

10039

FRASER VALLEY

FILE No. 10039

WHITE ROCK
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: IOKI (Hiro) Mrs. Kitaro (typed YOSHINO on reg. card by mistake)

HOME ADDRESS: 1326 States Rd., White Rock, B.C.

REGISTRATION NUMBER 06844 SEX: Female AGE: 65

OCCUPATION: Housewife

(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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kitaro (Kyutaro Yoshino)

ADDRESS OF WIFE OR HUSBAND: 1326 States Rd. White Rock, B.C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: (1) Part 3.787 acres of the West half of the SW quarter of Sec 12, Twp 1, map 2817 as in the District of New Westminster. Title No. 91519E. (2) Lots 2, 2 and 3 block 13, of lot 121, group 1, map 1054, in the District of New Westminster Title No. 91518E
2. BUILDINGS AND OTHER IMPROVEMENTS: Eight-room dwelling, garage, 4 chicken houses 24' x 50', 2 chicken houses 20' x 20', brooder house, feed house,

3. INSURANCE (Give particulars; state where policies are) \$1000 on dwelling in the Commercial Union Assur. Co. Policy No. 667200 in my possession

4. TAXES (Amount and where payable) \$37 for 1941, payable at Surrey

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Charles E. Barge, White Rock, B.C. for 1 year at \$180 and 50% of profits on strawberry crop harvest. (Date of lease May 4, 1942)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries sold to Mr. G.E. Barge, White Rock, for 50% of net profits.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: ---

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: ---

4. STATE WHEREABOUTS OF LEASE: ---

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) ---

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: see clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: ---

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 26th day of May 1942.

(Signature)

H. Joki

J. F. Williams

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

File No. 10039 RETURNED TO JAPAN DATE Oct. 5/44
S.S. GENERAL MEIGS
Full Name YOSHINO, Hiro (Mrs. Kyutaro) 17th JUNE 1946
(Surname in Block Letters)

Registration No. 06844 Male - Female Age Oct. 10, 1875
(Check)

Former Address White Rock, B. C.

Date Evacuated 20/6/42 Naturalized - Canadian-Born - National
(Check)

Present Address Raymond, Alta.

Married - Single
(Check)

Name of Wife _____

Name of Husband Kyutaro #08193

Name of Mother Dec'd Name of Father Dec'd

Names of Children under 16 _____

Requested by Elaine Shaw Registered with Custodian _____
(Yes or No)

Additional Information Housewife. Owns house & lot at White Rock.

2/11
711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
Oct. 18/46

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

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

10039
Re: IOKI, Hiro #06844 - - - - -

Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 5661.39

Draft Issued- - - - - \$ 5661.39

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,

F. G. Coburn
F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
~~March 5th~~, 1947.
June 6th

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

TREASURY DEPT. CLAIM \$ *NIL*

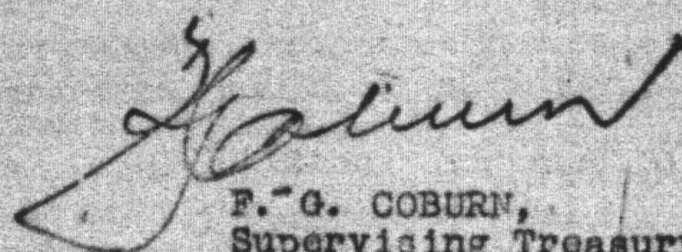
Dear Sir:

Re: IOKI, Hiro ¹⁵⁷⁴⁷ 10039
#06844

This will acknowledge the sum of \$ 1.09
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No.2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

100-27-1844
100-27-1844

N^o 413

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at Vancouver, B.C.,
Date May 29th, 1946

The Government of Canada acknowledges that THEY, HISS
has encumbered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Cash - 15,000.00
Cashless Free Balance - 61.33
15,061.33


for Controller of the Treasury

10039

DEPOSIT FORM

Alta = #1
8-657-A

Reg. No. 01244

NAME:

IOKI

HIRO

(please print)

Surname

Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	Amount			
		X 1		
		X 2		
		X 5		
		200 X 10 ✓	2000.00	✓
		145 X 20 ✓	2900.00	✓
		X 50		
		1 X 100 ✓	100.00	✓
		Total Bills		
		Silver		
		Copper		
		Total Cheques		
Total Cheques		Total Amount	5000.00	✓
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ 661.39
now on deposit with the Custodian. Yes: _____ No: _____

I wish to take with me only the amount of the Government Guarantee

Yes _____

No _____

Date: _____, 1946

OR

I have no money to turn in.

