Name of Claimant MIZUGUCHI, Denkichi Case 104

Custodian File 689

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% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					79.00		97.68				97.68

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	
			1711.00 00	1197.70	747.91	449.79

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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	547.47

1540

CASE NO: 104

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 11, 1948

IN THE MATTER OF THE CLAIM OF

DENKICHI MIZAGUCHI

PROCEEDINGS AT HEARING

Original

CASE NO: 104

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 J.R. ARCHIBALD, SUB-COMMISSIONER)

10 Kamloops, B.C.

May 11, 1948

IN THE MATTER OF THE CLAIM OF

DENKICHI MIZUGUCHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

T.G. BOWEN-COLTHURST, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.

J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. COBUS: I will call Denkichi Mizuguchi, case No. 98 on the original list.

DENKICHI MIZUGUCHI, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: Your honour, I would ask leave to amend the claim with respect to personal property to show nets and fishing gear in an amount of $1711.00 with a credit to the Custodian of $747.91, leaving a net claim for personalty of $963.09.

10

The claim for realty is a net of $241.00, making a total claim of $1204.09.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are claiming. Did you instruct Mr. McMaster to prepare that statement for you and is that your signature?

A: Yes.

20

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I file that as the first exhibit in this claim.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: I would ask to file the Farm Appraisal Report on behalf of my learned friend as the next exhibit.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

30

MR. COBUS: Referring to the statement, Exhibit 1, your

honour, the subject matter of the claim concerns .4 acres of land which was cultivated and in strawberry crop. It was purchased in 1940 at a cost price of $250.00. It was cleared at that time, but not cultivated. There were no improvements on the land at the time of purchase. The claimant estimates the value at the date of sale as being $320.00. Concerning the work that was put into this land, the statement says that he
10 cultivated and planted .4 acres in strawberries and planted about six fruit trees, at a cost which he estimates to be $70.00. There are no buildings of any value on the property. The land itself was located one-quarter mile from Steveston, and ten miles from Vancouver. It was excellent land for strawberries or market gardening, and in a good district.

With respect to the appraisor's report, the claimant comments that in view of the price he
20 paid for the land in 1940 and the improvements which he put on the land by way of crop he considers that a fair market value at the date of sale ought to have been at least $320.00.

Would my learned friend admit that the assessment of this land in 1942 was $270.00?

MR. BOWEN-COLTHURST: Yes, I will admit that, your honour.

MR. COBUS: Q: Witness, I produce to you a statement concerning the personal property for which you
30 are claiming. Did you instruct Mr. McMaster to

prepare that statement for you and is that your signature on the boottom of it?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I ask to file the statement respecting personalty as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

10 MR. COBUS: The claim, your honour, consists of seven nets and two amounts of lead line and cork line. These nets and lines are described under the heading "Nets," and the estimated values in the last column total $1711.00. The claimant then makes a lengthy statement which I think should be read into the record.

He says: "I left all my nets and lines at Phoenix Cannery in the net house at Steveston, as I received no instructions from the Custodian
20 where to leave them and I had no place of my own to store them. I had been told I had to evacuate and heard that other fishermen were leaving their nets at the cannery. I placed tags on all my nets with my name written on each tag in English. I do not remember showing any value on the tags, and the values shown in the Custodian's file alleged to have been given by me are ridiculous. I do not recall telling anybody the value of the nets. As I did not expect to sell
30 the nets, there was no reason why I would put

any value on them.

"In 1941 I had discarded all my old nets and replaced them, so that all nets claimed for were practically new. In a report by J.D. Mathers dated April 22, 1942 appearing in the Custodian's file, he states, 'The nets are in good condition,' although his inventory does not correspond in all details with the nets I left, and his estimate of age is not correct."

10 MR. BOWEN-COLTHURST: What is the date of that report?

MR. COBUS: April 22, 1942. It is in your file.

I continue with the statement: "In the case of the nets which I made I have estimated their fair market value on the basis of cost of the twine with a very small allowance for my labour and allowing for their slight use. If I had purchased these they would have cost me considerably more.

"The Custodian never gave me a detailed state-
20 ment as to the sale of my nets and lines. From information appearing on his file, I have been credited with $30.00 for the sale of 150 fathoms each of lead and cork lines, in addition to what I am claiming and what I left. These were not mine unless they had been taken off my nets. The Custodian also credited me with $188.81 for a net 4/40 x 6" x 55 - 300 fathoms. My six inch net was 4/50 x 55 and only 200 fathoms. Therefore, the nets sold by the Custodian would appear to
30 have been someone else's net. My six inch net

was brand new and was worth the $225.00 which I claim.

