Name of Claimant MIKI, Yonezo Case 473

Custodian File 3445

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					922.		1176.07				1176.07

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	
145.00	19.35	5.80	46%	300.00	138.00			143.80

TOTAL RECOMMENDATION	1319.87

CASE NO: 473.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

March 25th, 1948.

IN THE MATTER OF THE CLAIM OF

YONEZO MIKI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 473.

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

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

Lethbridge, Alberta,

March 25th, 1948.

IN THE MATTER OF THE CLAIM OF

YONEZO MIKI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. VIRTUE: The next case is No. 3 on the list for today, Yonezo Miki.

YONEZO MIKI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a statement of your real estate with the improvements and buildings placed on it. Did you prepare that statement with the help of your Interpreter? A: Yes.

Q Is that a true statement?

A Yes.

MR. VIRTUE: I will offer that as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, I show you a statement of your personal property which refers to the proof of claim which you put in in the first place. Did you prepare that in the same way? Is that a true statement?

A Yes.

MR. VIRTUE: I will offer that as the second exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

Q I also show you what we call a brief summary of evidence showing when you bought the property, the price you paid, and what improvements you put on, and so on. Did you prepare that in the same way?

A Yes.

Q Is that a true statement? A: Yes.

MR. VIRTUE: I offer that as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: I will ask my learned friend to admit a lease

which was made of this property on the 8th of April, 1942, from Mr. Miki to a man named John A. Hammer.

MR. HUNTER: I don't know whether this is the original lease. Would you have him identify it?

MR. VIRTUE: Do you want me to examine him on it?

MR. HUNTER: I don't know anything about it.

MR. VIRTUE: Q: I show you what seems to be a lease dated the 8th of April, 1942, that was the year you were evacuated, made between yourself and John A. Hammer. Would you look at that and tell me if that is the lease you made? A: Yes.

Q And in that lease you rented the land described in your claim for a rental of $400.00 for the year?

A That is not the rental. I sold the crop for $400.00.

Q Well, at any rate, he either rented the land or sold it.

THE COMMISSIONER: Now, who is giving the evidence? The witness said he sold the crop for $400.00.

MR. VIRTUE: All right, sir.

Q At any rate, this is the agreement which he made at that time? A: Yes.

MR. VIRTUE: All right, I will put that in.

(AGREEMENT MARKED EXHIBIT NO. 4).

Q You had, I believe, a Chevrolet light delivery truck?

A Yes.

Q Was that turned over to the Mounted Police?

A Yes, I took it to the R.C.M.P.

Q Is that the form or a copy of the form that was

turned in at that time? You might show him the signature on it? A: This is my daughter's signature.

Q Your daughter signed that form, did she?

A Yes.

Q And did she take the truck to the police when she signed that form? A: Yes, at Hastings Park.

MR. VIRTUE: I put this in as the next exhibit, please, Mr. Secretary.

(REPORT MARKED EXHIBIT NO. 5).

Q When did you buy that truck?

A In 1936.

Q And what was the full price of the truck that you agreed to pay? A: I think $650.00.

Q Was the truck second-hand when you bought it?

A It was second-hand.

Q What condition did you keep it in and in what condition was it when you turned it over to the Police?

A It was in good condition from the time at which I bought it.

Q Was it kept in repair? A: I made any repairs, or at least repairs were made that were necessary, and it was kept in good working condition.

Q What do you consider it was worth when you turned it over to the police?

A About $500.00.

MR. VIRTUE: I am going to put this in, sir, because it may shed a little light on the subject of the Pacific Co-op and cars. I don't know whether it helps

with this particular case, but it does shed a little light on this subject.

Q Ask him if this is a letter he got from the Pacific Co-op regarding this truck?

A Yes, I received it.

MR. VIRTUE: This evidently appears to be a form letter dated March 19th, 1942, which reads (reading). Now if I might see the last exhibit, the R.C.M.P. receipt. It would appear these are dated the same day, that is the letter turning it over to the R.C.M.P., and the police receipt for the car. I will put it in for what it may be worth.

THE COMMISSIONER: You will probably have to get an explanation from this man Shimek later.

MR. VIRTUE: Yes, I think probably that whole situation will have to b e cleared.

(LETTER MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Just before you go on with the personal property, I understood the witness to say a moment ago that he had bought this land in 1936? Am I right in that or does that relate only to the car?

MR. VIRTUE: The land, sir, or the car?

THE COMMISSIONER: Wasthe land bought in 1922?

MR. VIRTUE: It was the car I think he was speaking of as having bought in 1936.

THE COMMISSIONER: I misunderstood him then.

MR. VIRTUE: It was the car I was asking him about and he bought it in 1936. By the way, there is no analysis of claim here because when the statement of chattels was sent in, apparently the statement was sent in

and not the values, and I was only able to give it to my friend last night and he kindly agreed that we might go ahead with the matter, and for that reason there is no analysis to put in at the present time. The chattels consist of very ordinary furniture valued at $200.00, and quite ordinary farm implements valued at $275.00. I don't think very much turns on it.

Q I just want to ask you about a couple of items here. You list two plows which you value at $55.00. Was that a fair value for the plow?

A Those were the prices at which I bought them.

Q And when did you buy the two plows?

A I think about five or six years before.

Q Before the evacuation? A: Yes, before evacuation.

Q What was the condition of repair of the plows when he was evacuated, with regard to their condition when he bought them?

A They were not damaged in any way and the condition was the same as when they were bought.