Date: _____, 1946

Signature

Signature H. Ioki

Custodian fee balance \$661.39

May 29 1946

REAL PROPERTY SUMMARY

JAPANESE NAME: Hiro IOKI (Mrs. Kitano) Reg. No. 06844 File No. 10039.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/531-P. First Offer.

PROPERTY ADDRESS: 1326 Stayte Road, White Rock, B. C.

LEGAL DESCRIPTION: Part 3.787 acres more or less of the West $\frac{1}{2}$ of Lot 2 of the South West $\frac{1}{4}$ of Section 12, Township 1, Map 2817 as shown and lettered "B" on Sketch deposited No. 4561, Mun. of Surrey, D. N. W.

TITLE: Registered in the name of Hiro IOKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 24804, dated August 28th, 1942.

ASSESSED VALUES: Land \$ 350.00
Improvements \$1500.00 - \$1850.00. Taxes - \$37.04.

CLASSIFICATION: This is a small strawberry farm with dwelling and out-buildings. The Custodian's representative reported June 29th, 1942, that this property had an area of 3.787 acres - 2 $\frac{1}{2}$ acres cleared and planted to the following crops: 1 $\frac{1}{2}$ acres strawberries, 1 acre mixed fruit trees (20 trees approximately).
1 - 1 $\frac{1}{2}$ storey 8 room house 26' x 36' in fair condition. 1 chicken house double decked 175' long. 1 garage.
Hiro IOKI declared on her JP Form dated May 26th, 1942, that there were 4 chicken houses 24' x 50', 2 chicken houses 20' x 20', 1 brooder house. 1 feed house.

HISTORY OF ADMINISTRATION: Hiro IOKI leased this property on May 4th, 1942, to Charles Earl Barge. Term 1 year from June 19th, 1942, with option to extend lease from month to month. Consideration \$180.00 payable \$90.00 on November 1st, 1942, and \$90.00 on May 1st, 1943, plus 50% of net profit from strawberry crop. Taxes to be paid. House and buildings included. Taxes (1942) were paid and 50% of the net profit from the strawberry crop was paid direct to Hiro IOKI.

SOLD: To The Director, The Veterans' Land Act for \$667.00 as at January 1st 1943.
Approval of Advisory Committee - June 1st, 1943.

Funds released to the credit of Hiro IOKI as at May 9th, 1944, against which were the following charges: Registration Fees \$3.00, Legal Fees \$15.00 = \$18.00, leaving a net credit of \$649.00 from said transaction.

Adjustments as at January 1st, 1943, to the amount of \$15.48 being Purchaser's share of unexpired Fire Insurance Premiums, were placed to the credit of Hiro IOKI'S account.

account.

Page 2.

File 10039.

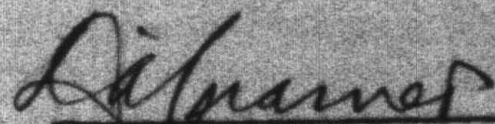
In view of the 1943 rents having been collected by the Custodian, viz., \$90.00, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 169550-E in the name of The Director, The Veterans' Land Act.

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

January 27th, 1947.

DAC:JS


E. A. CRAMER.

[illegible]

LIABILITY SUMMARY

File No. 10079.

File 10079 (Mrs. Kikawa) - Reg. No. 36644.

The above named Japanese declared on her JP Form signed 25th May 1942, that she had no Personal or Trade Debt. We can find no evidence of any claims having been filed against her.

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

January 27th, 1947.


D. A. CRAMER.

DAC:JS

10039

9th May, 1946.

Mrs. Hiro IOKI,
Registration No. 06844,
P.O. Box 452,
Coaldale, Alberta.

Dear Madam:

We received your letter of the 6th May, enquiring about the sale of your property.