"Mr. Mathers' inventory referred to above corresponds with some of my nets, but in other cases he shows different lengths and in the case of the 8 1/8" net he is quite wrong as I never owned such net.

"In April, 1942, I declared my nets to the Custodian in my J.P. form as required and understood that he would take responsibility for them. I gave the value of my nets in the J.P. form as $1200.00 for all of them, but this was just a rough estimate, calculated hurriedly when asked their value, and did not include the corks and lines on the nets. I have since considered my detailed list of nets and lines and believe the value shown in my claim to be more accurate.

"Some time after this, Mr. Thomas King, the Custodian's representative, came to me at Steveston and asked for a detailed list. I gave him a list as set forth in my claim form which I took from a memo in my notebook, made at the time I tagged my nets. Mr. King assured me the Custodian would look after my nets and lines."

I would ask my learned friend to produce Mr. Mathers' report dated the 22nd of April, 1942.

MR. BOWEN-COLTHURST: Yes.

MR. COBUS: I have a document produced from the Custodian's file signed April 22nd, 1942 by J.D.

Mather, to which is attached as page 2 an inventory of nets to which reference has already been made. I file that as the next exhibit.

(REPORT AND INVENTORY MARKED EXHIBIT NO. 4)

Your witness.

MR. BOWEN-COLTHURST: In the case of the real estate, it will be contended, your honour, that it was sold at its fair market value. In the case of the nets, it will be contended that the nets that belonged to this claimant were sold for their fair market value, and in the event that it should appear that certain nets claimed by him were not sold by the Custodian, it will be contended that either those nets did not come into the hands of the Custodian and he is not responsible or that the amount claimed by the claimant is excessive.

CROSS EXAMINATION BY MR. BOWEN-COLTHURST:

Q: Now, Mr. Mizuguchi, I show you a document, is that your signature?

A: Yes.

Q: And are the contents of that form correct?

A: Yes.

MR. COBUS: Would you identify it, please?

MR. BOWEN-COLTHURST: It is this man's J.P. form. I put that in as an exhibit.

(J.P. FORM MARKED EXHIBIT NO. 5)

Q: Are the seven nets referred to in your J.P. Form, Exhibit 5, the seven nets which you are claiming

for today? A: Yes.

Q: And at the time that you made out that form, your estimate of value was $1200.00?

A: He only put the value of the nets.

Q: You didn't put in the value of the fish lines, is that correct? A: No.

Q: In Fact, you didn't declare the fish lines at all, did you? A: I forgot about them at the time.

10 MR. BOWEN-COLTHURST: I will put in as an exhibit the Analysis of this net claim, your honour.

MR. COBUS: There is no objection to that going in, your honour, for whatever it is worth. It apparently repeats Mr. Mather's inventory, and we have already commented on the difference between Mr. Mather's inventory and what nets and lines the claimant has listed.

MR. BOWEN-COLTHURST: It analyzes what occurred with regard to these various nets and I think it will be

20 helpful to the Commissioner for that purpose, your honour.

(ANALYSIS OF NET CLAIM MARKED EXHIBIT NO. 6)

Q: I take it that you were a fisherman by occupation prior to your evacuation, were you?

A: Yes.

Q: And that this little piece of land that you had and on which you planted a few plants was just for your own use.

MR. COBUS: Would my friend indicate what he means by

30 "a few plants." I mean, do you mean the straw-

berry crop?

MR. BOWEN-COLTHURST: I am referring to the plants that are set out in the real estate claim form.

MR. COBUS: Yes, .4 acres of strawberries.

MR. BOWEN-COLTHURST: Q: Those were just for your own personal use as strawberry plants, were they?

A: I planted them to sell the strawberries as I didn't think it was wise to keep the lot vacant and doing nothing.

10 Q: I see. Now, you recall tagging these fish nets, don't you, Mr. Mizuguchi?

A: Yes.

Q: And what did you put on the tags? A: My name only.

Q: Who actually filled in the tags; did you, or did someone else? A: I wrote it.

Q: You did have occasion to value your nets at the time you put in the J.P. form, didn't you?