Q And with regard to the household furniture, you valued the whole of it at $200.00?

A Yes.

Q Was that a fair valuation?

A Yes.

MR. VIRTUE: I would ask counsel for the Crown to admit that there was an insurance policy on the dwelling house. I only have the copy, and the carbon is a bit faint but it looks like $800.00.

MR. HUNTER: May I see it, please?

MR. VIRTUE: Well, I will simply put in this letter.

Q Is that a letter from the agents who were handling your insurance that was written to you in January of 1942? A: Yes.

Q Perhaps he will remember. Is that $800.00 there that it was insured for, or what?

A No, $300.00.

MR. VIRTUE: $300.00. Well, that settles that. I will just offer that letter. It is from McLeod & Company.

THE COMMISSIONER: It is just an office copy of the policy.

MR. VIRTUE: All right, thank you, Mr. Miki.

(LETTER MARKED EXHIBIT NO. 7).

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that any personal property which was sold was sold for its fair market value. It is submitted that the prices asked for property which was abandoned, lost, destroyed or stolen, are very exorbitant. I will file the Soldier Settlement appraisal.

(APPRAISAL MARKED EXHIBIT NO. 8).

CROSS-EXAMINATION BY MR. HUNTER:

Q I produce a copy of a letter, Mr. Miki. Did you receive that letter? A: Yes, I received this letter. This is about the truck being sold for $188.00.

MR. HUNTER: I put this letter in, my lord. This is a

letter dated May 21st, 1943, from the Custodian's office to the claimant. (Reading).

(LETTER MARKED EXHIBIT NO. 9).

MR HUNTER: It is submitted, my lord, that the vehicle was transferred to the Pacific Co-Operative Union, was sold by them, and accordingly does not come within the terms of reference.

THE COMMISSIONER: That seems to dispose of your truck claim, does it not, Mr. Virtue?

MR. VIRTUE: I was going to ask the witness about it later.

THE COMMISSIONER: All right.

MR. VIRTUE: It may be that the Pacific Co-Op took on themselves a great deal more authority than they possessed in a great many of these cases.

MR. HUNTER: Q: Now, Mr. Miki, did you make any arrangement with the Pacific Co-Operative in connection with your vehicle? A: No.

MR. HUNTERR: This appears to be like the other case. I suggest, my lord, we apply to the Department of Motor Vehicles and get a photostatic copy of the transfer.

THE COMMISSIONER: I think you had better. Will you ask him that question, as to whether he signed the transfer of the truck and its licence to the Pacific Co-Operative Union.

MR. HUNTER: Q: Did you sign a transfer of the truck and its licence to the Pacific Co-Operative?

A No, I didn't sign any papers at all.

Q Do you know if the Pacific Co-Operative sold your vehicle?

A According to my own thought, the Pacific Co-Operative did not sell my truck -- according to my own thought.

MR. HUNTER: Is there some way that this man can be brought back so we can get that from the Provincial Government if it is there and ask him about it. I wonder where he lives, my lord.

MR. VIRTUE: I have no objection to bringing him back. I am just wondering when he could be worked in.

THE COMMISSIONER: It wouldonly take a moment. I think perhaps what we better do is get the transfer of licence and then determine if it is necessary to bring him back.

MR. VIRTUE: All right, that is satisfactory.

MR. HUNTER: Did you file this sheet here, Mr. Virtue? that gave the farm implements? The one I received last night.

MR. VIRTUE: I think I did.

THE COMMISSIONER: Exhibit 2 is a statement of chattels, which includes ploughs and harness, $100.00. Other farm machinery as per list and proof of claim.

MR. VIRTUE: I will file this now unless my friend intends to file it. This is the detailed list aboutwhich I was questioning him. Perhaps it might be attached to Exhibit 2.

MR. HUNTER: It probably could be made part of Exhibit 2, my lord.

THE COMMISSIONER: That is all right.

MR. HUNTER: If you have Exhibit 2 complete, my lord, I just received the inventory last night, but I have checked it off and I can tell you what happened to

these various items. Insofar as the ones shown on the first part of Exhibit 2 are concerned, the furniture, 3 beds were abandoned, the 8 chairs were lost, destroyed or stolen, the two tables were home-made, and were abandoned. The bureau was not declared and not found.

MR. VIRTUE: Would you mind letting me see the J.P. form?

MR. HUNTER: The next 4 items were abandoned.

THE COMMISSIONER: Including the range?

MR. HUNTER: Down as far as the gas stove, including the range.

MR. VIRTUE: It was abandoned, did you say?

MR. HUNTER: They were abandoned. The gas stove was home-made. Then if we turn over to the inventory attached to Exhibit 2, my lord, one of the ploughs was not found. One was sold for $4.00. The cultivator was sold for $3.00. The harness was sold for 25 cents.

THE COMMISSIONER: How about the dust sprayer?

MR. HUNTER: The dust sprayer was sold for $4.00, my lord. The 3 double-bit axes, one was found and lost, and two were sold for 60 cents. Three wedges and one sledge, I presume that is a sledge hammer, the three wedges were found and then lost. The sledge was never found, in other words, not inventoried.

The peevee and crowbar were declared, inventoried and lost. The log chain and cable, the log chain was declared, inventoried and lost; the cable was undeclared and not found. The three mattocks and one pick, the pick was declared, inventoried and lost; similarly with one of the mattocks. The

other two were sold for 60 cents. Of the 6 shovels, 4 were sold for $1.70. Incidentally they were all declared. 5 were inventoried, my lord, four sold for $1.70. The other one was lost, and one wasn't found and not inventoried. Of the 5 hay forks, 2 only were declared. They were inventoried and lost.