We are attaching hereto a copy of the property sale statement sent to you 30th May, 1944, and upon the back of the statement, you will find the details of your personal account at this office.

We appreciate the fact that the sale of your property is a matter of personal concern to you. The sale of the property to the Director of Veterans Land Act was made by this office under instructions decided upon by the Canadian Government at Ottawa on the basis of appraised valuations, and we must advise you that no other alternative could be considered.

The sum of \$90.00 to which you refer, being rent paid by Mr. Berge for the first six months of 1943, was paid by this office to the purchaser of your property as the sale was made as of the 1st January, of that year.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA.
Encl.

May 6th. 1946
P.O. Box 452
Coaldale Alta.

Department of the Secretary of State
Office of the Custodian

EVACUATION SECTION	
Rec'd	MAY 7 1946
File No.	10039
Ans.	
Referred	10039

Dear Sir:

Please give me the latest information on
Sale of Property File No. 10039. Re. Mrs. Nira
Joki Registration No. 06844. Pt. 3.0787 acre,
more or less of the W $\frac{1}{2}$ of Lot 2 Municipality of Surry.

Last time I informed Albert H. Young, Esq.
Barrister and Solicitor 207 W. Hastings Street. Van.
on this matter. It is hard to believe that the
Director of Veterans' Land Act would take over a
piece of property like that for only \$667.00
From my understanding \$90.00 paid by Mr. Borge
for first 6 months rent of 1943, is taken by the
Director of Veteran Land Act and as Mr. Borge
told me that he handled the \$90.00 to the Custodian
so that the Custodian may add the \$90.00 to
my credit. So please give me the latest
statement on sale of my property

Yours Sincerely
Nira Joki

10038
10039

April 25th, 1946.

Mr. Kitaro IOKI,
Reg. No. 06865,
P. O. Box 452,
Conldale, Alta.

Dear Sir:

Enclosed herewith please find Sun Life Insurance Company Cheque #572486 in the amount of \$1633.05 payable to you and your wife, Hiro IOKI. This is the cash surrender value of your policy #658993.

Will you kindly acknowledge receipt of same.

Yours truly,

W. J. Iverson,
Protection Dept.

WJ:DP
Encl.

10039

8th March, 1946.

Albert H. Young, Esq.,
Barrister and Solicitor,
207 West Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: Mrs. Hiro IOKI - Registration No. 06844
Pt. 3.0787 acres, more or less of the W $\frac{1}{2}$ of Lot 2
of the SW $\frac{1}{4}$ of Sec. 12, Tp.1, Map 2817,
Municipality of Surrey

We wish to acknowledge your letter of the 27th February requesting information regarding the affairs of Mrs. Hiro IOKI, wife of Kitaro IOKI. We have to inform you that prior to the evacuation of Mrs. IOKI, she leased her real property to Mr. Charles E. Barge, at the rate of \$180.00 a year. According to information received by this office, Barge was to have the care and use of the chattels on the premises, and the rent covering the period to the end of December, 1942 was collected by Mrs. IOKI direct. \$90.00 was later paid in to this office by the lessee, covering the rent for the first six months of 1943, but the real property was sold to the Director, Veterans' Land Act, adjustments being made as of the 1st January, 1943. This rent accordingly became part of the adjustments, and Mrs. IOKI was credited with the net proceeds from this sale, as shown on the attached statement of her account.

Mr. Kitaro IOKI claimed the chattels left on the farm, and the Custodian offered no objection to shipment of a considerable quantity of these to him, as arranged directly between IOKI and Mr. Barge. According to a letter received from IOKI, dated 8th October, 1943, all chattels that were not shipped, were given to Mr. Barge, in consideration of his trouble in packing, crating, and paying freight charges on the goods shipped.

We trust this information is what you desire.

Yours truly,

A.G. McArthur,
Administration Department.

AGM/HA
Encl.