A: I only put the value of the nets.

20 MR. BOWEN-COLTHURST: Your witness.

MR. COBUS: No questions, your honour.

THE COMMISSIONER: Thank you.

(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.

30

J R Archibald

J.R. Archibald
Sub-Commissioner.

CASE No. 104 MAY 11 1948 Kamloops BC ~~NOV 26 1947~~

1. IN THE MATTER OF a Commission To Investigate Claims of Japanese Canadians for property Losses.

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

ACKNOWLEDGED

689

Kamloops

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

NOTIFIED APR 15 1948

(1) NAME MIZUGUCHI Denkichi (RCMP) Reg.No.04359.
(2) Pre-Evacuation Address P.O.Box 435 Steveston, B.C.
(3) Present Address P.O.Box 20 Spences Bridge, B.C.
(4) REAL ESTATE
(a) Municipality of Richmond.
(b) Legal description,
Lots 6 and 7 of Block 3, Section 18, Block 3 North, Range 6 West, Map 693, District of New Westminster. C.of E. 50509.
(c) Type of real property, Residental lots.
(d) What was your interest in the property, Sole owner.
(e) Fair market valueat date of sale,
(i) Land ----------$ 320.00
(v) Amount at which Custodian sold property & credited to my account $ 79.00
(f) Loss $ 241.00
(5) PERSONAL PROPERTY.
(a) Place or places at which property was left by claimant at date of evacuation; Steveston, B.C.
(b) Type of premises in which property left; in nets and warehouse of Anglo-British Columbia Packing Company Limited.
(c) How stored or packed at time of evacuation; stored as usual way
(d) In whose care was property left at date of evacuation by the claimant; The Anglo-British Columbia Packing Co., Ltd.
(e) Itemized description of the personal property which is the subject of the claim;

7 gill nets with lead and cork lines estimated value $ 1711.00
Less amount sold by cutodian and credited to my account, $ 754.91
Total personal property loss $ 956.09
(f) Total claim including real and personal property $ 1197.09
(6)
(a) Place at which claimant prefers to heard, Kamloops, B.C.
(b) Interpreter; need inetrpreter at the hearing.

DOMINION OF CANADA)
of)
TO WIT;)

I, Denkichi Mizuguchi of the town of Spence's Bridge, in the Province of British Columbia

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

DECLARED before me at the town of Ashcroft in the Province of B.C. this 25th day of November A.D.1947.

D Mizuguchi

~~A Commissioner &c.~~

A Commissioner for taking affidavits within the Province of British Columbia.

69

DEC - 3 1947

689

Kamloops

EXPLANATION

REAL PROPERTY

Location Municipality of Richmond.
Lot 6 and 7 of block 3, Section 18, Block 3 North, Rang 6 West, Map 639, District of New Westminster, C. of E. 50509.

Tese two lots bought at $ 250. , planted fruits trees and straw berrys cost to us $ 70. Total $320.00

Sold by the Custodian and given	$ 79.00
The balance for claimed	$241.00

PERSONAL PROPERTY

All nets and lines some with leads and corks left under care of the Anglo-British Columbia Packing Company, Limited Steveston Cannery.

1 Gill net	10"	M.	200 fathams	with lead	and cork		$ 325.00
1 "	9¼	"	150	"	"	"	$ 200.00
1 "	7	"	200	"	"	"	$ 275.00
1 "	6½	"	150	"	"	"	$ 185.00
1 "	5.7/8	"	200	"	"	"	$250. 00
1 "	5.3/8		200	"	"	"	$ 225.00
1 "	6		200	"	"	"	$ 225.00
15 lbs. lead line			29 lbs. cork line				$ 26.00
				Total value			$1711.00

All above nets and lines sold by the Custodian and credited my account.	$ 754.91
Balance claimed	$ 956.09

~~Not declared~~

Declaration attached

H. Mizuguchi
Spences Bridge
P.O. Box 10 B.C.

File 689 - Denkichi MIZUGUCHI NET CLAIM 9th December, 1947.