MR. VIRTUE: Well my learned friend might explain, they were listed as 3 manure forks and 2 hay forks.

MR. HUNTER: If my friend wishes to change it, I will analyze it, because there were some others found. I can only go on what is claimed.

THE COMMISSIONER: You are getting down to minutia now.

MR. HUNTER: Yes, my lord. 6 Japanese sickles, they were declared, they were inventoried and lost. The hothouse heater was abandoned. Of the 120 strawberry trays, 100 only were declared and they were abandoned. The wheelbarrow was home-made and abandoned. The single block was declared, inventoried and lost. The scraper was sold for $5.00, and the 4 horse collars that were declared, 2 were not found and 2 were sold for 20 cents. The 5 dozen raspberry picking cans that were declared were inventoried and they were abandoned. I don't think there is anything else, my lord. The real property seems to be entirely a question of valuation. An analysis was made but it is of very little use in view of the general terms of the claim.

MR. VIRTUE: I just want to ask about a couple of items, sir.

THE COMMISSIONER: Very well.

RE-DIRECT EXAMINATION BY MR. VIRTUE:

Q You listed a dust sprayer among the articles you left behind? A: Yes.

Q What did you pay for that sprayer?

A $20.00.

Q How long had you had it? A: About three years.

Q What condition of repair was it in?

A It was good and useable.

MR. VIRTUE: I don't think I will go on through this list, sir. I am doing it to give a basis of comparison of values and sale prices.

Q I want to ask you this: In your J.P. form you didn't list the bureau but you did list a bookcase. Now what sort of an article of furniture did you mean by bureau, and has it anything to do with the article listed as a bookcase?

THE COMMISSIONER: That is hardly conceivable, is it?

MR. VIRTUE: Sir?

THE COMMISSIONER: Could anyone possibly mistake a bureau for a bookcase?

MR. VIRTUE: Well I don't know what they call their articles of furniture. I notice, sir, there is listed in the statement of personal property--this is evidently an attempt to give a list of household articles, because it reads this way (reading J.P. form). Now I don't find any statement of a sale of a bookcase, and there is no claim for it.

Q Did you leave a bookcase there and what was it like?

A Yes, I left a bookcase.

Q Was it one he had bought or one he had made?

A I made it myself.

MR. VIRTUE: All right, thank you.

THE COMMISSIONER: That is all, thank you, Mr. Miki.

(Witness aside)

MR. VIRTUE: Before we leave this case, my lord, I don't think my learned friend has filed an assessment, and I would ask him to either put in the assessment or to admit that the assessment in this case was $1600.00 for the year 1942, whereas the appraisal was $900.00 and the property was sold for $922.00.

MR. HUNTER: $1600.00 is correct, my lord, $800.00 for land, $800.00 for improvements.

MR. VIRTUE: That is right, sir.

THE COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

Case 473 3445

ACKNOWLEDGED

Proof of Claim

NOV 27 1947

19

Leth

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

1. Name of Claimant in full:

   Yonezo MIKI

   Registration No. 13436

2. Claimant's address at the time of his evacuation from the protected area:

   Whonock, B.C.

3. Claimant's present address:

   Picture Butte, Alberta.

4. Claim relating to real property:

   (a) Street address of real property: Miller Road, Whonock, B.C.

   (b) Legal description of property:

   Municipality of Maple Ridge.
   Lot 1 of a 48.03 acre portion of North East Quarter of Section 5 Township 15, Map 3192 in the district of New Westminster.
   C. of T. 54831E

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Fruit Farm

(d) Title or interest held by Claimant in the real property:

Title No. ~~54831E~~ // 54831E

Soul owner -mortgaged to-Westminster Mortgage. Corporation Limited, 50-52 6th Str.,New Westminster, B.C.

(e) Fair market value of real property at date of sale:

(I) Land— $ 6900.00

(II) Buildings— $ 1800.00

House 28' X 30' $1000.00
Hot House 20' X 50'
Barn 18' X 40' $500.00
5 Other Buildings $300.00
Wood Shed 12' X 26'
Chicken House 8' X 12'
Picker's House 12' X 44'
Garage 20' X 20'
Packing House 14' X 18'

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 8700.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

Lot 1 of A 48.03 portion of the N.E. ¼ of Sec. 5, Tp. 15, Map 3192

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Furnitures - Stored in the House

Farm Implements - Stored in the Picker's House.

(c) In whose care was property left by the Claimant at date of evacuation?

Custodian's

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Farm Implements $275.00
Furniture $200.00
1933 Light Delivery Truck $500.00

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$975.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will Yes be required.

DATED this day of October, A.D. 1947.

I. Sawada
Witness to Signature of Claimant.

Y. Miki
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Yonezo MIKI
(Full Name of Claimant)

of Picture Butte, Alberta. None
(Present Address) (Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:

None

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

DECLARED at Picture Butte

in the Province of Alberta,

this 13th day of November

A.D. 1947.

Ronald D. Lubb

A Commissioner for Oaths in and for the Province of Alberta.