MRs. HIRSH JOKI

File No. 10039
Reg. No. 06644

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Sale of Property		\$ 667.00	
	Refund unearned fire insurance premium	3.00	15.48	
	Registration fees	2.00		
	Land Registry Office - Certificate of Encumbrance			
1945 April 23	Legal Fees	15.00		
		<u>20.00</u>	<u>\$ 682.48</u>	

CR \$ 682.48

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET

PHONE: MARINE 2825

Vancouver, B.C.,

Canada

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

February 27, 1946
EVACUATION SECTION
Rec'd FEB 28 1946
File No. 10029
Ans.
Referred Anderson

Anderson

Dear Sirs:-

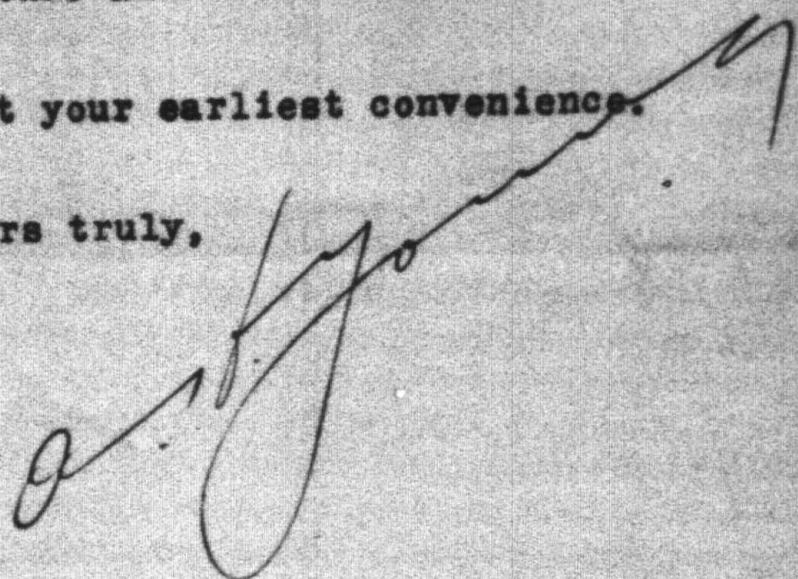
I received a request from Mrs. Hiro Ioki, wife of Kitaro Ioki, now residing at Coaldale, Alberta to find out from you how she stands in regard to her real property situate in the Municipality of Surrey (White Rock) and described as part 3.787 acres more or less of the W $\frac{1}{2}$ of Lot 2 of the S.W. $\frac{1}{4}$ of Sec. 12, Township 1, Map 2817 as shewn and lettered "B" on Sketch deposited No. 4561, in the District of New Westminster.

She also wishes me to obtain from you a complete statement of money derived as rent and otherwise from this property also in respect of furniture and effects which were on this property.

Please let me have it at your earliest convenience.

Yours truly,

AHY:H.



File # 10030
10039

March 4th, 1944.

Re: Kitaro IUKI, Reg. 04863
Wife (Mrs. Kitaro IUKI, Reg. 04864)

The Mr. Anderson
P.O. # 1, J. Iwanaka

The chattels on this property were declared by Kitaro IUKI and his wife, Mrs. IUKI who owned the property did not declare any effects.

The personal effects were disposed of ten years ago by Mr. Charles Borge, under Kitaro IUKI'S authority, copy of which is attached.

Mr. Borge had leased the property from IUKI in 1942 and he was responsible for the use and care of the furniture etc. Kitaro IUKI'S letter of October 8th, 1943 gave Mr. Borge all the effects on the property, over and above the things listed in the letter.

WFA:W

file 10039
10038
10039

July 31st, 1944.

Mr. and Mrs. Kitano IOKI,
Reg. Nos. 06865 and 06844,
c/o Mr. Hari Harinaka,
Raymond, Alta.

Dear Sir and Madam:

Please refer to our letter of the 15th March last
in which we submitted a small claim of \$1.09 filed by the B.C.
Electric Railway Co. Ltd. against you.

If you agree that this account is correct please
authorize us to pay same from your credit balance on our
books.

Yours truly,

B. R. Dusenbury,
Claims Department.

~~RECEIVED~~

10038
10039

June 7, 1944.

Mr. and Mrs. K. IOKI,
Registration Nos. 06865 & 06844,
Raymond, Alberta.