1 ITEM NO:	2 DESCRIPTION AS PER CLAIM	3 AMOUNT CLAIMED	4 DESCRIPTION AS PER MATHER'S INV. 22/4/42	5 JAP. VAL.	6 SALE PRICE & DATE SOLD	7 CUST NO. & DATE OF APPR. & APP. VALUE
1.	1 Gill net 10" Mesh, 200 fthms with lead/cork (lines)	$325.	150 fthm length, 10" Mesh, 37 meshes deep 2 yrs old	$200.	$100. 3/12/ 1942 (sold with lines)	Not appraised #593
2.	1 Gill net 9¼" Mesh, 150 fthms with lead)cork	$200.	140 fthm length, 9¼" Mesh, 40 meshes deep 1 yr old	$150.	$10. 29/12/ 42	#594 Not appraised
3.	1 Gill net 7" Mesh, 200 fthms with lead/cork	$275.	200 fthm length, 7" Mesh, 45 meshes deep 1½ yrs old	$200.	$75. 23/12/ 1942	#591 App. $1. per lb. 3/11/42
4.	1 Gill net 6½" Mesh, 150 fthms with lead/cork	$185.	150 fthm length, 6½" Mesh, 45 meshes deep 2 yrs. old	$100.	$85. with lines 29/10/ 42	#529 app. $85. 6/ 10/42
5.	1 Gill net 5⅞" Mesh, 200 fthms with lead/cork	$250.	200 Fthm length, 5⅞" Mesh, 50 meshes deep 1 yr old	$ nil	$150. with lines 29/10/ 42	Purch. by Cannery
6.	1 Gill net 5⅜" Mesh, 200 fthms with lead/cork	$225.	200 Fthm length, 5⅜" Mesh, 55 meshes deep 1 yr old	$100.	$6.50 15/1/ 43	#592 App. 50¢ per lb. 5/11/42 STATES AS actually diff. size mesh & "very old"
7.	1 Gill net 6" Mesh, 200 fthms with lead/cork	$225.	Not listed by Mather but later recorded by C.C. Robinson: 150 fthm 6½" Mesh, 45 Meshes deep	nil	$85. 14/9/ 42	Sold by CC Robinson prior to Custodian giving number to it.
8.	15# lead line & 29# cork line	$ 26.	5 complete sets lines valued at $45. @	nil	$17.60 30/ 11/43 & 150 fthms Cork line and 150 fthms lead line sold 29/ 10/43 $30.	TOTAL REC'D FOR LINES $47.60

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

June 12,1948

EXHIBIT No. 104-6
DATE May 11, 1946
FILED BY Mr.Colthurst

FORM "JP"

FILE No. 689

EXHIBIT No. 104-5

DATE May 11, 1948

FILED BY M. Colthurst

Steveston Branch

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: MIZUGUCHI Denkichi

HOME ADDRESS: P.O. Box 435, Steveston, B. C.

REGISTRATION NUMBER 04359 SEX: Male AGE: 57

OCCUPATION: Fisherman

(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: A.B.C. Packers, Steveston, B.C. (formerly)

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sayo

ADDRESS OF WIFE OR HUSBAND: P.O. 435, Steveston, B. C.

NAMES OF ANY LIVING CHILDREN: Tomiko (F) Setsuko (F)

ADDRESS OF CHILDREN: P.O. Box 435, Steveston B.C.

AGE OF CHILDREN: 15, 12.

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

1. LOCATION AND DESCRIPTION: Lots 6 & 7, Block 3, Section 18, Block 3, R 7 3, North Range 6, West Map 693, in the District of New Westminster. Municipality of Richmond. No. 135787E.

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) $6.35 paid for 1941, Payable at Brighouse B.C.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Declarants Possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN Strawberries

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living in Company house #50

Phoenix Cannery, Steveston, B. C.

2. LANDLORD'S NAME AND ADDRESS: Phoenix Cannery Steveston B.C.

A.B.C. Packers, Steveston B.C.

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

By arrangment of the A.B.C. Packers

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

7 Fishing Nets ($1200.00) In the Custody of the Phoenix Cannery

Steveston B.C.

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

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

none

FORM "JP

FILE No.

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) $5.00 War Savings Certificate. In declarants possession.

8. BANK ACCOUNTS: Royal Bank of Canada, Steveston, B.C. $200.00 No. M-244.

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 3rd day of April 1942

(Signature) "Denkichi Mizuguchi"

"A. G. McArthur"
Witness

FOR DEPARTMENTAL USE

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

June 12, 1948

Mildred Stall

Denkichi Mizuguchi
(Claimant's Name)

REAL ESTATE
(Farm Land)

04359
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and ~~not~~ in crop List Crops Strawberries	.14	Mar. 1940	Rice Fish Co. Ltd.	$250.00	cleared but not planted	none	$320.00

Total ..... .14 acres

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
Cultivated and planted .14 acres in strawberries & planted about 6 fruit trees		estimated cost $70.00 ~~240~~

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value

No buildings of any value.

