUIT CLAIM DEED made this 26 day of May 1943

FROM

YASUYO SEKINE formerly of Matsqui in the Province of
British Columbia at present residing at Tashme in the
said Province

TO

TORASHICHI ENDO formerly of Mission in the Province of
British Columbia at present residing at Tashme in the
said Province

WHEREAS Agreement of Purchase and Sale was made between
the parties hereto the Nineteenth day of October 1940 wherein
Endo agreed to sell and Sekine agreed to purchase for the price
of Three Hundred and Sixty Dollars (\$360.00) to be paid fully
on or before the Nineteenth day of October, 1942 those lands
described as

Lot Four (4) of Subdivision of Lot Two (2) Map
5069 being part of Parcel "A" of South East
Quarter of Section Thirty-three (33) Township
Sixteen (16) Municipality of Matsqui containing
14.1 acres more or less.

AND WHEREAS since Sekine has paid to the said Endo only
the sum of Thirty-five Dollars (\$35.00) on account of the princ-
ipal and interest due or to accrue due under the said Agreement
and the amount owing under the said Agreement is more than the
said Sekine can pay and is also more than the said land is worth
as the said Sekine doth acknowledge

NOW THEREFORE THESE PRESENTS WITNESS that the said Sekine hath
quitted claim and doth hereby quit claim unto the said Endo ALL AND
SINGULAR his right title interest claim or demand ~~in~~ in or to the
said lands whether under the said Agreement or howsoever otherwise
arising together with all his right or title or interest in and
under the said Agreement and the said Endo doth hereby acknowledge
that he has no further right to or interest in the said lands or
the said Agreement.

IN WITNESS WHEREOF the said parties to these presents have
hereunto set their hands and seals.

SIGNED SEALED AND DELIVERED
in the Presence of

Signature of Witness *Yasuyo Sekine*
City or Town *Tashme B.C.*
Street Address *504 1/2 St. W. Tashme*
Occupation *Clark* *Torashichi Endo*

AFFIDAVIT OF WITNESS

Province of British Columbia)

To Wit:

I, Frank Shirishii of Tashme in the
Province of British Columbia make oath and say:

1. That I am the subscribing witness to the
annexed Quit Claim Deed and that I did see
Yasuyo SEKINE sign and execute such Deed
for the purposes thereof on the date thereof.
2. That I personally know the said Sekine and
believe him to be of the full age of twenty-one
years.
3. That I am of the full age of sixteen years.

Sworn before me at Tashme in the
Province of British Columbia
this... 26....day of May, 1943)

Walter T. Hartley.....

A Commissioner for taking Affidavits
within the Province of British Columbia

Frank Shirishii.....

9364

Your File No. 671-D

April 20, 1949.

James M. Campbell, Esq.,
Barrister & Solicitor,
P.O. Drawer 501,
Mission City, B.C.

Dear Sir:

Re: T.S. ENDO, Mission City.

I am in receipt of your letter of the 19th instant in which you enquire about the unredeemable shares in the Pacific Co-operative Union owned by the above. These shares were vested in the Custodian and registered in the name of the Secretary of State of Canada.

In view of the recent Order-in-Council removing restrictions on the movement of persons of the Japanese race, it is now our intention to withdraw our vesting on all property which has not been liquidated, and the shares in which you are interested will be transferred back to Mr. Endo. It is anticipated that this matter will be completed by the end of this month.

Yours truly,

F.G. Shears,
Director.

FCS/GH

JAMES M. CAMPBELL
BARRISTER & SOLICITOR
P.O. DRAWER 501
MISSION CITY, BRITISH COLUMBIA

EVACUATION SECTION	
RECD	APR 20 1949
File No.	464
Ans.	
Referred	Shears

File No. 671 D

April 19th, 1949.

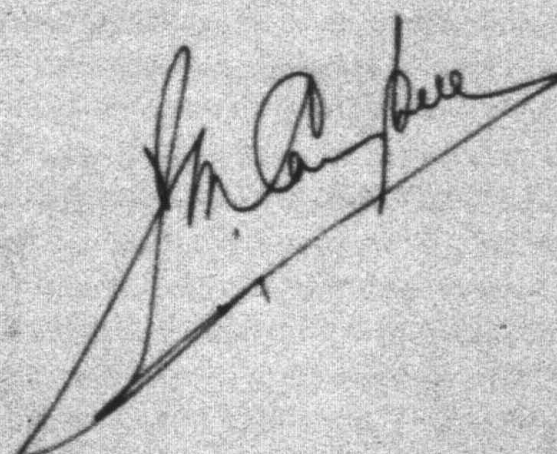
The Custodian,
The Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

RE: T.S. ENDO, MISSION CITY

The above is the owner of 79 shares of un-redeemable Pacific Co-operative Union stock. Several years ago an offer, I believe, was made to you to purchase these shares on the basis of 25¢ to the dollar, but this offer was refused. I believe the unredeemable shares in the company are still registered in the name of the Secretary of State of Canada. Is anything being done to release them to the Japanese owners, or does the matter just rest in abeyance.

Yours very truly,



JMC/cm

172 the Orchard, New Denver, B.C.
Nov 10th 1947

Department of Secretary of State
Custodian's Office
Vancouver B.C.

Dear Sir,

I duly received the cheque from you for the sale of the property held jointly by myself and my wife. This cheque has been placed in the Bank of Montreal and I do not intend to draw the money. Nor can I at present send you the title as you request.

I bought the property in 1918, and I know from taking into consideration the long hard years of labour spent on improving the land, and also from what I saw and heard on my recent journey to Alberta that the value of the property is at least \$5,000 - \$6,000, so unless I receive a reasonable price I shall not give up the title.

For everything we hold together ~~on a separate~~ I am willing to return the titles if we receive \$8000 altogether.

Of course the whole matter will be brought before the Compensation Commission.

Please note also that out of the property for which I received a balance cheque from you for \$625.76, I owe my son 1,000 dollars. For this an agreement was drawn up to give him Lot 2 of the south east quarter of Section 33, Township 16, Map No. 5059 in the Municipality of Matsqui instead of payment in money.

The first part value \$50 was signed over in April 19th 1940, and the balance was to be transferred before April 19th 1942, but he has never been able to take possession. So this money, which was payment for 2 years work, is still owing. These are my reasons for refusing to return the titles.

Yours truly,

Reg. No. I3221

Do Raskichs Endo.

Visa. Endo.

EVACUATION SECTION	
Rec'd.	NOV 12 1947
File No.	936 4/3
Ans.	
Referred	<i>Dunn</i>

15th October, 1947.

REGISTERED

Mr. Torashichi ENDO,
Regn. No. 13221,
New Denver, B.C.

Dear Sir:

We are enclosing herewith Custodian cheque in the amount of \$625.76, which sum represents your full credit balance in your personal account at this office at the present time, and for your information we are enclosing a statement of your account showing entries made since the one last sent to you. We are also attaching Custodian cheque in the amount of \$2031.58, made payable to yourself and your wife, being funds derived from sale of property registered in your joint names, as mentioned to you in letter of 14th April, 1944, less \$15.00 charged for legal fees in connection with the conveyance of the property.

In reviewing your file we note that you still have the Title documents of your properties in your possession, and would request that you forward them to this office as soon as possible as they have been cancelled at the Land Registry Office.

You are still the holder of 12 Pacific Co-operative Union redeemable shares issued in 1942, and these should be redeemed early in 1948, at which time the funds will be forwarded to you. Your 83 non-redeemable shares have no cash value at this time, but should they become of redeemable value at any future date, you will be advised.

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,

Office of the Custodian.

HA
Encls. 3 (Cheque)

10th March, 1947

Department of Labour,
Japanese Division,
New Denver, B.C.

Attention Mr. G.T. King,
Principal Clerk.

Dear Sir:

Re: Torashichi ENDO - Reg. No. 13221

The above Japanese owned a considerable number of Pacific Co-operative Union shares, in fact \$570.00 worth of redeemable shares and \$830.00 worth of non-redeemable shares. The redeemable shares have been redeemed at par through this office as they became due, and the proceeds from their redemption plus any interest on ENDO's shareholding, has been credited to his account at this office from time to time as received. The eighteen particular shares, Certificate No. 1463, about which you enquired in your last paragraph, were redeemed in January of this year and his account has been credited with the sum of \$180.00 plus \$7.83 interest. He still has \$120.00 worth of redeemable shares which will become redeemable early next year, and at that time the funds will be similarly credited.

Mr. ENDO also had a \$10.00 United Farmers' Co-operative Union share. This was sold some time ago by the Custodian for \$65.00, which sum was credited to his account at the time plus any interest that had accrued. However we advised the shareholders that those particular funds would not be available for their use, until receipt of the covering share certificate.

Attached hereto please find a complete statement of the account of the above Japanese, at this office, from which you will be able to point out to Mr. ENDO, where his account has been credited with the proceeds from the different shares, plus interest on them as received at this office.

We trust this information will assist you in relieving his mind regarding these matters.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encl.

28th March, 1946.

Mr. Torashichi ENDO,
Registration No. 13221,
New Denver, B.C.

Dear Sir:

We wish to acknowledge your letter of the 21st March.

Your remarks have been carefully read, and we can appreciate that the disposal of your property is a matter of personal concern, but the sale of properties to the Director of Veterans Land Act was carried out as part of a policy of liquidation outlined by Ottawa, on the basis of appraised values.

Your letter has been placed on our files so that your comments in regard to this matter will remain on record, but we can only advise you that we are unable to consider any alternative in regard to this sale.

We note that you do not wish to sell your United Farmers' Co-operative share. Please be advised that in this matter, it was not only the Japanese shareholders' shares that were sold. All other shares were sold as well, to the Pacific Co-operative Union. After holding several meetings with the Custodian representative together with all possible other shareholders, it was agreed to sell the shares to the Pacific Co-operative Union. You still have a considerable shareholding in the Pacific Co-operative Union, of which the redeemable shares will be redeemed in due course. There has been no change made regarding your non-redeemable shares, and you, therefore, still have an equity in the jam plant through these shares.

We trust that this information will be accepted more agreeably by you, and trust that we may expect to receive your United Farmers' share certificate in due course, at which time the \$65.00 represented by this sale will be released to your credit.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

New Denver, B.C.,
March 21st, 1946.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

FILE NO. 9364.

EVACUATION SECTION	
Rec'd	MAR 25 1946
File No.	9364
Att.	
Referred	Anderson

Dear Sir:

In reply to your letter of February 27th, 1946, I wish to state that I do not wish to sell my share in the United Farmers' Co-operative and so do not think it necessary to forward to you the share certificate.

In April, 1944, I received notification from your office of the sale of two properties of mine:

(1) Blocks 2, 8, and 11 of Block "A" of Lot 165, Group 3, Map 2632, District of New Westminster, Municipality of Mission, C. of E. 49977 for \$2042.30

AND ALSO

(2) Blocks 14 and 17 and Lots 1 to 10 inclusive of Block 20 of Block "A" of Lot 165, Group 3 Map 2632, District of New Westminster, C. of E. 49974, Right of Way, Map 4882 as to Block 14 only, Municipality of Mission for \$413.29

In regard to the above sales, I have never officially sent in a protest. However, I wish to do so with this letter. I spent the best years of my life from 1918 to 1942, a period of 25 years in clearing and improving the above mentioned properties. I have spent a great deal of money in connection with them. I became a Naturalized British subject in 1914 and it was my intention to make my home in Mission, living on my property. Since I intended to live in Mission for the rest of my life, I also thought that it would be a fine thing to have a beautiful church in Mission where we may worship and so I helped to accomplish this by acting as the Treasurer of the building fund committee of the Mission Japanese United Church.

However, with the coming of war, we were evacuated to the interior of B.C. I always thought that when the war ended, we would be allowed to return to our former homes. This is still my earnest hope and so I wish to protest the sale of my properties and at such a ridiculously low price.

Yours truly,

Torashichi Endo

Torashichi Endo #13221.

9364

27th February, 1946.

Mr. Torashichi ENDO,
Registration No. 13221,
New Denver, B.C.

Dear Sir:

We wish to acknowledge receipt of your five 1940 Pacific Co-operative Union share certificates, and we are attaching hereto a Custodian cheque in the amount of \$50.00 representing the proceeds from their redemption.

According to our records you are holding a United Farmers' Co-operative \$10.00 share certificate. This share has been sold by the Custodian for \$65.00, but it is necessary that you send the certificate to this office before the funds are released to your credit.