Dear Sir and Madam:

In reply to your letter of May 29th, we would refer you to the statement dated May 30, 1944 regarding the sale price of your property on the reverse side of which is shown your account with the Custodian at the present time. You no doubt have received this statement by now and with reference to income from the property since January 1, 1943 please note the remarks thereon.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/BO

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No. 10039

Reg. No. 06844

Mrs. Hise IUKI,
c/o Mr. Hori Harinaka,
Raymond, Alberta.

MAY 30 1944

Dear Sir:

Re: Mun. of Surrey, Part 3.787 acres more or less of the W. $\frac{1}{2}$ of
Lot 2 of the S.W. $\frac{1}{4}$ of Sec. 12, Twp. 1, Map 2817, as shown and
lettered "B" on sketch dep. 4561, Dis. of New Westminster,
C. of B. 49891.

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	\$ 667.00
Add:	
Unexpired insurance premium as at January 1st, 1943	15.48
	<u>682.48</u>
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	
	<u>3.00</u>
Net proceeds of sale	\$ 679.48
	<u>676.48</u>

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

Yours truly,

F. G. SHEARS,
Director.

R

\$2.00 \$679.75 CR \$677.75

\$2.00

Land Registry Office c/s

Credit re Sale of Property

Jan. 1

Debit Credit Balance

\$679.75

1963

RECEIVED BY THE SECRETARY OF THE
TREASURY DEPT. OF THE INTERIOR

BC-531-P
BC-1274-B

BC/531-P
BC/1274-B

Page 1

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

Farm Appraisal Report

File No. JL 638

Land Description It. 3.787 ac. of W¹ Lot 2 of S¹ Sec. 12, T¹. 1, R¹ 2817.
lettered "B", sk. 4561.
(1326 Stays Road) Containing 3.787 Acres

Owner's Name ICKI, H. Post Office Address White Rock, B.C.

Nearest Rail Point White Rock, B.C. Distance 1 mile

Market Town New Westminster, B.C. Distance 21 miles

Church (give denomination) White Rock United Distance 1 mile

Nearest School White Rock Distance 1 mile

State how property was identified: By map, roads and local inquiry.

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

Located at 1326 Stays Rd., gravel, good.

Is this district a good one? Mainly summer resort in vicinity of White Rock.
Not a good farming district as a whole but there are
some fairly good small farms in the area.

Employment opportunity Some seasonal work on farms in district but industries located
along the Fraser River about 20 miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Partly fenced with plain wire, fair Value \$

Water supply: 3 wells on property, supply apparently satisfactory Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
							POOR	
HOUSE	30 x 32	frame	8'	shgl.	20	cedar posts		400.00
	8 x 30							
	6 x 30							
BARN	x	"	5'	"	"	posts	"	-
Garage	12 x 14	"	5'	"	"	on ground	"	50.00
BARN	x	"	6'	"	"			
Hen House	20 x 30	"	12'	"	"	cedar posts	"	250.00
GRANARY	x	"						
Hen House	24 x 130	"						
	x							
	x							
	x							

Electricity in buildings.

Total present day value \$700.00

\$500.00

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? House in poor shape, floor is uneven, shingles poor, and unfinished

upstairs, no foundation. Inhabitable.

Describe the basement and chimneys: No basement, brick chimney on bracket.

No. rooms downstairs? 6 Upstairs? unfin. How finished Scrapped and papered.

Are buildings painted? No. Condition of paint -

Distance from nearest bush No bush near.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.587	level & slightly sloping	sdv. loam 8" - 15"	sand and gravel	trees, straws, vegetables, etc., fair to poor.	60.00	155.22
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.2	level and sloping	sdv. lm. 8"-15"	sand & gravel	clearing of bush and stumps	100.00	24.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 179.22

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 679.22

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property in poor state of cultivation, weedy. Little attention this year.
rented to C.E. Baige for \$180.00 per year, \$90.00 June 20th and \$90.00
Dec. 20th payable to Jap. Taxes to be paid out of rent.

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

Noxious weeds: Thistles are bad.

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

Taxes \$37.04
Surrey Municipality.

Date: July 22nd, 1942.
Place: New Westminster, B.C.