Y Miki

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

Yonezo Miki

(Claimant's Name)

REAL ESTATE
(Farm Land)

I3436

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							
Lot I of a 48 acre portion of the N.E.¼ Sec. 5 Twp. I5 Map 3I92 Dist of New Westminster	I5	Oct. 2 I922	Z. Shin	$3000.00	all bush	none	$8700.0
Total							

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

Description	When Made	Cost	
Drainage ditching etc.	I922 to evacuation	I30.00	
Clearing, Tillage and Fencing I3 acres ------	from I922 to date of evacuation--	$3I72.00	($3900.00)
Weed Eradication	" "	I00.00	
Planting Crops	I942	498.00	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	28/30	frame	I923	907.00	I55.00	I55.00		
Repairs to roof of house			I940	93.00			$3I0.00	$I000.00
Hot House	20/50		I935					
barn	I8/40	frame	I938	365.00	$I70.00		35.00	500.00
Woodshed	I2/26	frame	I94I					
chicken house	8/I2		I923					
Picker House	I2/44		I932/40					
Garage	20/20		I936					
Packing House	I4/I8		I938	$ 208.00	$92.00			300.00

EXHIBIT No. 473-1
DATE 25 mar 1948
FILED BY
A.S. Wilson

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

Also 200.00 due on payment for 1942 Crop from John A. Hammer.

Land title in office of
Westminster Mortgage Corp. Ltd.
Letters & statements from
Custodian
Lease to John Hammer.
Fire Ins Policy

Yonezo Miki
Signature

Yonezo Miki
(Claimant's Name)

PERSONAL CHATTELS

I3436
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
3 Beds 35.00	abandon				
8 chairs 20.00	lost				
2 tables I0.00	abandon home made		Higher		
I Bureau 20.00	not decl'd not found				
Range 55.00			than		
Heaters I0.00	abandon through		price		
Cupboard 20.00			at evacuation		
stove 20.00	the				
gas stove I0.00	home made			good	$275.00
Plows and harness I00.00	years	new			$200.00
OTHER FARM MACHINERY AS PER LIST ON PROOF OF CLAIM					
I I933 Chev light delivery truck	I936	used	6_53.24	good	$500.00
				TOTAL	$975.00

Description of Storage of Goods:

Furniture left in the house on farm
Farm Implements stored in the picker house
Truck left at Haastings Park in care of R.C.M.P.

EXHIBIT No. 473-2
DATE 25 mar 1948
FILED BY A.J. Vilne

General Statement as to Chattels not Described above:

Additional Comments, if any:

Yonezo Miki
Signature

Y. Miki

Furniture

3 beds	35.00
8 chairs	20.00
2 Tables	10.00
1 bureau	20.00
1 range	55.00
2 heaters	10.00
1 kitchen cabinet	20.00
picker house stoves	20.00
gasoline stove	10.00
	200.00

Farm Implements

2 plows	55.00	
1 cultivator	17.50	
harness	45.00	
dust sprayer	20.00	
3 double bit axes	10.50	
3 wedges 1 sledge	4.00	unpacked not found
Peavey & crowbar	8.00	
log chain and cable	8.50	
3 mattocks 1 pick	8.00	lost
6 shovels	7.50	
5 hay forks	6.50	
6 Japanese sickles	7.50	lost
hot house heater	11.00	abandon
120 strawberry trys	30.00	100 decl aband
wheel barrow	7.00	
single block	3.00	lost
1 scraper	10.00	sold $5
4 horse collars	10.00	2 sold 20¢
5 doz rasp picking cans	6.00	
	$275.00	abandon

1 not found
1 sold $4
sold $3
sold $4
1 lost 2 sold 60¢
wedges lost
lost
chain lost
2 sold 60¢
1 lost
4 sold 1.70
1 lost
1 not decl not found
2 decl 1 lost
homemade abandon

EXHIBIT No. 473-3
DATE 25 Mar 1948
FILED BY
a.j. Wilson.

CANADIAN-JAPANESE CLAIMS FOR LOSSES

BRIEF STATEMENT OF EVIDENCE REQUIRED

Each Claimant should be prepared to answer the following questions clearly, carefully and accurately:-

1. Name. Yonezo Miki

2. Present residence. PICTURE BUTTE, Alta.

3. Residence at date of evacuation. WHONOCK, B.C.

4. How long had you lived on property from which you were evacuated? 20 years

REAL ESTATE

1. When did you buy property in question?
   Oct. 2, 1922
2. What price did you pay?
   $3000.00
3. What was the exact condition of the property then?
   (a) The land itself. Bush land - 15 acres
   (b) The buildings. None

4. What improvements did you make upon the property in question? Give full particulars with the value of each and give the value of your own work separtely from the money you paid out of your own pocket.

(a) Buildings.	House 28'x30'	$1000.00
	Hot house 20'x50' and barn 18'x40'	$ 500.00
	5 other buildings	$ 300.00

Garage 20'x20'; Chicken house 8'x12';
Packing house 14'x18'; Picker's house 12'x44';
Woodshed 12'x26'.

Total - $1800.00

Y Miki

(b) Fencing. 500 feet

Clearing, tillage and fencing ($3172.00)

(c) Tillage. 13 acres

(d) Drainage. Ditch 2400 ft. - $130.

(e) Clearing. 13 acres - $3172.00

(f) Weed eradication. 10 acres - $100.00

(g) Planting. 10 acres - $498.00

(h)

(i)

5. Have you the assessed value at date of evacuation? If possible bring your assessement notice.

No

6. What is your age? 69 years

7. Did you make a living on the above property?

Yes

8. Did you make a profit from your work on the above property? If so about how much over and above your living?

Yes. $500.00

9. If you had rented the above property to someone else what annual rental could you have obtained?

$500.00 p.a.