Two lots of .2 acres each (subdivided) situate 1 1/4 miles from Steveston & 10 miles from Vancouver. Excellent land for strawberries or market gardening. A good district.

Comments re Appraiser's report not covered by above information:

In view of the price I paid for the land in 1940 and the improvements I put on the land by way of crop I consider the fair market value at date of sale ought to have been at least $320.00

D. Mizuguchi
SIGNATURE

EXHIBIT No. 104-1
DATE MAY 11 1948
FILED BY

BC-654-P

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

Farm Appraisal Report

EXHIBIT No. 104-2
DATE MAY 11 1948
FILED BY Mr Collins

File No. JL-645

Land Description Lots 6 & 7, Blk.3, Sec.18, Blk.3,N., R.6,W., Map 693.

Containing .40 Acres

Owner's Name MYZUGUCHI, Denkichi Post Office Address Steveston P.O., B.C.

Nearest Rail Point Steveston Distance 1¼ miles.

Market Town (Good local delivery) Vancouver Distance 10 "

Church (give denomination) All within Distance 2 "

Nearest School Steveston Distance 1¼ "

State how property was identified: Roads, dyke and map.

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

Yes. Lulu St. on top of Dyke & Princess St.,both dirt; good when dry.

Is this district a good one? Yes; large and small farms nearby.

Employment opportunity Varied. Fishing;canneries;farms & Vancouver industrial.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Negligible. Value $

Water supply: City water available. Value $

BUILDINGS ON FARM

689

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x	NO ASSESSABLE BUILDINGS.						
BARN	x							
	x	(Just a small crude packing shed)						
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available nearby on #2 Road.

Total present day value $ -

Total Value Buildings add to farm $ -

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.4	Flat	Silty clay, 10" - 1'	Good clay.	Now hay on top of strawberry plants	200.	80.00

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

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

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

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

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 $ 80.00

Total added by buildings to value of farm $ -

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

Total value of farm $ 80.00

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

Owners were fishermen. Strawberries were cropped 1941 and a few this year. No wild hay.

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

Just a home site and good mixed garden.

Noxious weeds:

Not bad. June grass & Red Top have precedence.

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

Corporation of the Township of Richmond.
1942 Taxes - $6.44.
(Subject to Lulu Island West Dyking Charges).

Date: 28th July 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 25 day of July 1942.

Inspector's Signature "T. GODFREY"

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

S.S. Form No. 43
(Sheet 2)

JL-645 - D. MYZUGUCHI

Farm Appraisal Report

Remarks: No buildings of value.

Land now covered with June grass and Red Top. Some strawberries were harvested this year.

Hay could be cut now.

(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

$

$

$

$

$

$

$

$

$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is $ 100.00

Date 29th July 19 42.

"I.T. BARNET"

District Superintendent.

Denichi Mizuguchi
(Claimant's Name)

PERSONAL PROPERTY
(Fishing vessels, gear and equipment)

04359
Reg. No.

NETS:

Barber Net Twine	Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimateded value at Evacuation
4/10 x 40	Gill net	(with cork + cotton)	10"	200	2 weeks used	made	$325.00
9/50 x 40	"	"	9 1/4"	150	50% for used 10 days 100% for new	"	200.00
7/50 x 50	"	"	7"	200	3 weeks used	approx. 375.00 (new)	375.00
5/50 x 50	"	"	6 1/2"	150	4 " used	made	185.00
4/60 x 50	"	"	6 1/2"	200	3 " "	approx. 285.00 (new)	250.00
5/70 x 50	"	"	5 3/8	200	4 " "	" 285.00 "	225.00
4/50 x 55	"	"	6"	200	unused new	made	285.00
						260.00	260.00

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom left	Estimated Value
15 lbs lead line 29 lbs cork line									

Improvements to Vessel since date of purchase:

Type	Date	Cost

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation

Arrangements made for storage when evacuated:

I left all my nets + lines at Phoenix Cannery in the net house at Steveston as I received no instructions from the Custodian where to have them and I had no place of my own to store them. I had been told I had to evacuate and heard that other fishermen were leaving their nets at the Cannery. I placed tags on all my nets with my name written on each tag (in English). I do not remember showing any value on the tags and the values shown in the Custodians file alleged to have been given by me are ridiculous. I do not recall telling anybody the value of the nets. As I did not expect to sell the nets there was no reason why I would put any value on them.