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

Inspector's Signature

"A.G. BROWN"

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

Remarks: Property is located at 1326 State Road about one mile north of White Rock. Acreage is almost too small to comprise a complete farming unit, but the property being so close to the summer resort of White Rock has some residential value. The soil is mostly a sandy loam with some gravel on sand and gravel, almost a hardpan in places. Lot is in a poor state of cultivation and is weedy. Thistles are bad at the east portion of lot. The house is rather old and although requiring repairs is habitable. There are three wells on the property and the supply appears to be satisfactory. Domestic water under pressure is available from the town system at \$2.00 per month. Property is partly fenced with plain and chicken wire. There is electricity in the house. This could be made quite a nice home for someone working in White Rock or vicinity or with other income, as some chickens and possibly a cow could be kept, wise garden, etc.

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

There are 22 apple trees, 14 cherries and 3 plum trees on the lot but they have not been pruned, sprayed or cared for and are in poor shape and have no commercial value. There are also a number of other fruit trees planted very close together in the chicken runs and are only useful as shade.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

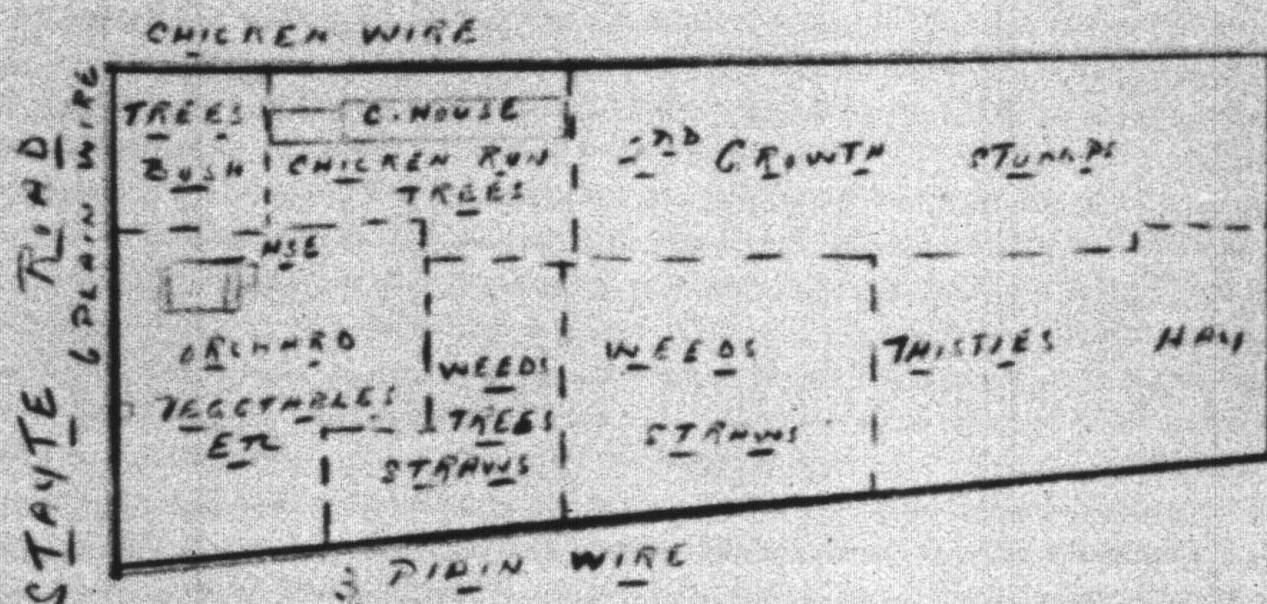
	<u>Present Value</u>
<u>Approximate acreage in small fruits, etc.</u>	\$ _____
.54 acs. straws and weeds.	\$ _____
.35 " straws in tree rows.	\$ _____
Also .66 acs. spuds, carrots, currants and garden planted in tree rows and .64 acs. thistles and some hay.	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ Total \$ _____

Amount fruit trees add to value of farm \$_____

Diagram of Property

N

SCALE 2CM = 1"



PART 3 187 AC 1/4 W 1/4, LIT 2, 1/4 SW 1/4 SEC 17 T 1
MAP 2911, LETTERED B SAETCH 1561 - 3 187 AC

R. W. B. Brown

Following careful review of this appraisal report, it is my opinion that the present
value is \$ 700.00

Date 29th July, 19 42.