10. What was the fair market value of this property at the date of your evacuation?

Land $6900.
Bldgs. $1800.

$8700.00

11. What was the fair market value of the property at the date when the sale was made by the Custodian?

$8700.00

12. Do you know of any sales of adjoining or close-by property which were made shortly before evacuation? If so, give particulars.

No

13. Did you carry any Fire Insurance on your property? If so, give particulars and try to produce any policies of yours or documents of that kind. Yes

14. At what price did the Custodian sell your property?
Property - $922.00

15. Did you receive a cheque and if so, for how much?
No

16. What did you do with the cheque?
n/a

17. What actual loss do you consider you suffered by sale of your property? $7,778.00

18. Bring in any correspondence you have had with Custodian.
Yes

PERSONAL PROPERTY

1. You have already given a list of the articles in respect to which you are making a claim so you need not repeat this but be sure you are familiar with it.

2. Was this property taken over by the Custodian?
Yes

3. What became of the property?
Sold by Custodian.

4. Where was the property actually left when you were evacuated?
Truck - left at Hastings Park, Vancouver, B.C.
Furniture - stored in house.
Farm implements - stored in Picker's house.

5. If it was left in charge of anyone give the name and circumstances. Custodian.

6. Was this property covered by Fire Insurance? If so, try to produce Fire Policy and any other documents which would show the value. Yes. Furniture - included in house is insured.

7. Did you receive a cheque from the Custodian?
No

8. For how much?
n/a

9. What did you do with the cheque?
n/a

10. Any correspondence? If so, produce it.
Yes

GENERAL INFORMATION

Give name and address of any persons who can corroborate your evidence as to ownership, value and loss. Opposite the name of each witness show briefly what evidence the witness is wxpected to give.

1. Name. T. Sawada

2. Address. PICTURE BUTTE, Alta.

3. Evidence expected.

1. Name. R. F. Gibb

2. Address. PICTURE BUTTE, Alta.

3. Evidence expected.

If there are any special facts applying to your case please state them clearly.

LETTERS AND DOCUMENTS

If you have any Agreements for Sale, Transfers, Titles, Insurance Policies, Leases, letters or other writings of any kind shedding any light on any of the above matters, please be sure to bring them in with you and give a list of them below.

Title
Fire Insurance Policy
Sales Slip of Truck
Sales Slip of Property
Letters

Lessor

EXHIBIT No. 473-4
DATE 25 Mar 1948
FILED BY
a.g. Nurtue

FARM LEASE

THIS INDENTURE made in duplicate this eighth day of April A.D. 1942

INPURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN :- YONEZO MIKI of Whonnock in the Province of British Columbia Farmer (hereinafter called the Lessor)

Of the First Part

- and -

JOHN A. HAMMER of the same place Farmer (hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT, for and in consideration of the rents, covenants and conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and lease 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 Maple Ridge, District of New Westminster and Province of British Columbia, more particularly known and described as:-

Block One (1) of a subdivision of the North East quarter of Section Five (5) Township Fifteen (15) containing fifteen (15) acres more or less:

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 ten (10) months to be computed from the first day of April 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 Four hundred ($400.00) 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. 1943, 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 :-

Five (5) acres of strawberries
Three (3) acres of raspberries
One and one half (1½) acres of rhubarb
One and one half (1½) acres of green peas
One half (½) acre of spuds
One (1) acre of grapes
All the fruit trees

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 and 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 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 live stock, 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 on 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 the year 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in reppect 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 Lessor 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 YONEZO MIKI and JOHN A. HAMMER in the presence of

M M Fletcher

Y Miki

J. A. Hammer

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 YONEZO MIKI and JOHN A. HAMMER, 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 eighth day of April A.D. 1942

M M Fletcher.

A Commissioner for taking affidavits within British Columbia.

Dated April 8th A.D. 1942

YONEZO MIKI

- to -

JOHN AL HAMMER

FARM LEASE

James M.Campbell
Barrister Solicitor
Mission City B.C.

Form 246

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. T 913
FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No. E269-C-13-3
Headquarters File No.

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

RE:- MIKI Y , Whonnock,B.C.
NAME OF FILE

On March 19th 1942 , I H.F.Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

EXHIBIT No. 473-5
DATE 25 mar 1948
FILED BY
a.g. Venture

SURRENDER UNDER O.C.P.C. 1486

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

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (41) CX439
		MAKE & MODEL 33 Chev. light delivery TIRE NUMBERS
		SERIAL NO. 617075
		ENGINE NO. 2335861
		SPEEDOMETER READING 77036
		CONDITION appears fair
		EXTRA EQUIPMENT NONE
		DESCRIPTION & CONDITION VERIFIED

[This is signed by Daughter]

X

13432 delivered by Yoshiye MIKI

Signature of Owner
Japanese Registration No.

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

E Morris

March 10/42

DATE:

H.F. Price

SIGNATURE OF MEMBER SUBMITTING REPORT

EXHIBIT No. 473-6
DATE 25 mar 1948
FILED BY ag. Wilson

March 19th, 1942.

To Whom it May Concern:

This is to certify that the driver of the vehicle is delivering same to the Royal Canadian Mounted Police at Hastings Park upon order from the B. C. Security Commission. This truck has been in our care pending decision on possibility of transfer to us by the B. C. Security Commission who have now instructed us to have these trucks delivered at Hastings Park.