It would appear that you have in your possession \$180.00 worth of 1941 Pacific Co-operative Union shares and \$80.00 worth of 1942 shares, while we are holding \$40.00 worth of 1942 shares to your credit. These shares will not be redeemable until early in 1947 and 1948.

We note that you desire a monthly remittance sent to you, which matter was referred for the recommendation of the Department of Labour. You may therefore, expect to receive a monthly remittance of \$40.00 from funds held to your credit here until your account has been reduced to the rehabilitation reserve of \$520.00.

Yours truly,

W.E. Anderson,
Administration Department.

WEL:HA
Encl.

File No. 9364

Reg. No. 13221

Date March 1/45

Name ENDO, Torashichi S.

Your Account has been ~~DEBITED~~ **CREDITED** as follows: Redemption of P. C. U. Shares

1937	C 436	S 756 - 62	\$ 60.00
1938	C 654	S 1316-24	90.00
1939	C 893	S 246-56	<u>110.00</u>
			\$ 260.00

Custodian of Enemy Property

COPY

DEPARTMENT OF THE SECRETARY OF STATE
OF CANADA

WHEREAS by order of the Minister of Justice dated February 26th, 1942, every person of the Japanese race having in his possession or upon his premises any article mentioned in Section 2 of the said Order including any motor vehicle, was required forthwith to cause such article to be delivered up to any of the authorized persons named therein;

AND WHEREAS certain persons of the Japanese race instead of delivering their motor vehicles as required by the said Order to the authorized persons named therein caused such motor vehicles to be delivered to the Pacific Co-operative Union upon certain terms and conditions as agreed mutually between such persons and the Pacific Co-operative Union;

AND WHEREAS it appears that the said Pacific Co-operative Union obtained from the said persons of the Japanese race transfer forms covering the registrations of such motor vehicles and subsequently title to such vehicles was transferred to the Pacific Co-operative Union;

AND WHEREAS the Chairman of the British Columbia Security Commission on direct order to the president of the Pacific Co-operative Union required the Pacific Co-operative Union to deliver such motor vehicles to the persons authorized to receive same at Hastings Park in the City of Vancouver on the eighteenth day of March, 1942, and such motor vehicles were forthwith delivered in accordance with the order of the said chairman;

AND WHEREAS a ruling was obtained from the Minister of Justice as to the effect of such transfers and it appears that the Custodian should release from his control the said motor vehicles enumerated in the attached schedule in accordance with the power given to him under Regulation 39 of the Consolidated Regulations Respecting Trading with the Enemy (1939);

NOW THEREFORE the Secretary of State of Canada acting in his capacity as Custodian by his duly authorized Deputy GLENN WILLOUGHBY McPHERSON hereby releases and relinquishes any property, right, title or interest where legal or equitable or otherwise howsoever which the Custodian had or may now have in and to the said motor vehicles enumerated in the attached schedule, such schedule being identified by the signature of his said Deputy GLENN WILLOUGHBY McPHERSON.

DATED at the City of Vancouver in the Province of British Columbia this thirtieth day of April, 1942.

(signed) G. W. McPherson.

File No. 9364

Tashme, B. C.,
March 21, 1944.

Mr. W. E. Anderson,
Office of the Custodian,
606 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 23 1944
File No.	9364
Ans.	W.E.A.
Referred	Anderson

Dear Sir:

Acknowledge receipt of yours of March 10th, in which you state that my personal property had been auctioned off. I regret that you did not notify me before you had auctioned off my personal chattels for the following reasons:

1. I had been president of the Japanese Farmer's Association of Mission City. Ninety per cent of the members of the Ass'n. had evacuated to the Province of Alberta. They are asking for the records containing the name list and amount of donations made towards the construction of the Japanese Hall. As President, it is my duty and obligation to send them the records but these records are left in my house.
2. In 1942, during the construction of the Japanese United Church, I was treasurer and the records of all donations, both from Japanese and Occidentals, are left in the house.
3. With regards the stop payment notice to Mohawk Service, this account had occurred five years ago and until I see the records, I cannot say whether this account had been settled or not.
4. With regards the fertilizer, I wish to say that this had not been credited twice and so I wish to have adjustments made.

Perhaps my records had been disposed along with my other chattels and so I wish to enquire to whom they were auctioned. If you have difficulty in locating all my records, will you grant me permission to visit Mission City so that I may assist you in your search for the records.

There are also framed portraits of my wife and of my parents and other valuable documents and mementos which I would like to possess.

Therefore, for the above reasons I would like to be able to have those records which are absolutely necessary to me and the other members. If permitted, I would like to go to Mission City so that I may look for them myself.

Trusting you will kindly oblige.

Yours truly,

Torvaldi, Endo.
T. Endo

Reg. No. 13221

Files Nos. 4965 & 9364

Property: Torashichi ENDO &
Yohei HINATSU

Lessee: Bert Katowich

Amount: \$38.00

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

Fil No 4965

ENDO, Torashichi

PAYMENT ORDER.

To *Pacific Co-operative Union*

Address *Minna Bldg*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of

Thirty Eight/100 Dollars out of monies now due and

accruing due or that at any time hereafter may be due in respect to the
proceeds of:- *Berry Corp.*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *5th* day of *July*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *[Signature]*

Address: *[Signature]*

B. Katowich

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

OK

15

Files Nos. 9363 & 9364.

Property: T. & H. ENDO.

Lessee: Aron J. Froese.

CANADA
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

PAYMENT ORDER.

To *Pacific Co. of Canada*
Address *100 Mission St.*

I HEREBY ASSIGN AND TRANSFER TO THE CUSTODIAN the sum of *200.00*

Two Hundred /100 Dollars out of monies now due and

accruing due or that at any time hereafter may be due in respect to the
proceeds of: *Beering Shipyards*

to be paid to the Custodian at Vancouver, British Columbia, AND for so doing
this will be your full authority.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this *24* day of *June*, 1943.

SIGNED, SEALED, and DELIVERED
IN THE PRESENCE OF

Signature: *Sam Anderson* } *Aron J. Froese*
Address:

ACKNOWLEDGMENT

RECEIPT of the above order acknowledged this day of, 1943.

Signature

OK

EVACUATION SECTION	
Recd	MAY 8 1943
File No.	
Ans.	
Referred	<i>Anderson</i>

Tashme, Hope, B. C.,
May 6th, 1943

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

Dear Sirs:

Re: File No. 9364

In reply to your letter of the 1st instance
I wish to reply as follows:-

1. I acknowledge with thanks the sale price of the Rotollier tractor for the sum of \$450.00
2. The leasing of my property to Mr. Froese for the balance of the year for the sum of \$200.00 payable on August 15th is unsatisfactory to me.

The reasons for unsatisfaction:

- (a) ^{used} Truck and all farm implement in use.
- (b) Many cords of cut wood in use.
- (c) Many tons of fertilizer spread on the *property in 1942 & 1943* land before I evacuated.
- (d) Last year the Pacific Co-operative Union offered me \$1000.00 on my strawberry and raspberry crop alone.
- (e) To my estimate the Greenhouse crop of rhubarb should bring in about \$1000.00 and in addition the field crop of rhubarb should bring in an additional \$1000.00.

Therefore my unsatisfactory attitude of your lease agreement with Mr. Froese is warranted, especially after a verbal gentlemen's agreement was made between myself and Mr. Froese in person.

Please be kind enough to rectify this agreement for me.

Yours truly,

Endo Torashichi

ENDO TORASHICHI
Reg. No. 13221

ET/k

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 25 1942

R. D. Richardson, Farm Dept.

Office of Custodian

506 - Royal Bank Bldg.

Vancouver, B. C.

Richardson
Mission City, B. C.

P. O. Box 244

Simonson
out to copy
November 24th, 1942.

File NO. 9364

re: T. Endo

Dear Sir:-

Replying to yours of November 14th, to
Kenneth Neale. Mr. Endo had an informal agreement with Mr. Neale
whereby he rented 3 acres of land @ \$ 25.00 per acre. ↑
Lieut. Neale is my son and at present in training, but I have
Power of Attorney to act for him during his absence.
Last spring Mr. Endo leased the acreage to my husband, R. E. Mandale,
and according to a clause in the lease, Mr. Mandale can renew for
1943. My son rented adjoining land to several other Japanese who
all signed a quit claim last spring, with the understanding that they
could re-rent after the war if they came back here and desired to.
The same could apply to Mr. Endo but I understand he did not care
to sign. Mr. Neale is under the impression, and my husband also, that
this is automatically the case now, and as leases for Japanese farms
are being made at \$ 25.00 per acre for 1943, and as this is the rent
Mr. Endo would be paying if he were here, they suggest that his
equity be in abeyance for the duration and that he make a fresh agree-
ment after the war if he desires. Mr. Mandale is looking after the
farm for my son, and, as I stated before, where necessary I can sign
any papers.

I hope this will give you the information you require.

Sincerely

E. Muriel Mandale

(Mrs. R. E. Mandale)

File this please.

9364, 12189
5573, 5578

November 11th, 1942.

Mr. Torashichi Endo,
Reg. No. 13221,
Tashue, B. C.

Dear Sir:

Re: Mission Japanese Farmers Association

We are writing you as Secretary to the above Association as we have been given to understand that the Mission Japanese Farmers Association purchased from Mr. Kaichi Senda a certain part of his property described as:

Part of Blocks 1, 3, & 4, East of Dewdney Trunk Road, the North-East quarter Section 28, Township 17, containing 0.5 acres

on an Agreement of Sale dated the 19th of November, 1929, but the property title was never transferred to the above Association.

We ask that you kindly let us know your understanding and any particulars you may supply in this respect would be greatly appreciated.

Yours truly,

R. D. Richardson.
Farm Department.

HRC/EM

13vvv-9364
13vvv-9363
I HISA ENDO and (TORASHICHI ENDO) of Mission City, B.C.

Blocks 14 and 17 and Lots 1 to 10 inclusive of Block 20
Owner of property of Block "A" of Lot 165 Group 3, Map 263 containing four
acres more or less. Also one acre of land on the Mandale property rented
from Kenneth Neil. ✓

_____ in the municipality
of Mission hereby agree to let the above de-
PACIFIC CO-OPERATIVE UNION on a 50/50 basis
scribed lands to _____

giving him the right to carry on work immediately on my farm de-
scribed above.

This agreement is to protect both parties against the legal rights
of myself as owner of the said lands and the new occupant carrying
on to conserve the crop thereon and not to be construed as inter-
fering with the legal rights of the Custodian of Japanese property
if and when such property becomes his legal guardianship.

Time is the essence of this agreement.

T. I. Endo

Witness:

[Signature]

9364

Richardson
IL-109

Vancouver, B.C.
September 14th, 1942.

MEMO TO THE CUSTODIAN:

Attention - Mr. Richardson

Re: Torashichi Endo

Attached hereto please
find offer to lease this Japanese property by Bert
Kotowich.

I.T. Barnet,
DISTRICT SUPERINTENDENT.

OTM/W

Per- *S.T.M.*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 15 1942

Lease 168

(Matsqui Municipality)

9364

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 15 1942

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL-109

Place Clayburn, B.C.

Date Sept. 10, 1942.

Custodian of Enemy Property,
Vancouver, B.C.

Re: Torashichi ENDO Property.

Lots 1, 3, 4 & 5 of Lot 2, Blk. "A" of S.E. 1/4, Sec. 33,
Tp. 16, Map 5845.

Matsqui

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

Term: From September 1st 1942 to Sept 31st 1943 *Aug 31st*

Cash Rental: \$ 38.00 per year to be paid as follows:

July 15 / 1943

Lease to include all land and buildings, - except:

No tools. 3 chairs and 2 tables in house.

Other special conditions (if any):

*Reviewed and approved
Bert Kotowich*

The following taxes will be payable by me: Nil

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

(strike out those that do not apply)

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

Full Name: Bert Kotowich

Address: Matsqui P.O.

I recommend that Lease on the
above terms be approved.

Gordon H. [Signature]
Field Supervisor,
Soldier Settlement of Canada.

(Kotowich)

9564

FARM LEASE

THIS INDENTURE made in duplicate the 28th day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-
TORASHICHI ENDO of Mission City
in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

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

Of the Second Part

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Mission in the District of New Westminster and Province of British Columbia, more particularly described as:

Three (3) acres of D.L. 410 Group One (1) South of C.P.R.