"I. T. BARNETT"

District Superintendent.

White Lock No.
April 16/43

Mr. Richardson
Dear Sir:—

EVACUATION SECTION	
Rec'd	APR 19 1943
File No.	
Ans.	
Referred	

Please find enclosed my check for \$90.00 payment for rent on Ichi property.

I would be very grateful to you if you would let me know if anything has been done about the sale of this property as I would like to purchase it if the price was reasonable & fair. It puts us leasees in rather a spot as there is really so many things that should be done on these places to keep them up. but we hate to go to much expense not knowing what is going to happen to them.

Hoping to hear from you in the near future I am

Yours sincerely,
C. H. Bay?

1001, Hiro
File 10039 Reg. 06844
1st May payroll consideration of
lease

10039

April 16th, 1943.

Mr. Chas. E. Barge,
White Rock, D. C.

Dear Sir:

Re: H. IOKI

According to your lease, the payment of \$90.00 is due and payable on the 1st of May, 1943. Your co-operation in remitting that sum to this office when due will be very much appreciated.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

C
O
P
Y

For File No. 10039

Sandon, B.C.,
March 17th, 1943.

Mr. A. McAlister,
Claims Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sir:-

re: File No. 10038; 3939; 8645

I am in receipt of your letter of February 22nd, notifying me of a further claim lodged against me by Mr. Kitaro Ioki, amounting to \$100.00. It has taken me some time to prove that this sum is incorrect as I have paid half the amount and the claim should be for \$50.00. ✓

As stated in my previous letters I wish to have all the claims lodged against me cleared, as soon as you receive sufficient funds from the Westminster Cannery to whom we have leased our farm for (1942) - 1943 crops. They have taken very good care, I understand, so I believe it is worth the amount of \$500.00 as in the agreement.

In my present circumstance I am unable to settle my accounts personally. Mr. Sansuke Kawamoto of Lillooet, B.C. has requested me to settle my account of \$100.00 and I have advised him of my inability to pay at the present time.

I am,

Yours truly,

(signed) Yasutaro Sakamoto
Reg. No. 12861

10039

28th December, 1942.

Mrs. Keitaro (Hiro) Ioki,
Registration No. 06344,
Lethbridge, Alta.

Dear Madam:

At the time of your registration with the Custodian you stated that you were the owner of Lots 1, 2 and 3 of Block 13 Lot 121 Group 1 Map 1054 Title No. 91518-E in the District of New Westminster in the Corporation of the Municipality of Burnaby.

On searching the title of this property we find that this property is now registered in the name of the Corporation of the District of Burnaby, the title being obtained through the tax sale in 1934. Please advise us if this is in accordance with your records.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

10039

1st December, 1942.

Mr. Charles E. Barge,
~~White Rock, B.C.~~

Dear Sir:

re: Hiro IOKI.

According to your lease on the above Japanese property you are required to pay the sum of \$90.00 on November 1st, 1942, and a further sum of \$90.00 on May 1st, 1943. As the first payment is now a month past due, we would appreciate your giving it your prompt attention. Please make your cheque payable to the Custodian of Enemy Property.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Jan MacP
sent to Anderson
Corporation of the District of Burnaby

10039
TELEPHONES:
NEW WESTMINSTER
1094-1095-1096
DEXTER 1037-1038
Private Exchange to all Departments

MUNICIPAL HALL
EDMONDS, BURNABY
VIA NEW WESTMINSTER, B.C.

November 30th. 1942.

10039
OFFICE OF THE DISTRICT
MANAGER
RECEIVED
NOV 30 1942

10039

sent to Anderson

Corporation of the District of Burnaby

TELEPHONES
NEW WESTMINSTER
1084 - 1095 - 1096
DEXTER 1027 - 1038
Private Exchange to all Departments

MUNICIPAL HALL
EDMONDS, BURNABY
VIA NEW WESTMINSTER, B.C.

November 30th. 1942.

10039

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 1 1942

Ian Macpherson, Esq.,
Title Examiner,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

File 10039.

In reply to your letter of
November 27th inst. I would advise that
according to our records Mrs. Kitaro (Hiro) Ioki,
has no interest in Lots 1, 2 and 3, Block 13,
D.L. 121. Group 1. Map 1054.

Yours truly,

Charles B. Brown

Clerk.

B.

14

file

10039

C,

10039

November 6, 1942

C.B. Brown, Esq.,
Municipal Clerk,
Corporation of the District of Burnaby,
Edmonds, B.C.

Dear Sir:

Re: Mrs. Kitaro (Hiro) IOKI

The above named Japanese appears to have
purchased the following property on October 24, 1941:

Lots 1, 2, and 3 of Block 13 of Lot 121,
Group 1, Map 1054, District of New West-
minster.

Will you please send into this office the
duplicate of the agreement for sale held by you and
given by Mrs. Kitaro IOKI.

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

Will you also kindly supply us with a state-
ment as to how the agreement stands at date as to princ-
ipal and interest.

Yours truly,

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

*no Japanese
interest*

DAC:FC

10038
10039

23rd July, 1942.

Mr. Charles E. Barge,
White Rock, B.C.

Dear Sir:

re: Mr. & Mrs. Kitaro IOKI.

We note that the consideration covering the lease of the above Japanese property is \$90.00 payable on November 1st, 1942, and \$90.00 on May 1st, 1943, plus 50% of the net profit on the berry crop and taxes on the property.

Please be advised that any monies due to the Japanese are to be paid to this office for disbursement from here.

If the berry season is finished, we would appreciate receiving a detailed account of the operations pertaining thereto and your cheque in the amount of the proportion for the Japanese. *At x John
dunlop
136*

Kindly advise us as to whether you have paid the taxes, and if not forward us your cheque to cover same. *Ad. Dyson*

Thanking you in anticipation, we are,

Yours truly,

Manager,
Farm Department.

WEA:GF

Extract from Lease.

File #10039. + 8

Lessor: Hiro IOKI.

Lessee: Charles Earl BARGE

Date: 4th May, 1942.

Term: 1 year from 19th June, 1942, with option to extend lease from month to month.

Consideration: \$180.00, payable \$90.00 on 1st Nov., 1942, and \$90.00 on 1st May, 1943, plus 50% of net profit from strawberry crop. Taxes to be paid.

Property:

Land: Part 3.787 acres more or less of W. $\frac{1}{2}$ of Lot 2, of S.W. $\frac{1}{4}$ of Section 12, Tp.1, Map 2817 as shown as "B" on Sketch deposited No.4561, N.W.D. Municipality of Surrey.

House: Included, also buildings, barns, chicken-houses and outhouses.

Chattels: Furniture, equipment and effects.

Note: The Furniture etc belong to Kitaro Ioki, while the land + house belong to Hiro Yoshino, now going as Hiro Ioki.

File No. 10038

Date: June 29, 1942.

REGISTRATION NO. 06844.

PROPERTY:

ACREAGE: 3.787 2 $\frac{1}{2}$ acres cleared, rest bush.

KIND OF CROPS: Straws. Fruit Trees.

APPROXIMATE ACREAGE OF EACH: $1\frac{1}{2}$. 1 acre mixed (20 trees, approx)

HOUSE: 1½ Storeys. VACANT: OCCUPIED Yes.

DESCRIPTION **Frame, Shingled.** ROOF: **Shingle.**

SIZE: 26 x 36. NO. OF ROOMS 8.

CONDITION: Fair. Needs painting on outside.

OTHER BUILDINGS: Garage, chicken house doubled decked, 175' long.

NAME OF LESSEE OR RENTOR: Charles E. Barge, White Rock, B.C.

TERMS: \$180.00 per year for crop & rent, plus 50% of profits from the
strawberry crop for 1942 & 1943. Taxes will be paid out of rent
WATER: 3 Wells. ON: OFF: by Mr. Barge. After 1st.
year to be rented on monthly
LIGHT: Yes. ON: Yes. OFF: basis, 1st. yr. straight ~~term~~
lease.

REMARKS: All rooms papered, large verandah-
at front of house.

1st. year rent to be paid
every 6 months 2nd. yr, each
month.

INVENTORY OF CHATTELS LEFT ON PROPERTY

List of chattels on husbands JP.

Signed:

J. Morison
34 Logan