Signed
PACIFIC CO-OPERATIVE UNION

Per
J. B. Shimek Mgr.

ESTABLISHED 1899 INCORPORATED 1917
PHONES: WESTMINSTER 62 & 63
VANCOUVER PACIFIC 1331

ASSETS OF COMPANIES REPRESENTED
EXCEED ONE BILLION DOLLARS

MORTGAGES AND CONVEYANCING
ESTATE BUSINESS TRANSACTED
NOTARIES PUBLIC, INVESTMENTS

ALFRED W. McLEOD LTD. AT YOUR SERVICE ALWAYS THE INSURANCE MEN

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Alfred W. McLeod Limited

NEW WESTMINSTER AND VANCOUVER

Insurance & Investments

McLEOD BUILDING, 50-52 SIXTH STREET

New Westminster, B.C.



January 14th, 1942.

EXHIBIT No. 473-7
DATE 25 Mar 1948
FILED BY
a.g. Verhue.

Mr. Y. Miki,
WHONNOCK, B. C.

Dear Sir:

We wish to thank you for forwarding British Empire Policy #40184 to us and herewith enclose copy of same as promised.

Yours truly,
ALFRED W. McLEOD LIMITED

Sec. Treas.

FHM:EB
Enc.

THE BRITISH EMPIRE ASSURANCE CO.

No. 44032

PLACE ..... SHEET NO. ..... BLOCK NO. ..... STREET NO. .....

WHAT IS THIS COMPANY'S TOTAL LIABILITY

ON THE SAME RISK?		ON ADJOINING RISK?		OVER WHOLE BLOCK?	
POLICY	AMOUNT	POLICY	AMOUNT	POLICY	AMOUNT

RATE OF COM. ----

RENEWALS			
TO	RENL. NO.	PREM.	

AGENT'S COPY

HANEY, B. C. AGENCY

HAL HINZIE.

AGENT.

REPLACING POLICY NO. 40184 Expired.

INTERIM NO. ISSUED. --

SUM INSURED	RATE	PREMIUM	TERM	FROM 12 O'CLOCK NOON STANDARD TIME	TO 12 O'CLOCK NOON STANDARD TIME
$300.00	2.00%	$6.00	3 YEARS.	9th DEC., 1941.	9th DEC., 1944.

INSURED - - - - - - - - - - - - - - - Y. HIKI. - - - - - - - - - - - - - - -

THE BRITISH EMPIRE ASSURANCE CO.

No. 44032

PLACE ..... SHEET NO. ..... BLOCK NO. ..... STREET NO. .....

WHAT IS THIS COMPANY'S TOTAL LIABILITY

ON THE SAME RISK?		ON ADJOINING RISK?		OVER WHOLE BLOCK?	
POLICY	AMOUNT	POLICY	AMOUNT	POLICY	AMOUNT

RATE OF COM. ----

RENEWALS		
TO	RENL. NO.	PREM.

AGENT'S COPY

HANBY, B. AGENCY

HAL MENZIES.

AGENT.

REPLACING POLICY NO. 40184 Expired.

INTERIM NO. ISSUED. --

SUM INSURED	RATE	PREMIUM	TERM	FROM 12 O'CLOCK NOON STANDARD TIME	TO 12 O'CLOCK NOON STANDARD TIME
$300.00	2.00%	$6.00	3 YEARS.	9th DEC.,1941.	9th DEC.,1944.

INSURED - - - - - - - - - - - - - - Y. EIKI- -

On the building only of the one story building built of frame

roofed with Shingles and its additions communicating and in contact therewith, foundations, landlord's permanent fittings and fixtures attached thereto and forming part thereof, including fences, frescoes and plate glass, only while occupied as a Private Dwelling, Market 1, Northwest 1/4 Section 9, Sec. 19, Miller Road, bet. Happy Valley & Carmichael Roads, situate and being

No. Town on the East side of WHONNOCK, in the of , Province of British Columbia.

Storm doors and windows, door and window screens, and shutters belonging thereto, are also held covered while contained in the above described building or on the premises.

On rents or rental value of the building described above, subject to the conditions of the rent clause attached hereto.

On Household Furniture, supplies and personal effects (including paintings, sculpture, curiosities, works of art, articles of vertu, all at not exceeding cost), printed books, plate, plated ware, jewellery, scientific and musical instruments, clocks, watches, trinkets and mirrors, the property of the Insured or of any member of the Insured's family, only while contained in the above described building.

The amount of this item may at the option of the Insured be held to cover the personal effects of guests and servants; loss, if any, to be adjusted with and payable to the Insured named in this policy.

Not exceeding ten per cent. of the amount of this item may at the option of the Insured be extended to cover ordinary household contents while contained in outbuildings on the same premises, it being understood that the total liability shall not exceed the amount insured under this item.

On the building only of the story building built of

roofed with , and its additions, communicating and in contact therewith,

only while occupied as and situate

On

Insurance map reference: Vol. *Sheet* *Block* *No.* ISOLATED.

Loss, if any, on buildings only, payable to Westminster Mortgage Corporation Limited, Mortgagee, as per M.C. attached,

subject, nevertheless, to all the terms and conditions of this policy.

Further insurance, concurrent herewith, as follows:— Other Concurrent Insurance Permitted.