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine (9) months to be computed from the first day of May A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Two hundred and sixteen - Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 194 3 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

One and three quarter (1 $\frac{3}{4}$) acres of strawberries

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants. The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

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

Signed, Sealed and Delivered by
TORASHICHI ENDO and ROBERT E. MANDALE
in the presence of

T. L. Endo

M. M. Fletcher

R. E. Mandale

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see TORASHICHI ENDO and ROBERT E. MANDALE the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

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

M. M. Fletcher

[Signature]
A Commissioner for taking affidavits
within British Columbia.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/223P
(JL-111)

Vancouver, B.C.
January 11th, 1944.

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

ENDO. T + Nisa 9363/9364
13222 13121

our
to
you

Dear Sir:-

Re: Blocks 2, 8, and 11 in Blk. "A" of
Lot 165, Gp. 3, Map 2632, N.W.D.
MUNICIPALITY OF MISSION

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 165607E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 18,056.40, in favour of The Secretary of State,
forwarded to you and dated November 22nd, 1943, is the
amount of the purchase price in full of the above land.
arrived at as follows:-

Purchase Price - \$ 2,001.00

Less arrears of taxes to
January 1st, 1943,

Amount paid to Secretary of State - \$ 2,001.00

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

Yours truly,

(signed) W. K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

Jan. 19, 1944.

"A. D. C."
Solicitor for
The Secretary of State

OFFER TO LEASE JAPANESE PROPERTY.

File No. 7363

Place Missouri

Date July 15/43

Custodian of Enemy Property,
Vancouver, B.C.

Re: T. H. Eudo

Property.

Plots 2-8-11-Block A Lot 165

missions

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

Term: From July 15 1943 to Dec 31 1943.

Cash Rental: \$ 200 per month to be paid as follows:

By August 15-1943.

Lease to include all land and buildings, - except:

Other special conditions (if any):

The following taxes will be payable by me:

Land & School Taxes: Irrigation Taxes:

Dyking or Drainage Taxes: Tolls:

Domestic Water Rates:

(strike out those that do not apply)

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

I recommend that Lease on the
above terms be approved.

Field Supervisor,
Soldier Settlement of Canada.

Full Name: A. J. Farrow

Address: R.R. 1, Missouri

Arion J. Farrow

This Agreement, made in duplicate this Nineteenth

day of October in the year of Our Lord one thousand nine hundred and forty

BETWEEN

TORASHICHI ENDO, farmer, of Mission in
the Province of British Columbia.

Name,
Address, and
Occupation
of Parties.

hereinafter called the "Vendor" of the one part
AND

YASUGO SEKINE, farmer, of Matsqui in the
Province aforesaid,

hereinafter called the "Purchaser" of the other part.

Quit Claimed by Sekine 24/5/43

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—
ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in
in the District of New Westminster Province of British Columbia and more
particularly known and described as:—

Lot Four (4) of Subdivision of Lot Two (2) Map No. 5069 being part of Parcel
"A" of South East quarter of Section Thirty-three (33) Township Sixteen (16)
Municipality of Matsqui. Containing 14.1 acres more or less. *map*
TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum
of Three hundred and sixty XX Dollars (\$360.00.....)

of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned,
that is to say: the sum of Ten (\$10.00) XX Dollars
on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

The sum of Three hundred and Fifty (\$350.00) dollars to be made on or before
the 19th day of October A.D. 1942.

TOGETHER with interest on the balance from time to time owing
rate of Seven (7%)
19th day of October each year.
per cent. per annum.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

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

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser, thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, of the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

SO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered void as herein provided.

IT IS HEREBY DECLARED that any demand or notice which may be required for the purchase of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Yasugo Sekine, Matsugui, B. C.

at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require.

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

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

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

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness.....

City or Town..... F. S. Taylor

Street Address..... Mission City, B. C.

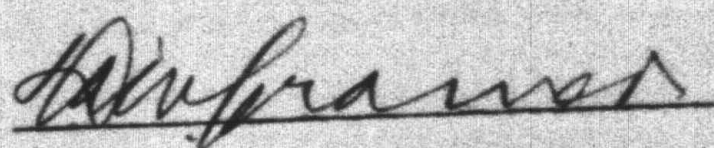
Occupation..... Notary Public

Torashichi Endo

I. Sekine

I hereby certify that the attached (or foregoing) document initialled by me is a true copy of the original document whereof it purports to be a copy.

Dated this Fifth day of June 1943, at Vancouver.



A Notary Public in and for the
Province of British Columbia

I HEREBY CERTIFY that, on the
Mission City
Torashichi Endo

~~called~~
before me and acknowledged to me that
the maker thereof, and whose name
contents thereof, and that he
years.

FOR MAKER
Nineteenth

day of October 19 40, at
in the Province of British Columbia,
(whose identity has been ascertained by me), who is personally known to me, appeared
he is the person mentioned in the annexed instrument as
is subscribed thereto as part of, that he knows the
executed the same voluntarily, and is of the full age of twenty-one

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at Mission City in the Province of
British Columbia, this 19th day of October
in the year of our Lord one thousand nine hundred and forty

F. S. Taylor

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.

CONF

R. R. #1. Whonock, B.C.
April 27th, 1944.

Mission Municipality

Dept. of Secretary of State.

Dear Sirs:

Please find below appraisal value of the following property:

No. 603. Lougheed Highway. Lot 10 Blk. 16A D.L. 165, Op. 3.

This property consists of a parcel of approximately two acres of land adjoining the C.P.R. near Mission.

Property is low and subject to overflow by the Fraser River.

Value of land..... \$75.00

"Wm. H. Ansell"
Appraiser

Catalogue No. 603
File No. 9364
Longheed Highway
Mission, B. C.
10/16/A/165/3/2632

EVACUATION SECTION	
Recd SEP 26 1944	
File No.	
Ass.	
Referred	

I hereby agree that all adjustments and incidents in connection with the sale to me of the above described property have been settled.

Enclosing the sum of \$3⁷⁰

Dated at Mission this th 25 day of Sept 1944.

J. T. Hartley

This copy to be returned to the Custodian

ENDO Torashichi

Reg 13221

File 9364

July 4th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 9364

NAME: Torashichi ENDO

CATALOGUE NO: 603

RE: Longhead Highway, Mission, B. C.
Vacant Land

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 10, Block 16, of Block "A" of
Lot 165, Group 3, Map 2632, Muni-
cipality of Mission, in the District
of New Westminster

Encumbrances:

None

Taxes:

1943 taxes of \$1.00 unpaid. No arrears.

Vested:

No. 24581

VALUATION BY APPRAISER:

\$75.00

AMOUNT OF BID:

\$80.00

APPROVED BY ADVISORY COMMITTEE:

June 14, 1944

AMOUNT RECEIVED BY CUSTODIAN:

\$80.00

NAME OF PURCHASER:

John Thomas Hartley

KWB/JF
Attach.

K. W. WRIGHT

S.O. Mr. Peters

7364

June 19th, 1944

Mr. J. E. Hartley,
Box 190,
Windsor City, B.C.

Dear Sir:

Re: Catalogue No. 603,
Lambton Highway, Windsor, B.C.

Your letter of 1st 29th enclosing Money Order for \$5.00 and offer to purchase the above property for the sum of \$80.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price namely, \$72.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is noted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F. G. Shaver,
Director

FG:lm

Date... June 16, 1944...

REAL PROPERTY MEMORANDUM

File No. 9364

Name... ENDO, Torashichi... Registration No. 13221

Re: Catalogue No. 603

Address: Lougheed Highway, Mission.

Legal Description: Lot 10 of Blk. 16, Blk. "A", Lot 165, Gp. 3,
Map 2632.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 96623-E Whereabouts: in Endo's possession.

Registered owner: Torashichi ENDO Reg. No. 13221

Property: Lot 10, Block 16 of Block "A" of Lot 165, Group 3,
Map 2632, Municipality of Mission, District of
New Westminster.

B. Charges.

Registered: Nil

Vesting: 24581

Unregistered: no evidence on file.

Taxes: Current.

Arrears: \$1.10 plus interest.

Water: Nil

Insurance: Nil

Assessed Value: Land: \$30.00

Improvements: \$5.00

Valuation by Appraiser: \$75.00

Amount of Bid: \$80.00

Approved by Advisory Committee: June 14, 1944.

Paid as shown in attached letter: \$80.00 in full

Name of transferee as attached letter: John Thomas Hartley, Mission, BC

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Vacant.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

No chattels.

Named Agent: Office.

W. E. Anderson
W. E. Anderson

9363/4

May 29, 1951.

Mr. and Mrs. Torashichi ENDO,
172 $\frac{1}{2}$ Orchard St.,
New Denver, B.C.

Dear Sir:and Madam:

Re: Japanese Property Claims Commission

Case No. 409

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 ... \$1,772.91

Cheque in your favour is enclosed for \$1,772.91
and we have paid the Co-Operative Committee .. Nil
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/GW
Encl.

9364

May 29, 1951.

Mr. Torashichi ENDO,
172 $\frac{1}{2}$ Orchard St.,
New Denver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 408

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 ... \$702.27

Cheque in your favour is enclosed for \$652.10 and we have paid the Co-Operative Committee .. \$ 50.17 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/GN
Encl.

Joint- 9363
9364

Re Joint claim # 409.

Name of Claimant **EMDO Barashichi**
 • **Nise**
 Custodian File **9364 & 9363**

Case **409**

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
					2001	1532.00				1532.00	
PERSONAL PROPERTY											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column				
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price		
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
348.30	284.90	85.47	52%	289.70	190.64	35.00	4.20	240.31			
TOTAL RECOMMENDATION											1772.91

Mr. Good

File No. 9364

August 22nd, 1949.

Re: Torashichi ENDO - 13221
Case No. 409.

Figures received from you are as follows:

Auction \$677.90 for \$324.20 changed to \$548.30 for \$284.90
D.N.F. R.N.M. \$191. " \$289.70
Noted "See Notes on claimant's form and check figures".

See new analysis on file. Recap as follows:

Claiming	\$621.73	Sold at Auction	\$292.35
"	97.33	" Tender	40.50
"	24.84	Decl. not found	
"	43.34	No record at anytime	
"	169.76	Not acct. for theft, etc.	
	<u>\$957.00</u>		

It will be noted that this Japanese is claiming on 50 Pipes for \$4.00. I have put it under 'No record at anytime' as will be seen on revised analysis. The only mention of any kind of pipes is on list dated Oct. 23/42 but these are 7 lengths of stovepipe & 1 elbow (new), and 11 lengths of stovepipe & 4 elbow (used).

Defence Brief

Torashichi ENDO
&
(Mrs.) Hida ENDO

File No. 9364, 9363

Case No. 409

NEW DENVER
21 June 1948
V. L. A.
Sheet No. A 4-18

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Blocks 2, 8, 11, Block A, Lot 165, Group 3

Amended Claim

\$8000.

Appraised at

\$2038.00

Sale Price

\$2001.00

Witness: Appraiser, B.C. Wormworth.

Appraiser (Wormworth) - House 10 years old, both house and hen-coop of no value. Land in good condition.

Appraiser (Hammatt) - The place for the most part is hill-side, some of it sloping to about 45 degrees. In placing the added value to the farm created by buildings I have done so with the whole acreage in mind as a farming unit.

This property belongs to T. ENDO and adjoins a separate plot of land owned by Mrs. Hisa ENDO but both properties were sold as individual sales, that is they were not sold in one parcel.

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

Claim 2

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Amended Claim

\$960.
(Trans. Page 2)

Furniture & Farm Equipment
Horse & Harness

\$870.
90.
\$960.

Claimant stated that he purchased this horse and harness for \$260. in 1930, so these were 12 years old when sold.

(a)	Goods value	\$677.90	Sold by auction for	\$324.20
(b)	"	"	1.10	Abandoned
(c)	"	"	40.00	Not accounted for
(d)	"	"	151.00	Declared not found.
	Horse & Harness	90.00	Sold by tender for	\$35.
		<u>\$960.00</u>		

Goods sold by auction for \$9.00 not claimed for.

The curtains were abandoned and the blankets, sheets, bed covers, carpets, books, cable, etc. were never found.

It is submitted that the personal property that was sold was sold for its fair market value and all personal property claimed for is claimed at an exorbitant value.

Summary of Defence Witnesses

B. C. Wormworth
C. Spencer Pallot
J. H. Harkiss
Mr. Urs
Mr. Moryson

Where required

1	Appraiser
2 (a)	Auctioneer
2 (a)	Auctioneer
2 (a)	Staff
2 (a)	Staff

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.

June 21, 1948

IN THE MATTER OF THE CLAIM OF
TORASHICHI ENDO

PROCEEDINGS AT HEARING

20

APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COSUS, Esq.,

appearing for the
Claimant

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

T. Endo
In Chief

MR. COBUS: This claim, your honour, is a joint claim of Torashichi Endo and his wife, Mrs. Hise Endo. The original number of this claim was No. 6; it will be Case No. 409.

TORASHICHI ENDO, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

DIRECT EXAMINATION BY MR. COBUS:

10 Q: Witness, you are representing your wife as well as yourself in this joint claim, are you not?

A: Yes.

MR. COBUS: I would ask leave, your honour, to amend the claim with respect to the real property here. It is the joint property of the witness and his wife. We now show an overall value for the real estate as \$8000.00, that is, without breaking it down into land and buildings.

20 THE COMMISSIONER: In your original claim it was \$9968.42, and it is now amended --

MR. COBUS: We are showing a lump sum for the property at \$8000.00, and a credit to the Custodian of \$2001.00, leaving a net claim of \$5999.00.

30 With respect to the personal property for which claim is being made, we now show a total claim of \$960.00, that is, we have eliminated his breakdown there and will be filing a chattel form with details as to the articles which comprise the personal property, a total of \$960.00, and a credit to the Custodian of \$386.40, leav-

ing a net claim for personalty of \$573.60. That makes the total claim under 5 (f) \$6572.60.

Q: Now, witness, I produce to you a statement concerning this 14½ acres owned jointly by yourself and your wife, and for which you are both making a claim. Did you instruct Mr. Leekie to prepare that statement for you and is that your signature?

A: Yes.

10 Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement as exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the Farm Appraisal Report on Blocks 2 to 8 and 11 in Block "A" of Lot 165?

(Handed to Mr. Cobus)

20 MR. COBUS: The Farm Appraisal Report is filed on behalf of the Crown.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to Exhibit 1, your honour, this farm land consisted of 14½ acres, two acres of which were uncleared, but the remainder cultivated and in crop, save for half an acre shown as "cultivated but not planted." He had five and a half acres in strawberries, 1 and a half acres in raspberries, two acres in rhubarb, one and a half acres in hops --

THE COMMISSIONER: One acre in loganberries.

MR. COBUS: Yes, that is squeezed in there -- one acre in loganberries. Asparagus, I take it, from my copy is one quarter of an acre.

Q: Witness, how much did you have in asparagus in crop in 1942?

A: About three-quarters of an acre in asparagus.

MR. COBUS: Yes, that would appear to be correct, your honour. In the Farm Appraisal Report, on page 3, the valuator shows these acreages and they do agree with the statement of the witness.

10

The property was purchased in 1918 for about \$1100.00. At the time of purchase it was all uncleared, and there were no improvements on the property. He is estimating the value of the land and improvements at \$8000.00, and he has listed in great detail the substantial improvements which he made to the land.

20

He cleared about 12 acres between 1919 and 1937 at a cost of \$300.00 per acre, a total cost of \$3600.00. He put in 1800 feet of ditching with cedar covers between the same years, and at a cost of about \$900.00. He planted about 58 mixed fruit trees at different times, and also 200 chestnut trees at a cost of about \$285.00. He built a concrete casing around the spring well and put in 300 feet of piping to the greenhouse, at a cost of about \$250.00.

30

He built a house on the property, a two storey dwelling of 9 rooms, electrically equipped.

T. Rado
In Chief

He built a hot house thereon, which he identifies as "rhubarb house." He built a barn, a garage, two packing houses, a woodshed, and a further hot-house. The house cost him \$4000.00, and the addition, I take it, cost him the other \$1000.00. The hot-house cost him \$200.00, and the remaining items run something over \$1000.00.

10 He says the appraiser under-estimates the cleared and cultivated acreage because he, the valuator, shows crops, as he states, on both parcels, and by that he means the joint parcels, and my wife's separate parcel across the road which is the matter of the separate claim.

That claim, your honour, was heard this morning.

THE COMMISSIONER: Yes.

MR. COBUS: That was Claim No. 406, and since the two claims are rather inter-related as far as the Farm Appraisal Reports go, much of what was given

20

in evidence by the wife has been repeated in this claim. I think your honour will recall that the appraiser felt that the two parcels had to go together and would not form individual units.

THE COMMISSIONER: Well, he says in here that his claim on this one has nothing to do with his wife's at all.

MR. COBUS: No.

THE COMMISSIONER: "No crops or cleared acreage from my wife's separate acreage are included in the statements shown above."

30

MR. COBUS: That is correct, your honour, but he points out too, of course, that they did sell these properties as individual sales, that is, they weren't sold as one parcel.

The statement goes on at some length on the reverse side of the yellow form. I don't think it is necessary to read the lengthy statement into the record; it is there for the Commissioner's information.

10 Q: Now, witness, I produce to you a statement concerning the personal chattels for which you and your wife are making joint claims. Did you instruct Mr. Leckie to prepare that statement and is that your signature?

A: Yes.

20 Q: In your statement you say "For all personal chattels claimed, see list attached hereto," and you show a total estimated value of \$870.00. Now, I am producing to you a two page list. Is this the list to which you make reference in this statement?

A: Yes.

Q: Is the information contained in your statement and in the list attached thereto true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the personal chattels statement in this case with the list attached as one exhibit.

MR. COBUS: He refers in his statement, Exhibit 3, to the list which is now part of Exhibit 3, and he lists separately one horse, a mare, purchased in 1930, whether new or used when purchased, I don't know. He says it was four years old when purchased, so I imagine it was 4 years old.

Q: Was the horse four years old when you bought him --
bought her? A: Yes.

10 MR. COBUS: He paid \$230.00 for it, and describes the condition of the mare to have been good when evacuated, and he is claiming \$75.00 for it. He has also set out separately a set of harness for the mare, also purchased in 1930, new, for which he is claiming \$15.00. The total joint
personalty claim is \$960.00.

20 He says that all the goods claimed were left in their farmhouse and adjoining buildings at Mission, B.C. The horse and harness were left with a next door neighbour. He says that he has allowed for depreciation on all the items claimed, and points out that the Custodian sold the horse and harness for \$35.00 while they paid \$230.00 for the mare in 1930 as a four-year-old and bought the harness at the same time for \$30.00. He thinks that the mare in 1942 would be reasonably worth \$75.00, and the harness \$15.00, or \$90.00 in all.

Would my learned friend produce the Analysis of Personal Property Claim?

30 MR. MACDONALD: Yes, here it is.

MR. COBUS: The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

10 MR. COBUS: Referring to Exhibit 4, your honour, this is one case, at any rate, where a very complete inventory was taken by the Custodian on November 24, 1942, so there is very little at issue with respect to what was there. I would only point out that on page 2, under the heading "Inventory", item 106 the stump puller and cable has already been referred to. I would like to make it clear that the man in his own claim claimed for the stump puller, which was sold for \$9.00. \$9.00 of that item was for the stump puller, and \$3.25 was for the cable; the auction sheets show that. I just wanted to make it clear that \$9.00 of the \$12.25 has no reference to this joint claim. My copy of the analysis is made out in the name of this man alone, while, in fact, it should have been shown as a joint claim.

20 THE COMMISSIONER: A joint analysis, yes.

MR. COBUS: Q: Witness, I produce to you a snapshot of a house. Do you recognize the picture? If you do, tell me what it is a picture of.

A: (Interpreter to Witness)

THE COMMISSIONER: Ask him where this house is.

THE INTERPRETER: He is going into the matter of the celebration and the occasion.

MR. COBUS: Q: Ask him where the house is.

30 A: At Mission.

MR. COBUS: Well, I won't pursue it further. I will
file the picture as an exhibit, your honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 5)

MR. COBUS: With respect to the real estate, could my
learned friend advise the assessed valuation of
that property.

MR. MACDONALD: Yes.

10 MR. COBUS: I have had produced from the Custodian's
file the statement of taxes, 1943, concerning
Blocks 2-8 & 11 in Block "A" of District Lot
165, Group 3, which agrees with the legal des-
cription of the property which is the subject of
the claim. The improved land is shown at \$720.00,
the assessed value of the improvements at \$2200.00,
total \$2920.00. I think my friend will admit
that that is correct.

MR. MACDONALD: Yes, your honour.

MR. COBUS: Your witness.

20 MR. MACDONALD: I submit, your honour, that the real
property in this case was sold at its fair mar-
ket value, and that the personal property that
was sold was sold at its fair market value, and
all personal property claimed is claimed at an
exorbitant value.

I presume my friend will be prepared to
give us a refund on this property that he has aban-
doned that was sold for \$60.00, and you were
claiming \$50.00.

MR. COBUS: We have abandoned that item.

30 MR. MACDONALD: That is the reason it was abandoned. I

just thought I would like to have it on the record.

THE COMMISSIONER: Well, you can't blame him for that.

MR. MACDONALD: No.

MR. COBUS: I gave no undertaking, Mr. MacDonald.

MR. MACDONALD: I noticed that.

CROSS EXAMINATION BY MR. MACDONALD:

Q: This was a farm that you had at Mission, was it?

10 A: Yes.

Q: And I understand it is on a very steep hillside.

A: It is on a hillside.

Q: Would it be right that some of it is sloping to 45 degrees?

THE INTERPRETER: He doesn't understand what 45 degrees would be.

MR. MACDONALD: Q: Well, it was very steep, is that right?

THE WITNESS: A: Oh, yes, I know.

20 MR. MACDONALD: Q: You never fell off it, did you?

THE WITNESS: A: No.

MR. MACDONALD: Q: Now, as regards the personal property, and dealing with this horse, you bought the horse in 1930, did you, a mare?

THE INTERPRETER: A: Yes.

Q: She was 4 years old? A: Yes.

Q: So she would be 18 years old in 1942, wouldn't she, isn't that right? A: Oh, yes.

Q: That is pretty old, isn't it, for a horse?

30 A: It was a very strong horse.

T. Eado
Cross exam

Q: It was 16 years old and weighed 1600 pounds, is that it?

A: Yes.

Q: You don't know when the horse was sold, in 1942, do you? A: Yes, I know.

Q: I beg your pardon? A: I do know.

THE INTERPRETER: You asked if he knew when the horse was sold in 1942.

MR. MACDONALD: Q: When was the horse sold, what time of the year?

A: In 1942.

Q: Do you know the month?

A: I didn't sell it. You will find it in the statement.

Q: So the horse was 17 years old when it was sold?

A: Yes.

Q: And you bought the horse, or the harness, in 1932, did you?

A: Yes.

Q: And the harness would also be 17 years old when it was sold?

A: Yes.

Q: Now, have you any experience in selling second hand articles, goods? A: No, I have no experience.

Q: Do you know that when you sell second hand furniture and second hand goods that you get a very low price for them? A: Yes, I know that.

Q: It would seem that most of your goods were sold at auction? A: Yes.

Q: And you know that goods, second hand goods, sold at auction sales do not usually bring very high

T. Ende
Cross exam

prices?

A: Yes.

MR. MACDONALD: That is all.

MR. COBUS: I would ask my friend to correct his arithmetic as to the age of the harness. If the horse was four years old when it was purchased in 1930 --

MR. MACDONALD: I guess I will have to. It was at least 12.

10 THE COMMISSIONER: Except that I think he said the harness was second hand when he bought it.

MR. MACDONALD: No, I think new. Well, "new" seems to be struck out here.

Q: Was the harness new when you bought it?

A: Yes, it was new.

Q: What harness did you have with that horse that you got for \$30.00 new?

A: It was a farmer's harness. It was for farming work.

MR. MACDONALD: All right.

20 MR. COBUS: No further questions, your honour.

THE COMMISSIONER: That is all, Mr. Ende.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

H.W. Colgan
Sub-Commissioner

Farm Appraisal Report

File No. 31-111

Land Description Blks. 2-8 & 11 in Blk. "A" of lot 165, Gp. 2, Map 2622, N.E.D.
Containing 14.31 Acres

Owner's Name KHDO, Tomahichi A Hina Post Office Address Mission, B.C.
Distance 1/2 mile

Nearest Rail Point Mission Distance 1/2 "

Market Town " Distance Mission

Church (give denomination) All denominations Distance Mission

Nearest School " Distance Mission

State how property was identified Map, L.R.O. sketch, street survey and owner.

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

Gravelled trail down street survey 200 yds. to Highway #7.

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

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

Predominating Nationality and religion British. No sect predominates.

Describe Fencing and its condition None

Water supply: Good spring beside house, never-failing.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	30 x 42	lumber	16'	Shgl.	10	cement	good	1800.00
Verandah	8 x 30	"	12	"	10	plks.	fair	350.00
Kitchen	24 x 48	"	8	"	10	"	"	100.00
Living Room	14 x 20	"	8	very old-poor repair	5	plks.	good	50.00
Shed	14 x 28	"	7	Shgl.	5	"	"	40.00
Garage	18 x 18	"	7	"	old	posts	poor	20.00
Tool house	10 x 24	spl. cedar	6	Shks.	"	"	"	20.00
Chicken house	8 x 22	"	6	"	"	"	"	"
Wood shed	14 x 24	"	"	"	"	"	"	"
	x	One old shed, one bath				house and a hen-coop		
	x	shown on diagram, are				of no value.		
	x							

Total present day value \$ 2310.00

\$ 1500.00

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?

Basement is 2' cement wall with posts to sills of building, cement floored, walled up with lumber, and full size.
Describe the basement and chimney: Chimney, brick from ground up.

No. rooms downstairs? 5 Upstairs? 2 How finished "V" joint

Are buildings painted? Yes (house only) Condition of paint 10 years old, fair.

Distance from nearest bush 200 yards.

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
0.5 Very hilly <i>4.5 acres</i>	8" to 12" sandy loam	sandy clay	Strawberries, Rasp. Boisamberrries and asparagus.	55.00	467.50
Area which can be cultivated without cost other than for breaking.					
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.					
LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
0.6 Rolling <i>16</i> <i>9.1</i>	8" to 12" sdy. loam	sdy. clay	Light to heavy clearing	50.00 av.	30. 18.00
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	
5.21 Ravine banks & steep hill- sides.			None. Some fuel value only.	10.00	52.50

Total value of Land \$528.00

Including other acreage-----Total added by buildings to value of farm \$1500.00

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

Total value of farm \$2028.00

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

Owner still in residence. Good cultivation.

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

Fruit farming, or with added acreage could be also partial dairying.
or poultry.

Native weeds:

Some Canada thistle and Mare's tail.

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

Mun. and School - \$53.04.
Mun. Dist. of Mission,
Mission, B.C.

Date: 21st May, 1942.
Place: Abbotsford, B.C.

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

Inspector's Signature

"B.C. WORMWORTH"

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

Farm Appraisal Report

PAGE 3

KENDO, T. & H.

Remarks: This place is for the most part, steep hillside, some of it sloping to about 45 degrees. There are about 2 acres that a white man would in all probability refuse to continue in cultivation. Some of it is now chored up with logs against erosion.

Consideration of the place as a farming unit, takes in the acreage now being farmed along with it, and under the title name of Elm Hill, being blocks 14-17 and 20. This lies directly south across a street which is included in the farming, and astride the highway.

In placing the added value to the farm created by buildings I have done so with the whole acreage in mind as a farming unit.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

		Present Value
Strawberries	5 ac	\$
Raspberries	2	\$
Blackberries	0.25	\$
Other crops are		\$
Rhubarb	5 ac	\$
Asparagus	1	\$
Hops	2	\$

The latter acreages are the crops on both parcels and in all acreages shown, the streets are included, as they are cultivated without regard to location, and being under cultivation will doubtless continue to be cropped.

Total \$

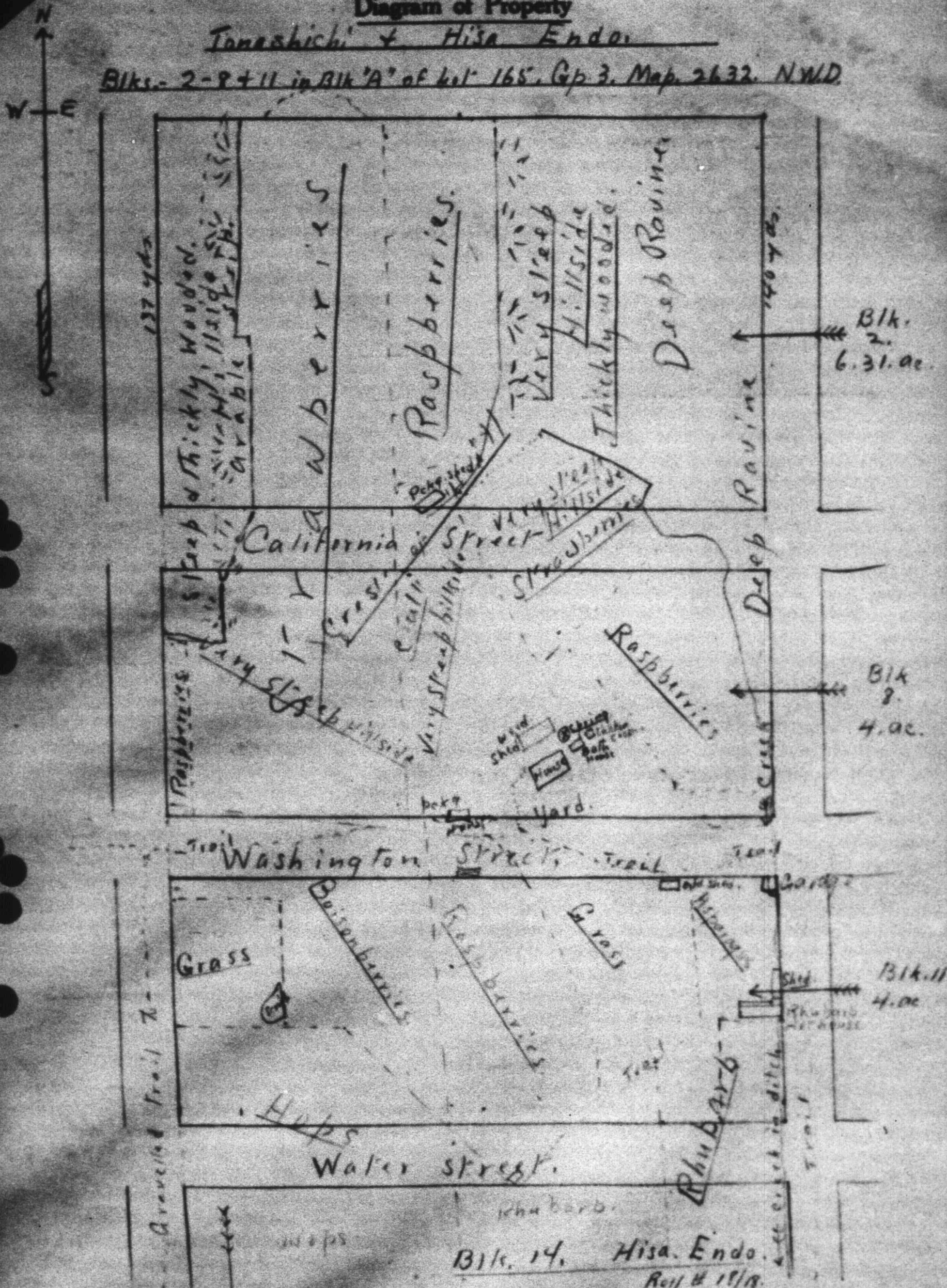
Amount fruit trees add to value of farm \$

Roll # 18/19

Diagram of Property

Taneshichi & Hisa Endo

Blks. 2-8+11 in Blk 'A' of lot 165, Gp 3, Map 2632, N.W.D.



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

value is \$ 2000

Date 22nd May 1942

[Signature]
District Superintendent.

See Report on
Hisa Endo. Roll # 18/19
Blks. 14-17 & 20.

4

\$62.20

Signed

Appraiser

83 - 100, 1000
1000 - 10000

NAME ENDO, Torakichi

REGISTRATION NO. 13221

FILE NO. 9364

The following chattels were sold by public
 auction at San Francisco, S.C. on November 17, 1943

7	Bed & Spring	\$ 1.50	✓
	Bed & Spring	3.50	✓
	Bed & Spring	2.50	✓
20	Sanitary Couch	3.00	✓
12	Sanitary Couch	3.00	✓
	Stump Puller	9.00	✓
	11 Kitchen chairs	6.75	✓
15	Seater	9.00	✓
	Dresser	9.00	✓
20	Dresser	8.50	✓
	Dining room table	5.50	✓
20	4 Dining Room Chairs	9.50	✓
	Small table	0.60	✓
	Small table	0.40	✓
18	Large table	1.00	✓
	Large table	1.50	✓
20	Organ and stool	5.00	✓
4	Bookcase - glass doors	10.50	✓
	Fisher basket	1.00	✓
	3 Long benches	2.40	✓
	1 Cross Cut saw	0.60	✓
6	1 Cross cut saw	3.00	✓
4	1 Bayliss	2.40	✓
10	1 Gramophone	3.50	✓
4	1 Small cabinet - glass doors	3.75	✓
	1 Open bookcase	0.80	✓
20	1 Wall clock	6.50	✓

Total: carried forward:

\$ 113.90

Less Expenses:

\$

Net Proceeds Credited:

\$

Members of Custodian Staff Present.

Extracted from Auctioneering list No.

Remarks.

NAME WDO, Torashichi

REGISTRATION NO. 13221

FILE NO. 9364

The following chattels were sold by public
 auction at Winston City, N.C. on November 17, 1943.

	Total brought forward:	\$ 111.90
1 Electric Table lamp & shade	2.00	✓
Wall mirror	1.50	✓
10 cushions	9.10	✓
1 Galv. wash boiler	0.50	✓
Roll top desk	22.50	✓
Cook stove	8.00	✓
Couch	2.00	✓
Radio & Speaker	1.00	✓
Electric fan	7.00	✓
Bicycle	14.00	✓
Cooler	5.00	✓
Table	2.00	✓
Barber chair	1.70	✓
Two wheel cart	3.25	✓
3 Step ladders	10.25	✓
1 Spring tooth cultivator	8.00	✓
1 Potato Miller with attachments	8.00	✓
1 Straight tooth cultivator	5.50	✓
13 Hoes	3.35	✓
3 Square forks	1.55	✓
1 Peavee	1.00	✓
1 Pickaxe	0.25	✓
3 Mattock heads	0.90	✓
6 wedges	1.90	✓
2 Auger bits	1.50	✓
1 Sledge Hammer	0.75	✓

Total: carried forward:

\$234.40

~~Winston-Salem, N.C.~~

\$

~~Winston-Salem, N.C.~~
 Net Proceeds credited:

\$

~~Winston-Salem, N.C.~~
 Members of Custodian Staff Present:

~~Winston-Salem, N.C.~~
 Extracted from Auctioneering List No.:

~~Winston-Salem, N.C.~~
 Remarks:

NAME EMM. Totschick

REGISTRATION NO. 13221

FILE NO. 9364

The following chattels were sold by public
auction at Wasson City, S.D. on November 17, 1943.

	Total brought forward:	\$ 234.40
3 Crow bars	2.10	✓
1 Press	2.10	✓
1 Plow	4.00	✓
4 Garden rakes	2.30	✓
4 Potato diggers	0.50	✓
1 Potato fork	0.25	✓
4 Shovels	2.65	✓
2 scarp shovels	1.30	✓
1 Ea. scale 240lbs.	12.00	✓
Old grindstone	2.00	✓
3 Mattocks	0.50	✓
1 Large oil can	0.20	✓
1 Asparagus trimmer	0.25	✓
1 Heavy wheel	4.25	✓
1 Butcher scale	3.50	✓
Box Kitchen utensils	1.10	✓
1 Small roll galv. iron	1.50	✓
2 Child's wicker chairs	1.50	✓
1 1 gal. crock - 1 2 gal. crock	1.60	✓
1 Washing machine	1.25	✓
3 Hand shovels	1.10	✓
Hot water bottle - stone	0.30	✓
4 Oil lamps	2.35	✓
2 Metal bowls	0.60	✓
1 8' faller saw	5.25	✓
1 Sythe	1.30	✓

Total: carried forward:

\$290.95

~~Balance forward:~~

\$

~~Balance forward:~~

\$

~~Balance forward:~~

~~Balance forward:~~

~~Balance forward:~~

NAME ENDO, Torachichi

REGISTRATION NO. 13221

FILE NO. 954

The following chattels were sold by public
 auction at Mission City, B.C. on November 17, 1943.

	Total brought forward:	\$ 290.95
Wool Grinder		2.10 K
Iron tackle block		3.25 M
Wooden plane		1.70 F✓
Aluminum bottle		0.50 ✓
Ice cream freezer		0.50 ✓
Dinner service - china		9.00 ✓
Cups, plates, saucers		4.70 K
1 Short lantern globe		0.60 ✓
9 Glass tumblers		0.60 K✓
2 Bowls		0.90 K✓
1 Elec. hot plate - 2 elements.		9.00 ✓
1 old mattress		0.25 ✓
1 Glass bowl & vase		0.60 K✓
1 Scrub board		0.35 ✓

Total:	(Rent of Auction Hall:	\$5.00	\$ 325.00
	(Auctioneer's Fee & Bank Charges:	\$32.98	
Less Expenses:	(Advertising:	2.00	\$ 73.73
	(Moving:	33.75	
Net Proceeds Credited:			\$ 291.27

Members of Custodian Staff Present. Mr. Ure.

Extracted from Auctioneering list No. Mission 2.

Remarks.

Line 89

325
9.20
334.20
9
324.20

NAME ENDO, Torashichi

REGISTRATION NO. 13221

FILE NO. 9364

The following chattels were sold by public
auction at Naney, B. C. on December 14, 1944.

Iron pot	\$ 0.50
Sundries	1.00
Trays	0.50
Trays etc.	1.00
4 Boxes sundries	4.95
Suitcase	0.25

Total		\$ 8.20
Less Expenses: (Auctioneer's Fee)	\$ 0.82	
(Advertising)	0.09	
(Movings)	<u>2.70</u>	
Net Proceeds Credited:		<u>\$ 4.59</u>

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Naney 11.

Remarks.

EXTRACT FROM PERSONAL PROPERTY SUMMARY - Torashichi ENDO, File No. 9364, Reg.No.13221.

CHATELS: The above Japanese registered with this office on the 15th May, 1942, and at that time declared leaving household furniture, farm implements etc., (as per attached schedule) on his property at Mission. He was evacuated on the 20th October, 1942, and evidently prior to his evacuation had arranged with a Mr. Wm. Stewart to stay in his house taking care of his chattels and had leased his farm to a Mr. Erin Froese, together with the use of certain farm equipment.

On the 7th July, 1942, we were advised by Mr. J.M. Campbell, Solicitor, on ENDO's behalf, that Endo had sold his motor spray gun for \$90.00 to Sardis Nurseries, and money paid to ENDO direct.

Our fieldmen, S.T. Williams and H.J. Logan, inventoried the property on the 24th November, 1942. (See attached schedule)

Endo arranged for sale of his Rototiller tractor to the Pacific Co-operative Union, and funds were received at this office on the 7th April, 1943.

On the 9th Jan. 1943, we wrote to Mr. Froese regarding the bales of hay and fertilizer on ENDO's property, and asked if he wished to purchase them. Mr. Froese replied 12th Jan. that ENDO had given him the hay to feed the horse left in his care by ENDO, and offered \$65.00 for the fertilizer. This was referred to ENDO and he replied 21st Jan. through B.C. Security Commission, that he had given the hay to Froese, and was willing to sell him the fertilizer. We notified Froese 15th Jan. 1943, that \$65.00 was acceptable. This sum was received 31st July, 1943.

The property was visited in November, 1943, and some goods were appraised by A.N. Lawrence, for \$62.20, and were sold for this sum to the tenant, less \$6.22 commission. The balance of goods on the property were removed to auction, and sold 17th November, 1943 at Mission for the net sum of \$251.27. A few goods were listed at that time as being abandoned.

On the 21st March, 1944, ENDO wrote requesting shipment of certain personal goods and records of Mission Farmers' Association. Our fieldmen were instructed to locate these and there is a letter on file to Endo dated 12th June, 1944, stating that we had in storage a wooden trunk, 2 suitcases and 10 packages. July 14/44 Mr. received from ENDO enquiring where his goods were stored. Both Mr. Spain & Mr. Iverson advised him that goods were stored in Custodian warehouse 22nd & 31st July, resp. but did not say where. List of chattels auctioned were sent to him. 31st July. There is nothing further on the file regarding these personal effects, except that some boxes of sundries, suitcase, trays etc. were sold at auction in Haney Dec. 14/44. and it may be that above mentioned personal property articles were moved to storage at Judo Hall, Haney, and some sold. There is no evidence on file that there are personal articles of ENDO's in storage at Haney, however. Apart from these, chattels belonging to ENDO (as shown on attached schedule) are very well accounted for.

INVENTORY OF CHATTELS LEFT ON PROPERTY
OF
MISSION JAPANESE FARMERS ASSOCIATION, MISSION, B. C.

Main Floor

2 Plywood table tops & legs(dismantled)
3 table tops (only)
1 large table
5 plywood tables
1 small table
31 benches
Piano bench
Hockey stock
8 light fixtures & 10 bulbs
2 brooms
2 blackboards
Ping pong table(in 2 sections)
1 door (loose)
1 heater
1 drum heater
6-4" square platforms
6-3" X 4"
11-3" X 10" partitions(dividing hall & stage)
Large stage (26' X 36')
String of flags
50' Manila rope & 2 pulleys
2 basket ball hoops & back-boards
1 " " hoop (loose)
Piano stool(seat part only)
Enameled dish pan
Japanese paper lantern
25' copper wire (heavy)
Sml. quantity of mixed lumber
15' clothes line wire

In hall and sml. room(downstairs)

2 Boys cloth jackets
Small table
Bench
Bed & spring
6 light bulbs (4 in use)

In main room (downstairs)

1 roll of tar paper
3 part rolls of building paper
Wooden fencing sword & quantity of heavy padded clothes
Small gym mat
4 Round wooden balls (3 on stands)
2 light cords & sockets (loose)
2 plywood table tops & legs(dismantled)
5 table tops (only)
7 lengths of stovepipe & 1 elbow(new)
11 " " " & 4 " (used)
Bundle of gym clothing
Sml. pump organ (bell)
2 Blackboard (1 sml)
Ctn. (cont. children's drawings)
Ctn. (cont. rags)

In main room(downstairs) (cont)

Bookcase(locked, cont.sml. quantity of books)
12' step ladder (new)
27 benches
Heater, galv sheet & poker
Window (loose, 4 panes)
Sml. pail with stick inserted
Sml. table (good)
Flower box(homemade)
3 curtain rods
Lge cupboard, cont: Ctn. of fancy paper hats, Box.(cont. wooden blks)
2 light bulbs & dble socket,
#1 package of Plasticine. Sml.
saw horse, Lge. Jap iron cooker.

In locked closet (downstairs)

2 Japanese paper lanterns
5# nails
~~2 iron pots and lids~~
Sml. wicker basket
Ctn. (cont. saucers)
Box (" ")
~~2 boxes (cont. cups)~~
~~Box (cont. mixed dishes)~~
4 brooms.
~~Ctn. (cont. sml. Jap wine cups, & cups, chop sticks, & paper plates)~~
Aluminum pot with lid
3 tea kettles
2 enameled dish pans
~~Sml. wooden stand & tray~~
2 Ctns Jap paper lanterns
1 Gal. tin (new)

In kitchen (downstairs)

Kitchen range
Galv. iron sink
Bucket
Broom
2 benches
5 kitchen chairs
Lge table.
2 long narrow tables
1 roll tar paper
2 lge. bread boards
Cupboard containing: bottle fountain syrup, jar of strawberry jam, 43 sml. Jap bowls, few new chop sticks, 50 saucers,(matched) 2 lge. enam. soup ladles.

S. sold by auction 14/12/44
Honey 11

This represents all our chattels remaining in any protected area of British Columbia.

Confirmed:

Attest .. *Oct 23, 1942* .. Signed: *Dorashichi, Exd.*

Please sign and return one copy to the Custodian.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Mission, B.C.

Date: 24th Nov. 1942

NAME: ENDO, Torashichi (Mr.)

REGISTRATION NO. 13221

ADDRESS: Lougheed Highway, Mission, B.C.

PROPERTY:

ACREAGE: 14.31 acres

KIND OF CROPS: Rhubarb, Strawb., Raspb., Asparagus, Boysenb., Hay-meadow,
(about 25 fruit)

APPROXIMATE ACREAGE OF EACH: Rh. 5, St. 3½, Ras. 2½, As. 1½, Bo. ¼, Hay. 1 acre.

HOUSE: 2 storey

VACANT: No

OCCUPIED: Yes

DESCRIPTION: Frame, concreted basement.

ROOF: Shingled

SIZE: 30' x 40'

NO. OF ROOMS: 8, plus 4 in
basement, which
is very dry & in excellent condi

CONDITION: Very good.

OTHER BUILDINGS: 1 open woodshed (20' x 34'); Japanese bath-house;
Chickenhouse (8' x 10'); 3 Picker-houses (12' x 16');
Stable (18' x 40'); 2 Rhubarb houses (16' x 28' & 40' x 40');
Packing-shed (12' x 30'); all condition poor. Garage (20' x 20').

NAME OF LESSEE OR RENTOR: Mr. E. Froese, next door neighbor, (fairly good).
has filed application with S.S.B.

TERMS: \$175.

WATER: No

ON:

OFF:

LIGHT: Yes

ON: Yes

OFF:

REMARKS: Keys of the house are with a Mr. Wm. Stewart, who pays the
electric light bill & lives in
in house.

Garage only securely locked.

INVENTORY OF CHATTELS LEFT ON PROPERTY: In House, upstairs:

4 Beds complete with mattresses, Sanitary couch, Air-gun, Box kit, utensils
Spokeshave, Insect powder spray, Homemade table, 7 Sacks flower(?) seed,
7 Cartons & 2 boxes Dishes, 1 Carton & 1 Lrg. tin Kit, utensils, Old suitcases
Carton Trays, 2 cases old papers, suitcase of cotton batts, Long bench,
2 Crosscut saws, 1-8' Pruner, Scythe, Sm. roll galv. iron, Stump digger,
Old lantern, Wicker basket old clothes.

Ground floor:- 6 Kit. chairs, 2 Double beds with mattresses, Heater,
2 Dressers, Dining rm. table & 6 chairs, 3 Sm. tables, 1 Lrg. table, Parlor chair
Homemade desk, Wicker rocking chair, Couch-drop side, "W. Bell" Organ & set,
15 Framed pictures on walls, Bookcase-glass doors, "Imperial" Gramophone &
quantity records, Sm. Glass door cabinet, Open bookcase, Wall clock,
6 Window blinds, 5 prs. curtains, Elec. Table lamp, 2 child's wicker chairs,
Lrg. wooden chest, 12 Qt. sealers of preserves, 2 Cartons Old clothes,
1-2 & 5 gal. crocks, Alarm clock, Carton Dishes & few loose Kit. utensils,
Wicker basket Old clothes, 2 Burner Elec. plate, Wicker basket of cushions,
1 Wall mirror, Linoleum on all floors & hall runner.

P.T.O.

Signed:

J. T. Williams
H. J. J. J.

Reclaim 3

REAL PROPERTY SUMMARY

JAPANESE NAMES: Torashichi ENDO Reg. No. 13221 File No. 9364.
Hise (Mrs. Torashichi) ENDO * 13222 * 9363.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
First Offer BC/223-P.

PROPERTY ADDRESS: R.R. No. 1, Mission City, B. C.

LEGAL DESCRIPTION: Blocks 2 and 8 and 11 of Block "A" of Lot 165, Group 3, Map 2632,
Mun. of Mission, B. C.

TITLE: Registered in the names of Torashichi ENDO and Hise ENDO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24580 dated September 4th, 1942.

ASSESSED VALUES: Land \$ 720.00
Improvements ~~\$2200.00~~ - \$2920.00 Taxes - \$53.04.

CLASSIFICATION: This is a fruit farm with dwelling and out-buildings.
The Custodian's representative reported November 24th, 1942, that
this property had an area of 14.31 acres planted to the following
crops: 5 acres rhubarb, 3 1/2 acres strawberries, 2 1/2 acres raspberries,
1 1/2 acres asparagus, 1/2 acre boysenberries, 1 acre hay, a hay meadow,
about 25 fruit trees.
1 - 2 storey dwelling 8 rooms plus 4 in basement which is very dry and
in excellent condition 30'x40'. 1 open woodshed 20'x34'. 1 Japanese
bath house. 1 chicken house 8'x10'. 3 picker houses 12'x16'. 1
stable 18'x40'. 2 rhubarb houses 16'x20', 40'x40'. 1 packing shed
12'x30', all in poor condition. 1 garage 20'x20' in fair condition.

HISTORY OF ADMINISTRATION: This property remained in charge of the Japanese until they were
evacuated October 20th, 1942.
The Custodian leased this property 5th March 1943 to Aron J. Froese
for a term of 10 1/2 months from 15th February 1943 to 31st December 1943.
Consideration \$200.00 payable August 15th, 1943, paid.

Lease handed to The Director, The Veterans' Land Act, July 21st, 1943.

When Mr. ENDO was notified of the Lease which was given to Aron J.
Froese, he wrote in as follows, April 29th, 1943: "Before evacuation
myself and Mr. Froese made a mutual understanding whereby 1/2 of the
Market Price is to be handed over to me, which will be derived from
the following crops, hot-house rhubarb, field rhubarb, asparagus,
strawberries and raspberries. The doubtful part of this mutual
understanding is if Mr. Froese sells to private parties then there
will be no evidence to show for it, however, if the products are sold
to the Pacific Co-Operative Union as promised then there will be suf-
ficient proof of the market price. And so I wish your department will
look after this end for me".

Mr. A.J. Frouse was spoken to personally re this gentleman's agreement. He denied having any knowledge of it. As the 1942 crop was disposed of by the HNDOS personally they had no further interest in this property which was taken over by the Veterans' Land Act on January 1st, 1943.

SOLD:

To The Director, The Veterans' Land Act for \$2001.00 as at January 1st, 1943.

Approved by Advisory Committee - June 1st, 1943.

Funds released to the credit of Hise HND and Torashichi HND'S Joint Account as at January 21st, 1944, against which were the following charges: Registration Fees \$3.00, Legal Fees \$15.00 = \$18.00, leaving a net credit of \$1983.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$44.30 being Purchaser's share of unexpired Fire Insurance Premiums were placed to the credit of Hise HND and Torashichi HND'S Joint Account.

The following Fire Insurance Policies:

Caledonian American Insurance Co., Policy No. 107825 - \$2800.00 covering - \$2500.00 on dwelling
200.00 on barn
100.00 on garage
\$2800.00

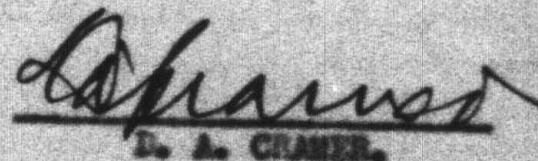
North West Fire Insurance Co., Policy No. 205146 - \$600.00 covering \$450.00 on root house No. 1
150.00 " " " " No. 2
were transferred to The Director, The Veterans' Land Act.

In view of the rents for 1943 having been collected by the Custodian, viz., \$200.00, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 165607-E in the name of The Director, The Veterans' Land Act.

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

February 11th, 1947.


D. A. CRAMER.

DAC:JB

Canada

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

JAPANESE EVACUATION SECTION

File No. 9543 & 9544

Reg. No. 13222 & 13221

506 Royal Bank Building,
Vancouver, B. C.

APR 14 1944

Mr. Tetsuichi HINO and Mrs. Eiko HINO
Tokyo, E. C.

Dear Sir:

Re: Blocks 2 and 8 and 11 of Block "A" of Lot 165, Group 3,
Map 2632, District of New Westminster, Municipality of
Mission, C. of B. 49777.

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

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

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

Sale price of above described property	\$ 2001.00
Add:	
Unexpired insurance premium as at January 1st, 1943	44.30
	<u>\$ 2045.30</u>
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	\$ 3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	<u><u>\$ 2042.30</u></u>

Joint

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.

1963

1963	June 1	Credits to Date of Property	1.00	1.00	1.00
1963	June 2	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 3	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 4	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 5	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 6	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 7	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 8	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 9	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 10	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 11	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 12	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 13	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 14	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 15	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 16	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 17	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 18	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 19	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 20	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 21	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 22	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 23	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 24	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 25	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 26	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 27	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 28	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 29	Received from the Furniture Insurance	1.00	1.00	1.00
1963	June 30	Received from the Furniture Insurance	1.00	1.00	1.00

Name of Claimant **ENDO, Terashichi**Case **408**Custodian File **9364**

<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		
					1061	683.72				683.72
<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			
P. C. V.										
<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 CHATELS</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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
						9.00				
							1.08	1.08		
TOTAL RECOMMENDATION										702.87

Feb. 13/46

REAL PROPERTY (1) Lots 1, 3, 4 & 5 of Lot 2, Blk "A" of SE $\frac{1}{4}$, Sec. 33, Tp. 16, Map 5845, District of Matsqui.
Sold to the Veterans' Land Act.

Cat. 603 (2) Lot 10, Blk. 16, of Blk "A" of Lot 165, Group 3, Map 2632, Mun. of Mission, B.C.
Sold to Mr. J.T. Hartley.

(1)	Assessment	S.S.B. Appraisal	V.L.A. Purchase	Claimants Valuation
Land	\$860.00	\$881.20		\$1684.50
Improvements	850.00	200.00		800.00
	\$1710.00	\$1081.20	\$1061.00	\$2484.50

(2)	Assessment	Appraisal by W.H. Ansell, 27/4/44	Purchased J.T. Hartley	Claimants Valuation
Land	\$30.00	\$75.00	\$80.00	\$50.00
Improvements	5.00			
	\$35.00	\$75.00	\$80.00	\$50.00

Recapitulation

No. 1, as above	Claimants Valuation	\$2484.00
No. 2, " "	" "	50.00
		\$2534.50
Claim for crop		350.00
		\$2884.50
Less sale price - as per claim		1059.50 (\$1141.00)
		\$1825.00 (\$1743.50)

As Claimant was not evacuated until 20th October 1942, he disposed of his 1942 crop on Lot (1). Lot (2) is wild uncultivated land.

Re: Lot (2) Appraisal at \$75.00, three tenders of \$30.00, \$50.00 and \$80.00 received, all from the same individual, and ultimate purchaser.

Blks 2, 8 & 11 in Blk "A" of Lot 165, Gr. 3, Map 2632, Mission, B.C.
Sold to the Veterans' Land Act.

REAL PROPERTY
owned jointly with
wife, Risa ENDO

	Assessment	S.S.B. Appraisal	V.L.A. Purchase	Claimants Valuation
Land	\$720.00	\$538.00		\$4500.00
Improvements	2200.00	1500.00		3500.00
	\$2920.00	\$2038.00	\$2001.00	\$8000.00

Claimants valuation of business as going concern (7) 4000.00

Sale price, including rebate on fire insurance 2,031.58 (\$2001.00)

Amount of Claim \$9,968.42 (\$9999.00)

W.H. Ansell

Feb. 13/48

PERSONAL PROPERTY dealt with as they appear on claimTRUCK

1 ton Chevrolet Truck (1932)	Claimants Valuation	\$150.00
	Less sale price	<u>69.87</u>
	Amount of Claim	<u>\$80.13</u>

Truck appraised by McDermott Motors Ltd. @ \$65.00, in their letter to Custodian of 12th March, 1943.
Police report states "Condition appears poor", Mar. 19/42
Truck released to Pacific Co-operative Union 30th April, 1942, and sold by them for \$69.87.

BONDS etc.

These not vested in Custodian, but Japanese given every assistance by the Custodian to realize on their holdings.

No. 1.	Western Canada Hop Co-operative	15 shs.	\$150.00
No. 2.	Pacific Co-operative Union	79 shs.	790.00
No. 3.	Pacific Co-op. Union, War Savings Certs.		<u>72.00</u>
			\$1012.00

No. 2. ENDO declared when registering that he had 137 shs. in the Pacific Co-operative Union, but his shareholding consists of the following:-

6 shs. issued in 1937, 9 shs. issued in 1938, 11 shs. issued in 1939, 5 shs. issued in 1940, 18 shs. issued 1941, 12 shs. issued in 1942. - Total 61 shs.

All these shares have been redeemed at par (\$10.00) and proceeds credited to ENDO's account, together with interest amounting to \$31.40.

83 Non-redeemable shares.

These shares have no cash value at the present time. Interest in the amount of \$2.49 has been credited to his account.

No. 1. The Western Canada Hop Co-operative is a Japanese Association and has not been liquidated.

No. 3. This probably refers to War Savings Certificates subscribed by ENDO through offices of P.C.U. and not vested in the Custodian.

STUMP PULLER MACHINE

	Claim	\$175.00
See Analysis of Personal property		
Item 108. Auctioned		<u>12.25</u>
Actual amount of claim		<u>\$162.75</u>

MAINTENANCE CHEQUES RECEIVED. \$300.00 Probably refers to monthly cheques of various amounts forwarded to him through the Department of Labour, at his request, during the period he was in Dept. of Labour Projects at Tashme, Slocan and New Denver.

The Department of Labour controlled the amount of cash available to individuals maintained in their housing centres, as they were provided with free medicine, fuel, light and shelter services.

ENDO probably wishes \$300.00 to be deducted from the returns from his Co-operative shares. His account shows monthly cheques to him totalled \$2190.00.

FURNITURE:

Amount of Claim	\$1000.00
As per claim - Credited by Custodian	<u>251.27</u>
	<u>\$749.27</u>

The actual gross amount of proceeds from sale of chattels is \$460.40 which would reduce this claim to \$539.60.

LIGHT & POWER INSTALLATION for \$375.00

Fixture.

M. A. 7

File No. 9364

August 5th, 1949

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. B. GOOD

Re: Torashichi ENDO
Claim Number 408

In this case a used truck was surrendered by the Custodian to the P. C. U. and sold by them for \$69.87.

On our Award sheet we listed the award as Nil on this truck marking the motor vehicle column "P. C. U.". There is a small memo on the claim file apparently written by counsel which states that "This definitely a P. C. U. sale --P. C. U. defence was not however raised".

On Counsel's copy of the Award sheet has been inserted "Special Award \$17.47".

I contend that no award should be made as there is no question whatever that the truck was sold by the P. C. U.



BG:MK

Defence Brief
Torashichi ENDO
File No. 9364
Case No. 408

NEW DENVER
21 June 1948
V.L.A.
Sheet A 17 - 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Lots 1, 3, 4 & 5 of Lot 2 Block A, S.E. quarter of Sec. 33, Matsqui

<u>Amended Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2250.	\$1081.20	\$1061.

(Trans. Page 2)

Witness: Appraiser, R. W. Brown

Claim for Crops \$350. abandoned. (Trans. Page 2)
Claim for Land Lot 10 \$50. abandoned. (Trans. Page 5)

Appraiser (Brown) reports -
House habitable but should have
concrete foundation. Small amount
of land under cultivation.

Appraiser (Garnett) - House in
fair shape. This would be quite
a good property if there was
sufficient land cleared and under
cultivation.

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

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Chevrolet Truck

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$150.	\$65.	\$69.87

Witness: Appraisers, McDermott Motors Ltd.

Claimant stated that he purchased this
truck in 1937 for \$390.

The R.C.M.P. reported that the truck
appeared in poor condition when handed
over to them.

Claim 3

Stump Puller

Claim

\$175.

Sold for

\$9.

Claimant stated that he purchased
the Stump Puller in 1919 for \$350.

This Stump Puller was sold by
Auction on 17-11-43 for \$9.00.
(See auction sheets on file.)

It is submitted that the personal
property that was sold was sold
for its fair market value and
that the personal property that
is claimed for is claimed at an
exorbitant value.

Summary of Defence Witnesses

R. W. Brown

McDermott Motors

J. H. Harkiss

Where required

1

Appraiser

2

Appraisers

3

Auctioneer

EMP/mw

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.

June 21, 1948

IN THE MATTER OF THE CLAIM OF
NORASHIGI ENDO

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBERTON, Esq.,

Official Reporter

30

T. Endo
In Chief

MR. COBUS: The claim, your honour, of Endo, Tora-
shichi.

TORASHICHI ENDO, the claimant herein, being
first duly sworn, testified through
the official interpreter as follows

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, you have submitted two claims, have
you not? A: Yes.

10 Q: One claim is a claim with respect to real pro-
perty of which you are the sole owner, and cer-
tain personal chattels of which you were the
sole owner, is that correct?

A: Yes.

Q: And besides that you have made a joint claim
with your wife respecting certain real property
and certain personal property, is that correct?

A: Yes.

20 MR. COBUS: There are two claim forms, your honour,
and I think the joint claim is No. 6 on the
Secretary's list.

With reference to the man's individual
claim, we are asking to amend the values placed
on the real estate under 4 (c) by showing land
and buildings at \$2250.00, and we are credit-
ing the Custodian with \$1061.00, which leaves
a net claim for that parcel of \$1189.00. You
will see, your honour, under 4 (c) (iii) a claim
for \$350.00. That portion of the claim is now
abandoned.

T. Ende
In Chief

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10 Then with respect to the personal property for which claim is being made, we now show a new amount for personal property of \$525.00. Your honour will note that the way the claimant set his claim up, he had quite a number of items there and we have now reduced it to the first item and that is a one ton Chevrolet truck, and the fifth item, a stump puller machine. The amounts for those items remain at \$150.00 and \$175.00 respectively, a total personal property claim of \$525.00, against which we credit the Custodian \$78.87, which leaves a net personal property claim of \$246.13, and a total claim, under 5 (f) of \$1435.13.

I think, your honour, it would be preferable if I went ahead and dealt with the individual claim, and then with the joint claim.

THE COMMISSIONER: Yes.

20 MR. COBUS: Q: Witness, I produce to you a statement concerning a certain parcel of land which you describe as Parcel 1. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

30 MR. COBUS: Would my friend produce the Farm Appraisal

T. Ende
In Chief

Report?

MR. MACDONALD: Which would that be?

MR. COBUS: They are confused in that file, too, are they?

MR. MACDONALD: You have to go slowly with these files; they are all mixed up.

THE COMMISSIONER: This one is the two pieces of property; that is what you are dealing with.

MR. MACDONALD: What is the lot number?

10 MR. COBUS: Lots 1, 5, 4, and 5 of Lot 2, Block "A", south-east quarter of Section 33.

THE COMMISSIONER: The other is Lot 10 of Block 16 of Block "A" of Lot 165, New Westminster District.

MR. COBUS: You are referring now, your honour, to the claim form, are you?

THE COMMISSIONER: Yes. There are two pieces of property set out in the claim form.

20 MR. COBUS: Yes, that is so. We have abandoned, however, the second parcel. That is the \$350.00 item.

MR. MACDONALD: That was a claim for crop, wasn't it; that wasn't real property.

MR. COBUS: I think it was a plot of land.

THE COMMISSIONER: There are two pieces of land.

MR. COBUS: Two pieces are described here.

MR. MACDONALD: Are they the same?

MR. COBUS: Well, we have abandoned the \$350.00 item.

30 THE COMMISSIONER: He has put in lot one at \$1685.50 and lot No. 2 at \$50.00. Now, you say you are

abandoning — is it the \$50.00 item?

MR. COBUS: Abandoning that.

THE COMMISSIONER: You are abandoning the \$50.00 item.

MR. COBUS: That is correct, your honour.

MR. MACDONALD: Oh, I didn't get that.

MR. COBUS: I am filing the farm appraisal report on behalf of the Crown, your honour.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to Exhibit 1, your honour, this

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parcel was a 42 acre plot which was purchased by the claimant in 1931 at a cost price of

\$500.00. At the date of purchase, none of the

parcel was cleared and there were no improvements on it. Since purchasing the property,

he has cleared and cultivated about $3\frac{1}{2}$ acres,

between 1931 and 1936, at a cost of \$1000.00.

He dug two wells, one a spring well, the other

8 to 10 feet deep, at a cost of \$100.00, and

he planted about 300 chestnut trees in the spring

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of '42 at a cost of \$100.00 each, a total of

\$300.00. On the property he erected a house

20 feet by 24 feet, with an addition which

appears on my copy as "8 feet by 24 feet." Is

that the original reading of that, your honour,

under "buildings?"

THE COMMISSIONER: Yes, eight by twenty-four.

MR. COBUS: Yes. Being of three rooms. The house was

of frame siding on cedar posts, had a shingle

roof. The interior was V-jointed, the

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V-joint being varnished. The floors were of

10 fir. He painted the exterior of the building. The house, he says, cost about \$1000.00. The only other building that he erected on the land was a woodshed, which was erected in the same year as the house, 1934, at a cost of \$100.00.

The claimant thinks that the appraiser under-estimated the cleared acreage. He says that he had $5\frac{1}{2}$ acres cleared and in crop, and more than twice the cleared acreage estimated by the appraiser. He says, too, that the appraiser failed to mention and put a value on his chestnut trees. He says the house was quite habitable and was left in good condition. He believes the valuation at \$1081.20 to be much below a fair value. He points out that there was plenty of suitable cordwood in the bush for domestic purposes and there would be a surplus over that. The location of the property, he says, is a good one on Downes Road about 1 mile from Clayburn, that the soil was good, and he thinks when it was sold it was worth at least \$2250.00.

20 Q: Now, witness, I produce to you a statement concerning the stump puller and Chevrolet truck. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

30 A: Yes.

T. Bado
In Chief.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: The stump puller, he describes, your honor, in Exhibit 3, as being a 50 H.P., horse operated stump puller. I am afraid I am not familiar enough with stump pullers to determine just what that is. He purchased it in 1919. It was new when he bought it, and he paid \$250.00 for it. He describes its condition on evacuation as being very good, and estimates its value at the date of evacuation at half, \$125.00.

The second item is a 1932 Chevrolet truck, one ton, purchased in 1937 as a used truck at that time. He paid \$390.00 for it, and he says its condition was good when he was evacuated, and is claiming \$150.00 for it. He says in 1941 that a new Chevrolet engine was installed in his truck, and in 1942, one new tire. The truck, he says, was turned in to the R.C.M.P. in March of 1942 and it was in good operating condition.

The stump puller, he says, was left on the property at Matsqui.

He thinks that the appraisal of the truck at \$55.00 and the sale by the Custodian at \$69.87 were much below a fair value for the truck. He says that the Custodian sold his stump puller for \$9.00, which he considers to be entirely outside of any relationship to its value. He says, allowing for depreciation, the truck and the stump puller would be worth at

least the amounts for which he is claiming if sold at a fair market value at the time the articles were sold.

Would my friend produce the R.C.M.P. receipt for the Chevrolet truck?

MR. MACDONALD: It doesn't seem to be here.

MR. COBUS: It is a yellow form, quite a distinctive colour, usually.

MR. MACDONALD: I don't seem to have it, your honour.

10 MR. COBUS: Well, perhaps my friend will undertake to produce such a receipt if it is available before the hearings in Vancouver.

MR. MACDONALD: It was sold, anyway.

MR. COBUS: Well, sometimes there is rather useful information on it.

MR. MACDONALD: Just a minute, here it is. The appraisal is marked on there, too, in pencil.

MR. COBUS: Q: Witness, this is a receipt from the Mounted Police and it bears the signature of the owner and relates to a certain '32 Chevrolet truck. Is that the receipt which you were given when you turned your truck in to the Mounted Police?

20 A: It is the receipt for my truck.

THE COMMISSIONER: That will be Exhibit 4.

(RECEIPT MARKED EXHIBIT NO. 4)

MR. COBUS: There is a certain pencilled note on the receipt which I think my friend admits was put on by the Custodian.

30 Would my friend admit that the assessed

value of the real property, the subject of this individual claim, in 1943 was, land \$860.00, and improvements \$850.00, a total of \$1710.00?

MR. MACDONALD: Which lot are you dealing with now?

MR. COBUS: Well, there is only the one parcel as far as this claimant is concerned.

THE COMMISSIONER: One parcel was abandoned, Mr. MacDonald; the second one is abandoned.

MR. MACDONALD: I will look on the file.

10 THE COMMISSIONER: One parcel includes lots 1, 3, 4, and 5, Lot 2, Block "A", south-east quarter section 33, Matsqui.

MR. MACDONALD: Here is the Matsqui one, here, the District of Matsqui.

THE COMMISSIONER: That is the one. There is one from Matsqui and one from New Westminster.

MR. COBUS: I have had produced from the Custodian's file what appears to be an assessment notice addressed to the claimant respecting Lot 2 of
20 "A", showing total value of improvements, as I stated them, \$850.00, and improved land \$860.00, a total of \$1710.00. I think, if my friend admits that, it will save filing the notice.

MR. MACDONALD: Yes, that is according to the notice, your honour.

MR. COBUS: I don't know whether my friend would prefer, your honour, to cross-examine the witness with respect to his individual claim now, and then I can proceed with the joint claim afterwards.

30 THE COMMISSIONER: Well, we are just dealing with this

claim, now.

MR. COBUS: Yes, but we are giving it one case number, though, I take it.

THE COMMISSIONER: No, no; there is another number for the other one. This is a separate one altogether.

MR. COBUS: I see.

THE COMMISSIONER: So you go ahead and finish this one first. The other one is a joint claim with his wife.

10 MR. COBUS: Yes, that is correct, your honour. Well, I think that finishes my examination. Your witness.

MR. MACDONALD: In this matter also, your honour, I submit that the real property was sold for its fair market value.

THE COMMISSIONER: I don't hear you, Mr. MacDonald.

MR. MACDONALD: I submit that the real property was sold for its fair market value, and that the personal property that was sold was sold for its
20 fair market value, and the personal property that is claimed for is claimed at an exorbitant value.

These are the submissions, your honour, I make on behalf of the Crown in all these cases to start with.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Dealing with this truck, this 1932 Chevrolet truck, you paid \$590.00 for it?

A: Yes.

30 Q: In 1937, was it?

A: Yes.

T. Endo
Cross exam

Q: '57. And you know there was a ceiling price for which trucks could be sold, and cars, during the war; you know that? You couldn't sell them for any higher price than a certain price, you know that?

(Interpreter to Witness)

THE COMMISSIONER: Q: You see, Mr. Endo, he has just asked you if you knew there was a ceiling price on trucks during the war. All you have to do to answer that is say yes or no. Did you know or didn't you?

A: Yes, I know.

THE COMMISSIONER: You see, that is all that is necessary, and we save a lot of time that way.

MR. MACDONALD: Q: Do you know MacDermott Motors in Vancouver, the Chevrolet agents?

A: No, I do not.

(Interpreter to Witness)

THE COMMISSIONER: All right, he doesn't know. All you need do with that, Mr. Endo, is to say "No." Now, please, when Mr. MacDonald asks you a question, you can generally answer those questions yes or no, and we will save a lot of time. Don't keep on making speeches about it.

MR. MACDONALD: Q: Now, this stump puller that you are claiming \$175.00 for, what kind of a stump puller was that? How was it made?

A: I bought it for \$300.00 from Toronto, and it was a 50 horsepower machine.

Q: I have a notation here that it was iron tackle

T. Endo
Cross exam

and block.

MR. MACDONALD: That is on the analysis, your honour.

THE INTERPRETER: I am afraid it is rather difficult to ask this question in Japanese because I don't know the equivalent of a block. What did you say that was?

MR. MACDONALD: Iron tackle and block.

THE COMMISSIONER: A pulley with a chain on it.

MR. MACDONALD: Call it a pulley, then; that will be better. Iron tackle and a pulley.

Q: Do you know what a pulley is?

A: It was horse-drawn.

THE COMMISSIONER: Q: Mr. Endo, this machine that you are talking about, you hitch a horse on it, and he goes round and round, like that.

A: Yes.

THE COMMISSIONER: It is a capstan puller.

MR. MACDONALD: Your honour, my friend has just explained that this iron tackle and block is something different. It is not the stump puller at all. I thought it was a stump puller in the nature of an iron tackle and block, but I see I made a mistake there.

Q: This would be in the nature of the old-fashioned winch puller?

THE COMMISSIONER: That is what it is. It is one just like a capstan on a ship.

MR. MACDONALD: Yes. I think that is all, your honour, as far as the real property is concerned; it was appraised and sold at its fair market value.

T. Endo
Re-Direct exam

MR. COBUS: Q: Witness, you produced to me this snapshot. Of what property is that a picture? I am interested in the house, not the people.

A: This is a picture of my house at Mission.

Q: Mission? A: Yes, Mission.

Q: This is not the real estate for which you are claiming individually, is that correct?

A: Yes.

Q: Who owned this property? A: This was my property.

Q: The property that you describe as your farm property at Matsqui, this 42 acre plot?

THE COMMISSIONER: Q: Is this where the chestnut trees were on that place?

A: This is Mission.

Q: This isn't it at all, this is the Mission property?

A: This is the Mission property.

MR. COBUS: Thank you. No further questions, your honour.

THE COMMISSIONER: That is the end of this claim, now.

MR. COBUS: Yes, I have nothing further, your honour.

THE COMMISSIONER: Have you anything further, Mr. MacDonald?

MR. MACDONALD: No, your honour.

THE COMMISSIONER: That is all, then, Mr. Endo.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

T. Made

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

Edson Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

H.W. Colgan
Sub-Commissioner

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