Additional Comments, if any:

In 1941 I had discarded all my old nets and replaced them, so that all nets claimed for were practically new. In a report by J.D. Mather dated April 22/42 appearing in the Custodians file, he states "the nets are in good condition" (although his inventory does not correspond in all details with the nets I left + his estimate of age is not correct). In the case of the nets which I made I have estimated their fair market value on the basis of the cost of the twine with a very small allowance for my labour and allowing for their long flight use. If I had purchased these

D Mizuguchi
SIGNATURE

EXHIBIT No. 10H-3
DATE MAY 11 1948
FILED BY

they would have cost me considerably more.

The Custodian never gave me a detailed statement as to the sale of my nets and lines. From information appearing on his file I have been credited with $30.00 for the sale of 150 fathoms each of lead & cork lines (in addition to what I am claiming & what I left). These were not mine unless they had been taken off my nets. The custodian also credited me with $188.87 for a net 4/40 x 6" x 55 – 300 fa. My 6" net was 4/50 x 55 and only 200 fa. Therefore the net sold by the Custodian would appear to have been someone else's net. My six inch net was brand new & unused and was worth the 225.00 which I claim.

Mr. Mather's inventory referred to above corresponds with some of my nets, but in other cases he shows different lengths and in the case of the 8 1/8" net he is quite wrong as I never owned such net.

In april 1942 I declared my nets to the Custodian in my J.P. form as required and understood that he would take responsibility for them. I gave the value of my nets in the J.P. form as $1200.00 for all of them but this was just a rough estimate calculated hurriedly when asked there values and did not include corks & lines on the nets & lines. I have since considered my detailed list of nets & believe the values shown in my claim to be more accurate.

Sometime after this Mr. Thos. King, the custodian's representative came to see at Stewiacke and asked for a detailed list. I gave him a list as set forth in my claim form which I took from a memo. in my note book made at the time I tagged the nets. Mr. King assured me the custodian would look after my nets & lines.

EXHIBIT No. 104-4
DATE MAY 11 1948
FILED BY Mr Collins

Registration Number 04359

MIZUGUCHI, Denkichi

P. O. Box 435, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Lots 6 and 7, Block 3, Sec. 18,
Block 3 North, Range 7 West,
Map 693, Dist. of New Westminster.
C of T #135787E.

OWNERSHIP

The two lots above are the property of Mizuguchi, who holds Certificate of Title.

LAND AND BUILDINGS

The owner has not yet built on the property and is at present using the land as a garden.

INSURANCE

There is no fire insurance.

FINANCIAL POSITION

Mizuguchi claims to have no liabilities. He states that his wife has filed Form "JP" and has declared the furniture as her property. Inventory of Nets attached hereto, which are stored in the Phoenix Cannery Net House.

RECOMMENDATIONS

I would recommend that the Nets shown in the Inventory attached hereto, be disposed of as soon as possible. These Nets are in good condition and the Phoenix Cannery itself might be interested in the purchase of them.

April 22, 1942.

D Mather

Inv Page 2

Registration No. 04359

MIZUGUCHI, Denkichi

INVENTORY

Custodian No.												Sold
#593	1 Net	150 Fath.	Long	10" Mesh	37 Meshes	deep	2 Yr.	Old.				$100.00
594	1 "	140 "	"	9¼" "	40 "	"	1 "	"				$10.00
591	1 "	200 "	"	7" "	45 "	"	1½ "	"				$75.00
529	1 "	150 "	"	6½" "	45 "	"	2 "	"				$85.00
592	1 "	200 "	"	5¼" "	55 "	"	1 "	"				$10.00
Phoenix	1 "	200 "	"	5-7/8"	50 "	"	1 "	"				$150.00
593E?	1 "	175 "	"	8-1/8"	55 "	"	New.					$4.00 ?

5 Complete sets Lines valued at $45.00 each.

135 fa. c. line
150 fa. l. line } Sold Phoenix $30.00

April 22, 1942.