ORDINARY ELECTRICAL APPARATUS CLAUSE:—This policy also covers direct loss or damage by lightning to the property insured (meaning thereby the commonly accepted use of the term "lightning," and in no case to include loss or damage by cyclone, tornado or wind storm) whether fire ensues or not; but if dynamos, exciters, lamps, switches, motors or other electrical appliances or devices are insured, it is made a condition of this contract that any loss or damage to them such as may be caused by lightning or other electrical currents, artificial or natural, is expressly excluded, and that this Company is liable only for such loss or damage to them as may occur from resultant fire or fire originating outside of the machines themselves. It is also understood and agreed and made a condition of this contract that if there is other insurance upon the property damaged, this Company shall be liable only for such proportion of any direct loss or damage by lightning (except as above stated) as the amount hereby insured bears to the whole amount insured thereon whether such other insurance is with a similar clause or not.

DIAGRAM

NOTE.—The Agent must show on the Diagram what Insurance this Company has on all the adjacent premises, and quote the numbers of policies and amounts insured. He must also be particular in stating how the adjacent buildings are occupied, and of what material built and covered, and mark the DISTANCES from and between them.

JAN 6 1942

N

W E

S

AGENT'S REPORT

(1) In what Company, if any, has the property hitherto been insured?.....

(2) Has the risk been declined by any other Company?.....

If so, by what Company and why?.....

(3) Have you personally and specially examined the property?.....When?.....(4) Would you class the risk as superior, average or inferior?.....(5) What is your estimate of the actual cash value of the property? Building, $..... Contents, $.....(6) How long have you known insured?.....(7) Has insured ever had a fire loss? If so, give particulars.....

.....(8) Can you confidently recommend the risk and the insured?.....

.....AGENT AT.....

BC-83-P
BC-2318-B.

BC/83-P
BC/2318-B

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

Farm Appraisal Report

File No. JL 346

Land Description Lot 1 of 48.03 ac. ptn. of NE¼ Sec.5, Tp.15, Map 3192.

Containing 13.64 Acres

Owner's Name MIKI, Yonezo Post Office Address Whonock, B.C.

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

Market Town New Westminster, B.C. Distance 26 "

Church (give denomination) Whonock, C. of E. & Presbyterian Distance 2 "

Nearest School North Whonock Distance 1 "

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

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

Has direct access to 9th Road, fair gravel road.

Is this district a good one? Poor and undeveloped.

Employment opportunity Practically nil in this locality.

Predominating Nationality and religion: Mixed, Japanese owners predominating.

Describe Fencing and its condition: No fences. Value $

Water supply: Ample supply from well. Value $

BUILDINGS ON FARM

3445

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18x28	frame	1	shgl	20	wood	poor	300.00
Addition	12x28	"	1	"	20	"	"	
Bunk house	12x40	"	1	"	20	"	"	175.00
BARN	x							
Shed	21x40	"	1	shk.	20	"	"	100.00
BARN	x							
Shed	15x60	"	1	"	20	"	"	150.00
GRANARY	x							
	x							
	x	Several smaller sheds of no value.						
	x							
	x							

Electricity:- Power available, lights installed.

Total present day value $ 725.00

Total Value Buildings add to farm $ 450.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House is so poorly finished that tenant states they will not be able to winter in it. $

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

No. rooms downstairs? 4 Upstairs? - How finished Wood only.

Are buildings painted? No. Condition of paint -

Distance from nearst bush Approx. 200 feet.

EXHIBIT No. 473-8
DATE 25 Mar 1948
FILED BY J. W. G. Hunter

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
9.28	level 9.28 acres	sdy.loam to clay 10" to 15"	clay	mixed small fruit, poor quality	50.00	464.00

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	
2.36	slightly undulating	sdy.to clay	clay	clearing, stumping, breaking.	150.00 to 175.00	10.00	23.60

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	
2.0	creek and creek bank	scrub bush	1.00	2.00

Total value of Land $489.60

Total added by buildings to value of farm $450.00

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

Total value of farm $939.60

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

Property occupied by tenant. Soil appears to be in a very low state of fertility and weeds are encroaching part.

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

Suitable for small fruits but soil fertility will have to be re-established.

Noxious weeds: Canada thistle, bracken and many lesser weeds.

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

Maple Ridge Municipality.
Imp. $800.00
Ass'd. Land 800.00 Taxes 1942 - $34.83
1941 - 35.07

Date: June 20, 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 June, 1942.

Inspector's Signature "D. DODDING"

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

Farm Appraisal Report

Jd. 346

Remarks: This is a poor holding generally, the soil is a sandy loam at the north running to a clay towards the south. The growth and condition of all crops indicate strongly that the virtue of the soil has been depleted by chemical fertilizer.

The buildings are all of poor type and structure, the house being little more than a shack.

The property is rented to Mr. J.A. Hammer for $400.00 for this year, with the choice to renew for the duration at $200.00 a year. In discussing this situation with Mrs. Hammer she stated that they had financed the lease through the shipping firm at Mission, but could now see no hope of the amount of rent from the crops. The crop is very light in any case and wet weather is rapidly cutting this down.

(FOR ORCHARD LANDS ONLY)

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

Nil.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

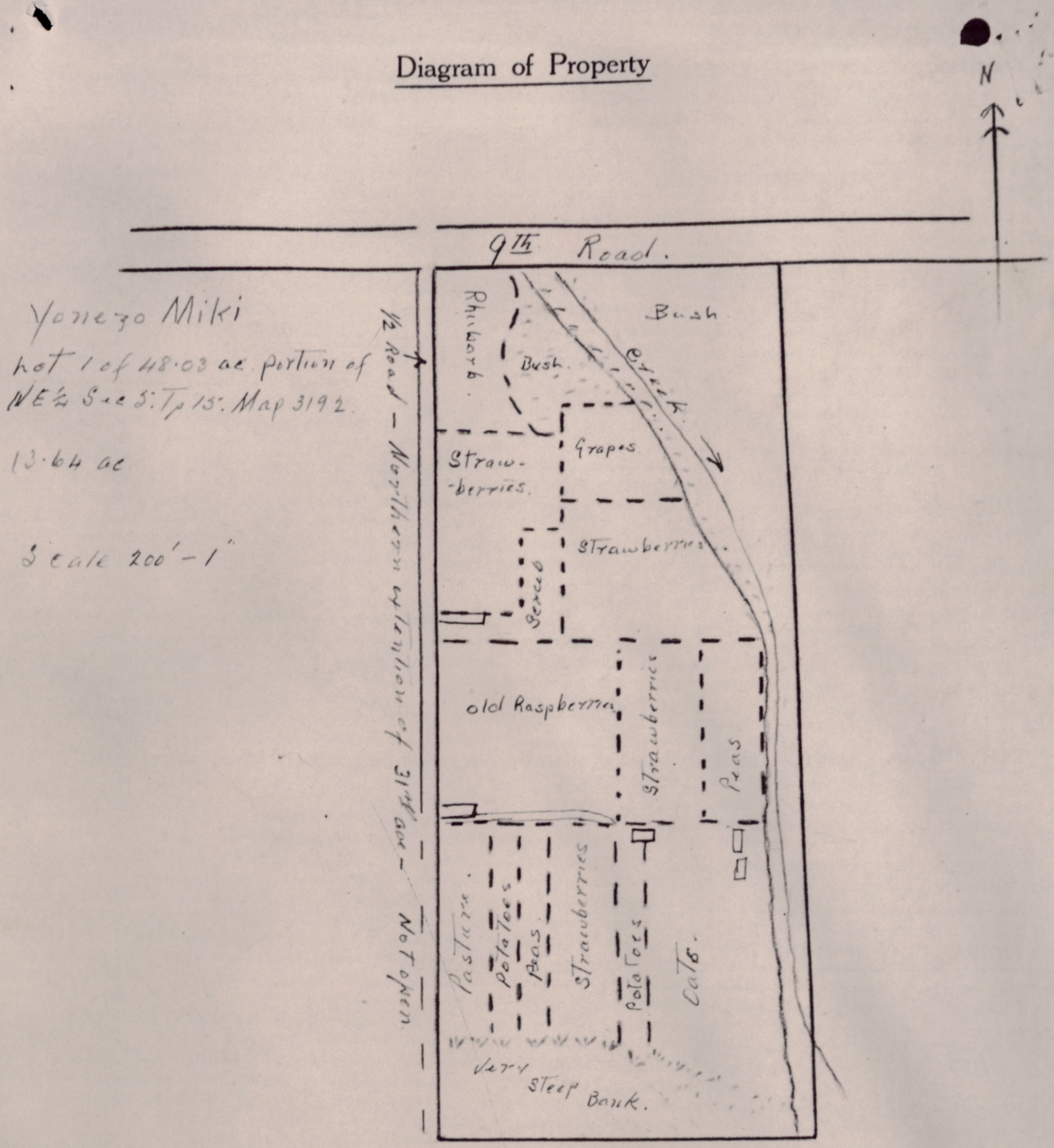
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

			Present Value
Strawberries	- very poor	- 3.98 ac.	$
Raspberries	- " "	- 1.49 "	
Rhubarb	- fair	- .71 "	$
Grapes	- "	- .48 "	
Potatoes	- "	- .62 "	$
Peas	- very poor	- .53 "	
Pasture		- .32 "	$
Oats	- fair	- 1.15 "	
		9.28 "	$
Waste		2.00 "	$
Bush		2.36 "	
		13.64 "	$
			$
			$

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 $ 900.00

Date 24th June, 1942.

"I.T. BARNET"
District Superintendent.

#11

TRUCK

4

3445

May 21, 1943.

EXHIBIT No. 473-9
DATE 25 mar 1948
FILED BY
J. W. G. Hunter

Mr. Yonezo MIKI,
Registration No. 13436,
c/o E. P. Kane, Esq.,
Picture Butte, Alberta.

Dear Sir:

Re: Your Truck and
The Pacific Co-operative Union

According to information supplied to this office by the Pacific Co-operative Union, we are informed that they were successful in effecting sale on your behalf of your 1933 Chevrolet light delivery truck.

Previous to sale being made, the truck was appraised by Messrs. McDermott Motors, Ltd. to which 10% was added for depreciation allowance and your truck was sold for the appraised value plus 10% or $188.12. The Pacific Co-operative Union have forwarded to this office a cheque for this amount and we have credited your account with $188.12. No doubt the Pacific Co-operative Union have been in touch with you in this connection and this letter is, therefore, sent to you purely as a matter of record and also to solicit your confirmation that the facts and figures given above agree with your own records.

The information contained in this letter supplements reply sent to you by our Farm Department on April 17th in reply to your letter of April 5th enquiring as to proceeds derived through sale made of your truck by the Pacific Co-operative Union from whom you had received a letter.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA