

<u>REAL PROPERTY</u>										
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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1544		1235.20			1235.20
										90.00

<u>PERSONAL PROPERTY</u>							
Motor Vehicles		Boats and Boat Gear					
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column

<u>NETS</u>					
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price

<u>MISCELLANEOUS CHATTELS</u>							
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price
418.00	184.00	55.20	44.02%	232.00	102.12		157.32

<b>TOTAL RECOMMENDATION</b>							<b>1482.52</b>
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CASE NO: 533.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,  
August 5th, 1948.

IN THE MATTER OF THE CLAIM OF  
MASUO MIKADO.

PROCEEDINGS AT HEARING.

Original.

6.14

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 R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,  
 August 5th, 1948.

IN THE MATTER OF THE CLAIM OF  
MASUO MIKADO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the  
 Dominion Government.

W.E. HUCKVALE; Esq., appearing for the  
 Claimant.

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MISS LILLIE THOMAS, Secretary.  
 MRS. LUCIE HANDFORD, Official Interpreter.  
 S.R. HOWARD, Esq., Official Reporter.

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M. Mikado,  
In Chief.

THE SECRETARY: Case No. 533, Masuo Mikado.

MR. HUCKVALE: Before I begin this claim, sir, when it was originally filed we claimed as a chattel an electric water pump and pipe amounting to \$150.00. From the personal property analysis it now appears that that was sold as part of the real property and therefore we are asking to amend our real property claim upward by that amount and we will strike that item off the personal property  
10 claim.

THE SUB-COMMISSIONER: I see.

MR. HUCKVALE: I might also say at this time, sir, that we claimed for a fishing boat which is the last item on the personal property side, but we will not proceed with that particular item.

THE SUB-COMMISSIONER: All right.

MASUO MIKADO, the claimant herein, being first duly sworn, testified as follows:

20 DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Mikado, you claim for farm property ?

A Yes.

Q And that property was described in your original claim?

A: Yes.

Q Now with respect to that farm property I want to show you this form (indicating) and ask you to take a good look at it.

A Yes.

Q Have you read it over?

30 A Yes.

M. Mikado,  
In Chief.

Q And have you signed it? A: Yes.

Q And is it true and correct?

A Yes, it is true.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I will ask my learned friend if he will file on behalf of the Crown the farm appraisal report.

(REPORT MARKED EXHIBIT NO. 2).

10 MR. HUCKVALE: Q: Now, Mr. Mikado, I want to refer to this farm appraisal report. It says that there was no basement in your house. What have you got to say about that?

A Well, we had a concrete basement in the house.

Q No question about that, is there?

A No.

Q It also says in answering the question as to whether the buildings are painted, the appraisal report shows "trimmed only". What have you got to say about that?

20 A: Well, we had the roof painted.

Q The roof was painted, too?

A Yes.

MR. HUCKVALE: It might be well, sir, at the present time to point out to an error on page 2 where 2.76 acres are valued at \$10.00 an acre for a total of \$276.00. This is an extraordinary report altogether.

Q Now, do you know a man named Gavin Mowat?

30 A Yes, I do.

Q What did he do so far as the evacuation was concerned?  
A: Well I believe he was the agent for the Custodian.

Q I want to show you a letter (indicating). Will you identify that for me, please? Did you receive that letter from Mr. Mowat, Mr. Mikado?

A I do not remember. Did I give these to you?

Q Yes.  
A: I must have then. I received some letters from him.

10 Q Do you recognize his signature?

A Yes, that is his signature.

Q And it is addressed to you, is it?

A Yes.

MR. HUCKVALE: I will tender that, sir, and I will explain my purpose in doing so. It appears that after evacuation out of rents a great deal of money was spent on this house, that is money that was spent to improve the house after this valuation was made and yet the sale was made on the basis of the valuation.

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(LETTER IN QUESTION MARKED EXHIBIT NO. 3).

MR. HUCKVALE: I am going to ask my friend if he will file the Custodian's statement of these moneys for that were spent/improving the property out of rentals. The statement is dated the 24th of January, 1945.

MR. RICE: Is it on the file?

MR. HUCKVALE: Yes, there is a copy of it. This one I want to keep for my own purposes.

30 MR. SHEARS: That is a statement but it hasn't got the

M. Mikado,  
In Chief.

first two items in it. Is that satisfactory?

MR. HUCKVALE: This doesn't being early enough.

If my friend will admit that on August 13th, 1942, he spent on this property for both labour and other things \$150.00, and on September 15th he spent for bathroom supplies \$90.00, -- and incidentally paid to Mr. Mowat-- and that on August 11th, 1943, he paid for labour and material \$58.70, I think that is \$56.70, and that again on November 4th of the same year there is a charge for repairs of \$14.70 and on February 28th, 1944, a charge for repairs of \$41.45, that will be all right.

MR. SHEARS: Where do you see that it was paid to Mr. Mowat?

MR. HUCKVALE: It is on your file.

MR. SHEARS: But that doesn't necessarily say that it was to Mr. Mowat.

MR. HUCKVALE: What about the Mowat Brothers for bathroom supplies?

MR. SHEARS: But the Mowat Brothers doesn't necessarily mean it is Mowat.

MR. HUCKVALE: Those things are admitted, I take it?

MR. RICE: The statement speaks for itself, your Honour. My learned friend has the opportunity of obtaining from this witness what he was charged with.

THE SUB-COMMISSIONER: This witness of course would not know what moneys were spent and deducted.

MR. RICE: He would know from statements that he got of what was sent there.

MR. HUCKVALE: All I am asking for him to admit is what

M. Mikado,  
In Chief.

they spent.

MR. RICE: I don't know what was spent.

MR. HUCKVALE: If he doesn't know what he spent, it is time that he found out.

THE SUB-COMMISSIONER: The Custodian would know.

MR. RICE: The office might know, but that is a matter of administration.

THE SUB-COMMISSIONER: Well do you admit this, that it is a statement from the Custodian?

10 MR. RICE: Yes, that is a statement from the Custodian's office.

MR. HUCKVALE: Q: Do you recognize this statement (indicating)? A: Yes, I do.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now I want to show you a picture, Mr. Mikado. Can you identify that picture for me?

A Yes, this is my house, used to be my house.

Q And was the house on the land about which we are speaking? A: Yes.

20

Q And what year was that picture taken?

A About 1938.

Q 1938? A: Yes.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Q: I show you another picture. Can you tell me what that is?

A Yes, this is the front of our house.

Q And what year was that picture taken?

30

A '41.



M. Mikado,  
In Chief.

Q And that is the house on the land about which we are speaking?

A Yes, it is the same house.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Q: Now apart from farming, did you carry on any other business on these premises, Mr. Mikado?

A: Yes, we had a laundry business.

10 Q You had a laundry business?

A Yes.

Q And who ran that? A: I ran it, like, and my mother helped and my brothers helped a little.

Q Now with respect to that business, I want to show you that form (indicating). Will you take a look at that, please? A: Yes.

Q Have you looked that over? A: Yes.

Q And have you signed it? A: Yes, I have.

Q And are the particulars in it true and correct?

20 A Yes, it is true.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: Was that business a paying concern? Did you make money out of it or did you lose money out of it?

A Oh yes, we used to make a good income. We had a good income.

Q Now you also filed a claim, Mr. Mikado, with reference to personal chattels, is that right?

30 A Yes.

M. Mikado,  
In Chief.

Q In connection with that claim I want to show you this form, (indicating). Will you look that over, please, Mr. Mikado? Have you read that form over?

A Yes.

Q And have you signed it? A: Yes, I have.

Q And are the particulars in it true and correct?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 8).

10 MR. HUCKVALE: And I would like my learned friend, if he would at this time, to file the personal property analysis.

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. HUCKVALE: I would just like to point out, sir, in connection with this personal property analysis that the inventory evidently taken by the claimant has been confirmed by the Custodian's agent, Gavin C. Mowat, the same man about whom we have  
20 been speaking.

Q This form, Mr. Mikado, shows two items as having been shipped to you. Perhaps my friend will check this over from the original, or you will, sir, because the carbon slips occasionally, but it would appear from that that a basket of odds and ends were shipped to you, Mr. Mikado, is that right? A: Yes.

Q Did you get those? A: Yes, we got some things. I don't remember what there was but there  
30 wasn't anything very good.

M. Mikado,  
In Chief.

Q And it looks like two cartons of kitchenware shipped to you, is that right?

A We didn't get many of those; it looked like the parcel had been opened when we received it and I guess we didn't receive all they sent; I am not sure.

MR. HUCKVALE: Now the only other comment, sir, with reference to this personal property analysis, some of these items are allegedly sold as real property.

10

THE SUB-COMMISSIONER: Yes.

MR. HUCKVALE: Q: Do you remember a congoleum rug that you claimed for?

A: A rug?

Q A congoleum rug? what kind it was.

A: I don't know

Q It is a sort of a linoleum rug.

A Yes, we had one.

Q Was that one you had tacked down or was it loose?

A I don't remember that.

20 Q You can't remember that?

A: No.

Q Do you remember any linoleum in the kitchen?

A Yes, we had it there.

Q How was it? Was it a fixture or was it a loose thing?

A: We had it tacked down.

Q It was just tacked down?

A Yes.

Q It wasn't glued down or anything?

A No, just tacked.

30 Q What about your fence posts? Were they driven into

M. Mikado,  
In Chief.

the ground, the ones that you are claiming for, or were they stacked some place?

A We had them stacked out in the yard.

MR. HUCKVALE: Well I am objecting, sir, that the light bulbs and fence posts which were allegedly sold with the real property should not have been, and that they are, in fact, chattels and I make the same statement with respect to the kitchen linoleum.

10 Q Now you were sent by the Custodian, Mr. Mikado, a certain number of auction sheets?

A Yes.

Q Are these the ones that you got (indicating)?

A Yes, these are the ones.

Q Now opposite the items on those auction sheets you have made some figures of your own?

A Yes.

Q Can you just tell the Commissioner what those figures represent?

20 A: Well I put down the bought price and the value at the time of the evacuation.

Q That is the value that you figured was a correct value?

A: Yes, my parents and I.

Q And you have done that with each item on these auction sheets?

A: Yes, sir.

Q And then you have added a certain list of goods that are not mentioned in the auction sheets?

A Yes.

30 MR. HUCKVALE: I am going to tender these, sir, because they simply add to what he has said in his personal

M. Mikado,  
In Chief.

Cross-Exam.

property claim.

(AUCTION SHEETS MARKED EXHIBIT NO. 10).

MR. HUCKVALE: Q: And is that the basis on which you  
have set up this whole personal property claim?

A Yes.

Q All right, thank you. Will you answer my learned  
friend, please.

MR. RICE: I am submitting, your Honour, that the real  
10 estate was sold at its fair value. I am submitting  
what chattels were sold were sold for their fair  
value, and I am submitting of the chattels that  
were lost, destroyed or stolen, if any, the claim  
for the same is exorbitant.

MR. HUCKVALE: All of them, every item?

MR. RICE: Yes.

CROSS-EXAMINATION BY MR. RICE:

Q You received four parcels from the Canadian  
Pacific Railway Company that were shipped to you?  
20

A Oh, I don't remember whether it was four but we  
did not receive anything that amounted to very  
much, like.

Q Well I show you an office record, a shipping  
record, by the Canadian Pacific Railway Company?

A Yes.

Q Shipped from Gulf Island, B.C., "one S/C", a  
single case, I suppose, I don't know what it is  
meant for, and then a basket and a box of china-  
30 ware and a box of records.

A Yes, we got the records all right.

Q But you got those four boxes or four parcels ?

A I remember we got the basket and the records, but I am not sure about the chinaware. My mother might know but I wouldn't know.

Q If you don't know what property, what part of this property you got back, but you know you got some though, don't you?

A Yes, but I don't think we got the chinaware.

10 Q Well isn't that marked there (indicating), "One box chinaware"? A: Yes, it is.

Q And you don't think that you got it?

A Not that I know of, because my mother was awful angry about not getting anything that amounted to anything of any value.

MR. HUCKVALE: It certainly doesn't show on your own analysis that it was shipped.

MR. RICE: The statement here is that it was shipped.

MR. HUCKVALE: Are you suggesting that your analysis  
20 is incorrect?

MR. RICE: Not at all.

A Part of the stuff I think was stolen.

MR. RICE: Q: Who signed for that, do you know (indicating)?

A: Is this the signature here (indicating)?

Q Yes, apparently.

A Well, I couldn't say.

MR. RICE: I wish to tender that as an exhibit.

MR. HUCKVALE: I would like my learned friend to make  
30 his position clear. He puts in an analysis that

M. Mikado,  
Cross-Exam.

shows two shipments of something. Now neither one of those mentions the chinaware. I just want to know upon what he relies.

THE SUB-COMMISSIONER: It tends to confirm this witness' evidence.

MR. HUCKVALE: Yes, sir, but he doesn't remember getting any chinaware and it doesn't show on the analysis that it was shipped.

MR. RICE: I am showing him the shipping bill and he  
10 says that he got part of this, and that his mother was angry over the chinaware and she didn't get what she expected to get.

Q Some of the parcels were opened, is that it?

A The baskets seemed to be opened, I remember the basket and the records.

Q And the others you aren't sure of?

A No, but my mother did tell me that she didn't get anything that is worth anything.

(STATEMENT MARKED EXHIBIT NO. 11).

20 MR. RICE: I also wish to submit, your Honour, a claim on real and personal property.

THE SUB-COMMISSIONER: An analysis?

MR. RICE: It is a claim on real and personal property.

(CLAIM MARKED EXHIBIT NO. 12).

MR. RICE: I take it, my learned friend, that the real estate claim is confined to \$4900.00.

MR. HUCKVALE: Yes, except that we have added to it the amount of that pump.

30 THE SUB-COMMISSIONER: \$150.00.

M. Mikado,  
Cross-Exam.  
Discussion.

MR. RICE: Yes, the \$150.00. Well, what about the claim of \$1000.00 for the business as a going concern? Are you still claiming for that?

MR. HUCKVALE: Yes, absolutely. I put in a separate form relating to that.

MR. RICE: That item is outside of the terms of reference.

THE SUB-COMMISSIONER: That would be up to Mr. Justice Bird.

10 MR. RICE: Well I take the objection that it is outside of the terms of reference and should not form part of these proceedings.

MR. HUCKVALE: That is a very important matter that has yet to be decided, I think, sir.

THE SUB-COMMISSIONER: . Mr. Rice?

MR. RICE: Yes, your Honour.

THE SUB-COMMISSIONER: This Exhibit 11 shows that the consignor was Mr. Mowat and the writing on here in  
20 lead pencil is not a receipt for these goods;  
this is only a memo.

MR. RICE: A shipping bill, your Honour.

THE SUB-COMMISSIONER: This is only a memo to the effect that the charges were prepaid and that they were sent by this B.C. Security Commission.

MR. RICE: The receipt that the claimant here would sign would be held by the C.P.R. for their protection, and we say that he shipped these goods and the claimant admits he got part of them,  
30 he remembers the record.



M. Mikado,  
Discussion.

THE SUB-COMMISSIONER: Well you asked him who signed for these.

MR. RICE: Well, first of all, I thought somebody had signed for them.

THE SUB-COMMISSIONER: Well he just did not know anything about it because it isn't a signature as a receipt at all.

MR. RICE: Q: Was there a bathroom in your house when you were in there? A: Not when we left.

10 We had a room made for a bathroom and we had it put in for us.

Q You had them put in a bathroom for you?

A Yes.

Q That was done at your request?

A Yes.

Q And the charges that were charged to you for doing so were proper? A: Well we haven't

seen the bathroom but I believe that it is.

Q You believe that it is?

20 A Yes.

Q All right.

THE SUB-COMMISSIONER: Is that all, Mr. Rice?

MR. RICE: Yes, sir.

THE SUB-COMMISSIONER: Have you anything more, Mr. Huckvale?

MR. HUCKVALE: No, sir.

THE SUB-COMMISSIONER: That is fine, thank you, Mr. Mikado.

(Witness aside)

30

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

*S. R. Howard*  
"S. R. Howard" COURT REPORTER

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

  
SUB-COMMISSIONER.

Case No. 538

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  
File 3273

Lethbridge

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

(1) NAME MIKADO MASUO (RCMP) Reg. No. 09160  
(Print) Surname Given Name

(2) Pre-Evacuation Address Ganges Salt Spring Island, B. C.

(3) Present Address Magrath Post Office, Alberta.

(4) REAL ESTATE  
(a) Street Address (if any) Ganges, British Columbia.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Amended Parcel "G" (D.D. 62840 - 1 and D.D. 100143-1 of Section 4, Range  
3, East North Salt Spring Island, Cowichan District.

(c) Type of Real Property (cross out words which do not apply):  
(i) ~~Farm~~  
(ii) ~~Residence~~ Type of business Laundry and Farm  
(iii) ~~Business~~  
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land with crops - - - (5.76 acres) - - \$ 1400.00  
(ii) Buildings House, wash house, garage - - - \$ 3500.00  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 1000.00  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 5900.00  
(v) Amount at which Custodian sold property and credited your account - - \$ 1543.15  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4356.85

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation  
Ganges Salt Spring Island, British Columbia.  
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
House  
(c) How stored or packed at time of evacuation  
Stored in my own house.

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

My personal property was left in care of the Custodian

(e) Itemized description of personal property which is the subject of the claim:

1.	Furniture, household goods, lumber, garden tools etc.,	Estimated Value \$	500.00
2.		Estimated Value \$	
3.	Electric water pump and pipe	Estimated Value \$	150.00
4.	1 Gate	Estimated Value \$	5.00
5.	400 ft. Clothes Lines	Estimated Value \$	5.00
6.	25 Berry crates	Estimated Value \$	5.00
7.	3 Wash house wooden tubs	Estimated Value \$	15.00
8.	70 Fence Posts	Estimated Value \$	10.00
9.	Fishing boat	Estimated Value \$	750.00
10.	Less received from Custodian \$140.65 & \$319.25	Estimated Value \$	<del>1440.00</del> <del>439.90</del> \$980.10

TOTAL CLAIM FOR PROPERTY LOSS \$

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 5336.95

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)  
Lethbridge.

(b) Do you require the services of an interpreter at the hearing? Yes or no. Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA )  
of )  
TO WIT: )

I, MASAO MIKADO of the Town of Magrath, in the Province of Alberta

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 City )  
of Lethbridge, )  
in the Province of Alberta )  
this 21st day of November )  
A.D. 1947. )

*Masao Mikado*

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

(Claimant's Name)

**REAL ESTATE**  
(Farm Land)

09160

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
2.76 Uncleared Cultivated not planted Cultivated and not in crop List Crops	.76	1936	Mr. Bullock	\$225.00			
	5	1937	Mr. King	600.00			
Asparagus 1 acre					1.76 acres pasture	Old Tennis Court	
Raspberries $\frac{3}{4}$ "					remainder uncleared	No value	
Loganberries $\frac{1}{4}$ "						torn down	\$4900.00
Strawberries $\frac{1}{2}$ "							
Garden and dozen fruit trees							
Total							

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

Description	When Made	Cost
Clearing $1\frac{1}{4}$ acres	1937	About \$200.00
Plowing and planting to Berries & asparagus	1938	" 200.00
2 wells and 150 feet drain ditch	1937	150.00
400 feet wire fence	1938	50.00

**BUILDINGS**

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	28 x 36	V. Joint	1937-8	\$1100.00	\$1200.00	\$950.00	250.00	\$3000.00
Wash house	30 x 14	Shiplap	1937	140.00	110.00	100.00		350.00
Garage	10 x 16		1937	50.00	50.00	5000		150.00

EXHIBIT No. 533-1  
DATE Aug. 5/48  
FILLED BY W.R. Huchvale

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

There was a concrete basement in house. Appraiser says "no basement". Roof was painted as well as trim. Appraiser places no value on orchard trees. These were in good shape and just beginning to bear. Appraiser places no value on plants.

This is a Salt Spring Island property purchased at a time when real property were depressed. It has been cleared and cultivated and carefully farmed up to time of evacuation. It is noted from P.P. analysis that the Electric Water Pump and Pipe has been sold with real property. This item which cost \$180.00 is not mentioned in the appraisal. If it was sold with real property I wish to increase the value of my real property claim by \$150.00 and decrease my chattel claim accordingly.

Masuo Mikado  
Signature

STATEMENT OF ACCOUNT

File No. 3273.

Masuo MIKADO

Reg. 09160.

1942

Sept.	2	Rent, Sept.-Dec. @ \$20.00		\$ 80.00
"	2	Miss Mohrman - sale of wood		10.00
"	15	Mouat Bros., Bathroom supplies	\$ 90.00	

1943

Aug.	11	G. C. Mouat - repairs & materials	56.70	
"	11	G. C. Mouat - plumbing repairs	2.00	
"	11	G. C. Mouat - rent of berry patch		24.00
"	11	G. C. Mouat - rent of house, Jan.-June @ \$20.00		120.00
"	11	G. C. Mouat - rent of house, July		20.00
Sept.	15	1943 taxes	7.15	
Oct.	16	Cheque in your favour	50.00	
Nov.	4	G. C. Mouat - repairs,	14.70	
"	4	Rent - Aug.-Sept.-Oct. @ \$20.00		60.00
"	5	Transferred from Boat Acct. (Proceeds from sale of Boat)		123.75
"	8	Fire Insurance	25.50	
Dec.	3	Proceeds from Auction Sale		184.00
"	3	Auction sale disbursements	43.35	

1944

Jan.	8	B.C.S.C. - Shipment of effects	5.67	
Feb.	28	Rent - Nov.-Dec.		40.00
"	28	G. C. Mouat - repairs	41.45	
May	11	Cheque in your favour	100.00	
Today		Balance standing at your Credit	<u>225.23</u>	
			\$ 661.75	\$ 661.75

JUN 9 1944

E. & O. E.  
3rd June, 1944.

EXHIBIT No. 533-14  
DATE Aug. 5/48  
FILLED BY  
W.E. Hechrab



1938

July 5.

2004665754



1941

July 6.

2004665755

MIKADO Masuo  
(Claimant's Name)

**PERSONAL PROPERTY**  
(Business)

09160  
Reg. No.

Type of BUSINESS	Location	Gross Turnover 1941	Average Mark Up	Net Income 1941	Estimated Value of Goodwill
Laundry	Salt Spring Island	\$1200.00		\$1000.00	\$1000.

Description of Stock-in-trade at evacuation (Attach inventory with cost prices)	Whether prices mentioned are wholesale or retail:	I PURCHASED THE BUSINESS			Value of Furniture equipment and Fix- tures at date of purchase	Value of Goodwill at date of purchase:
		Date of Purchase	Price	Value Stock Date of Purchase		
Nil	Nil	Business was started in 1931 by my Mother. I took it over from her although she helped me running it. I took complete charge in 1936.				

Furniture equipment and fixtures acquired after purchases:

Description	Date Acquired	New or Used at Date Acquired	Price Paid	Condition when Evacuated:	Estimated value at date of Evacuation:
Electric Washer	1940	New	\$150.00	Good	\$125.00
2 Electric Irons	1941	"	15.00	"	12.00
13 Flat Irons	Various years	"	?	"	?
8 Wash Tubs	"	"	?	"	?

List of Accounts Receivable and Accounts collected by Custodian Attached:

EXHIBIT No. 533-7  
DATE Aug 5/48  
FILLED BY W. G. Huckvale

Method of Storage and Arrangements Made at Time of Evacuation: Electric Washer and Electric Irons were sold privately before evacuation. Other articles used in Laundry business appear to have been sold at auction by Custodian.

Additional comments, if any: Laundry business had about 30 steady customers all year round. In summer, tourist business was heavy and number of customers doubled. This season lasted 3 months out of each year. No help was employed as my Mother and I did all the work. Delivery was made by truck. Truck was sold by me privately.

Masuo Mikado  
Signature



<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Suite (2 dressers, 2 chairs)	1938	All new	\$42.00	Good	\$25.00
Extension Table	"	New	40.00	Excellent	30.00
Electric Lamp	1937	"	7.00	Good	5.00
18 Chairs & other goods lost or not mentioned:	1937-38		39.60	Good	18,00
2 Carpets					
Boxfull of books - <i>Including Webster Dictionary purchased in 1941 at cost of \$2.50</i>					
12 picture frames					
2 hand water pumps					
2 axes,					
Wire gate					
400 ft. clothes lines					
25 berry crates					
3 Big wooden Tubs					
70 fence posts.					
				Total \$690.00	
				Received from auction sale \$140.65	

Description of Storage of Goods:

Chattels were stored on premises - mostly in house but items such as fence posts in yard. List was given to Custodian.

General Statement as to Chattels not Described above:

Claimant will produce auction sheets sent to him and will give fair market value of all items.

EXHIBIT No. 533-8.  
 DATE Aug. 5/48  
 FILLED BY W. H. Huchvale.

Additional Comments, if any:

Claim for Fishing Boat is abandoned. Claim for Electric Pump & Pipe is added to Real Property Claim.

Masuo Mikado.  
 Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3273

EXHIBIT No. \_\_\_\_\_

NAME Masuo MIKADO.

REG. No. 09160

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>5/4/42</u>	TAKEN BY <u>Gavin Mouat</u>					
EVACUATION <u>5/5/42</u>	DATE <u>Apr. 5/42.</u>					
19 Kitchen chairs	Declared Inventory	Furniture, Household		10.-		
1 White Dresser	confirmed by Custodian	goods, Lumber, Garden		✓		
1 Washstand (broken)	Agent, Gavin C. Mouat.	tools, etc. \$ 500.00		1.-		
1 Man's Suit of Clothing & odd clothing		Electric Water Pump and				
2 Coats		Pipe 150.00				
1 coil bedspring		1 Gate 5.00				
1 white Dresser with Mirror		400' Clothes Lines 5.00				
1 Chest of 3 drawers (old)		25 Berry Crates 5.00				
1 Writing Desk (old)		3 Wash house wooden Tubs 15.00		✓		
1 Bedroom Chair (white)		70 Fence Posts 10.00		4.-		
1 small Grass Mat		Fishing Boat 750.00		2.-		
1 Ironing Board		Total \$1,440.00		✓		
1 Bskt. Odds & Ends		Ack. Custodian Credits \$ 459.90				
1 Dressing table with mirror		Amt. of Pers. Prop. claim \$ 980.10				
1 double Wooden Bed, Spring & Mattress				1.-		
1 Singer Sew. Machine						
2 ctns. Kitchenware						
1 Scales				1.-		
1 brass Bedstead						
About 1500' V-Joint & Flooring (new)				✓		
1 Enamel Bedstead (old)						
Rubber Boots						
Dishes & Kitchen utensils (1 box)						
1 box framed Pictures						
1 ctn. Books						
1 ctn. Glassware						
3 rough wooden Tables				4.75		
1 Coleman Lamp						
1 Elec. Table Lamp				1.50		
1 Suitcase containing fruit jars, teapots, etc.				3.-		
Several bskts. & boxes containing clothing, dishes & household goods						
1 Thermos						
8 Galv. Wash Tubs				3.50		
1 Fishing Rod						
1 Frying Pan						
1 Tea Kettle						
1 Clothes Cupboard				1.-		
1 Paper Cutter				1.-		
1 Bskt. Bedding, etc.						
1 Broom						
1 Mop						
4 small Mats (worn)				1.-		
2 Occasional Tables						
1 Rocking Chair				1.-		
2 Armchairs						
1 Dining room oak extension Table				3.50		
1 Oak Sideboard				9.-		
1 Gramophone				2.50		
1 Chesterfield				10.50		
1 Congoleum Rug						
1 Kitchen Linoleum						
2 Kitchen Tables						
1 Kitchen Stove				12.-		
1 Wall Mirror				1.-		
		<i>Auctions (net) 140.65</i>				
		<i>Tenders (net) 319.25</i>				
		<u><i>459.90</i></u>				

325- *abandoned.*

✓  
✓

S TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	<i>Shipped</i>	REMARKS
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325 - *abandoned.*

✓  
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EXHIBIT No. 533-9  
 DATE Aug 5/48  
 FILLED BY *Shallice*

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 3273

EXHIBIT N

NAME Masuo MIKADO.

REG. No. 09160

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
			AUCTION	TENDER &c	
DECLARATION <u>5/4/42</u>	TAKEN BY _____				
EVACUATION <u>5/5/42</u>	DATE _____				
1 Elec. Pump & Tank					✓
1 Ladder (16')					
1 Fire Screen					
2 Crocks (10-gal.)			3.25		
2 Wine Barrels (50-gal.)			2.-		
Some bottles of Wine					
50' odd Garden Hose			3.-		
25 lb. assorted Nails			✓		
12 wooden Berry Buckets					
6 Galv. Pails (old)					
1 Oil Can (5-gal.)					
25 Used Berry Crates					
1 Planet Jr. Cultivator			6.25		
3 Digging Forks			✓		
3 Hoes			✓		
5 Shovels					
1 Peavey					
3 Crowbars					
1 Hay Fork			✓		
2 Picks			✓		
1 Mattock					
1 Garden Rake					
1 double bit Axe					
Odd Lumber (abt 4000')			47.-		
2 Water Pumps in Wells					✓
1 Steel yard			2.25		
6 ricks of Stove Wood					
2 old Laundry Stoves					
2 wooden Wash house Tubs			1.-		
1 Flour Bin					
1 Crock (3-gal.)					
1 Primus Stove			1.50		
15 light bulbs					✓
70 Fence Posts					✓

Vancouver, B. C., Mar. 1/48.

RGB/P.

Summary of Auction Sale:

Furniture	7.50
Tools	8.25
Miscellaneous	15.75
Kitchenware	12.-
<u>Gross proceeds Auction Sale</u>	<u>184.-</u>
<u>Less charges</u>	<u>43.35</u>
<u>Net proceeds Auction Sale:</u>	<u>\$ 140.65</u>

Fishing Vessel proceeds	\$ 325.-
<u>Less SFVDC charges</u>	<u>5.75</u>
<u>Net proceeds - Fishing Vessel</u>	<u>\$ 319.25</u>

*[Handwritten signature]*

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &C	UNSOLD	REMARKS
AUCTION	TENDER &c							

3.25

2.-

3.-

✓

6.25

✓

✓

✓

✓

47.-

2.25

1.-

1.50

7.50

8.25

15.75

12.-

184.-

43.35

140.65

\$ 325.-  
5.75

\$ 319.25

*Handwritten signature*

NAME MIKADO, Masuo

REGISTRATION NO. 09160

FILE NO. 3273

The following chattels were sold by public  
 auction at Salt Spring Island, B.C. on November 3, 1943.

	Bought price	sale price	fair value
Suite (4 pieces - 2 dressers, 2 chairs)	\$ 24-12-3-3-	4.50	25.00
Extension table ( 2 leaves)	\$40.00	3.50	30.00
Electric lamp	7.00	1.50	5.00
18 17 chairs	39.60	10.00	18.00
Morris chair	5.60	0.50	2.50
Rocker	6.00	1.00	2.00
Ornamental Mirror	about 5.00	1.00	2.50
Mirror	2.50	1.00	1.50
Small table	3.00	1.25	1.25
Writing table	4.20	2.00	3.00
Small table	about 2.50	1.25	2.00
Sideboard & mirror	40.00	9.00	20.00
Grammophone	about 30.00	2.50	15.00
Mauve chest of drawers	about 6.00	4.00	4.00
Settee <i>sofa</i>	38.00	10.50	20.00
Wooden bed, 1 spring	15.00	1.00	5.00
Kitchen table	8.00	2.25	5.00
Home-made washstand	home made	1.00	1.00
1 old chest of drawers	5.00	0.25	2.00
4 Mats	10.00	1.00	2.00
Paint & Varnish	9.50	6.00	9.50
Lumber & door	95.00	47.00	95.00
2 food choppers	4.70	2.75	2.75
Wiring		0.50	.50
2 Clippers	5.50	2.50	2.50
13 Flat irons	9.95	0.75	6.50
Hanging lamp	1.50	0.25	1.00
2 Oil lamps	2.00	0.25	2.00

Total carried forward: \$ 119.00

Less Expenses: \$

Net Proceeds Credited: \$

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks:

EXHIBIT No. 533-10  
 DATE Aug. 5/48  
 FILLED BY W. R. Heckvale

NAME MIKADO, Masuo

REGISTRATION NO. 09160

FILE NO. 3273

The following chattels were sold by public  
 auction at Salt Spring Island, B.C. on November 3, 1943

	Bought price	Sale price	fair value
Total brought forward:	\$ 119.00		\$
Pans	\$ 5.00	3.00	4.00
Scale	6.00	1.00	2.50
Primus stove	4.20	1.50	2.00
Tools	about 3.00	1.25	1.25
1 Chopper	about 2.00	1.75	1.75
8 Washtubs etc.	12.00	3.50	8.00
5 dys. Sealers	7.25	3.00	7.50
100 ft. Spring scales	about 2.00	1.25	1.25
Rubber hose	7.00	3.00	3.00
Pontiac Range	85.00	12.00	30.00
Clothes Closet	40.00	1.00	1.00
Box stove pipe	.25	0.25	.25
2 Washtubs	1.00	1.00	1.00
2 Old stove	2 7.00	0.75	10.00
Planet Junior	8.00	6.25	6.25
Garden tools	.50	0.50	.50
2 rear Bicycle carriers	.50	0.50	.50
1 7' saw	12.00	0.50	4.00
Wash boiler	about 3.00	0.75	1.50
2 1/2 gal. sealers - Lantern sealers 40 <sup>lb</sup> lantern	1.25	0.25	1.00
2 10 gal. crocks	14.00	3.25	10.00
2 barrels	5.00	2.00	2.00
1 crowbar - 2 spud forks	3.00 + 2.50	2.00	3.00
2 hoes - 1 hayfork	1.80 + 1.50	1.00	1.50
1 Peavey - 2 bars - 2 picks	7.00	3.00	7.00
1 pr. tire chains - 1 Dog chain	6.00	3.75	3.75

Total carried forward

\$ 177.00

~~Less Expenses:~~

\$

~~Net Proceeds Credited:~~

\$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

Remarks:

NAME MIKADO, Masuo

REGISTRATION NO. 09160

FILE NO. 3273

The following chattels were sold by public auction at Salt Spring Island, B.C. on November 3, 1943.

	Bought price	Sale price	Fair value
Total brought forward:	\$ 1.00	\$ 177.00	\$ 1.00
Nails - Paper cutter	2.00	2.00	2.00
Bldg. paper - Baskets	about 2.00	1.75	1.75
Chinaware	4.00	2.25	2.25
Steelyards			
<u>goods lost or not mentioned</u>			
2 carpets	\$ 70.00		\$ 30.00
Boxful of Books (1 \$25 dictionary)			50.00
12 picture frames with pictures			5.00
2 Hand water pumps	15.00		10.00
2 Axes	2.50		1.50
70 Fence posts	10.50		10.50
1 Dresser	5.00		2.50
Electric water pump & pipe	180.00		150.00
1 Steel gate	8.00		5.00
400 ft clothes lines			5.00
25 berry crates	6.25		5.00
3 Wash House wooden Tubs			15.00

Fair value at time of evacuation of these goods Total \$ 690.00

Total		\$ 184.00
Less Expenses:	(Auctioneer's Fee: \$18.40)	
	(Advertising: 1.45)	\$ 43.35
	(Moving: 23.50)	
Net Proceeds Credited:		\$ 140.65

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Salt Spring Island 1.

Remarks:



533 - 11  
 EXHIBIT No. \_\_\_\_\_  
 DATE Aug. 5/48  
 FILED BY G.E.A. Rice

VANCOUVER Date Customs Report No. Pro.No. 5  
 WHARF NOV 10/43 11/1989  
 M MIKADO (CHARGE B C SECURITY COMMISSION VANCOUVER BC)  
 MAGRATH ALTA  
 CANADIAN PACIFIC RAILWAY COMPANY

Way Billed From	Date of W.B. Series & No. of W.B.	Initial & No. of Car	Consignor
GULF ISLAND BC	NOV 9/43 1093	PR MARY	G MOUAT GANGES B

ARTICLES AND MARKS	WEIGHT	RATE	CHARGES
1 S/C 1 CTN BASKET 1 BX CHINAWARE 1 BX RECORDS 4	"Fwd ppd chge BC Sec.Comm. P.W.Fisher 11/10/43"	M CR JUL 11 1947	50 05 55

PIER C 5 COLLECT

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

Nov.24-48

*Mulanstall*  
 64

DATE Aug. 5/48

FILED BY

G.E.A. RiceCLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Masuo MIKADO.

	<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>VLA Appr.</u>	<u>Realized</u>	<u>Remarks</u>
(1)	\$1,400.00	Farmland (5.76 acres) on Salt Spring Island	\$1,400.00 (incl. crops)	Land \$ 650.00	\$ 576.00 )	\$1,544.00 )	(1) & (2) VLA Appraiser described this property as "a nicely situated small property with a good house, good water supply and electric light.
(2)	\$3,500.00	Buildings on above	\$3,500.00	Impt. \$1,500.00	\$1,000.00 )		The "crops" included in claimant's valuation of his property were sold to a Chinese market gardener for \$80.00.
(3)	\$1,000.00	"Business"	\$1,000.00	--	--	--	(3) We have no information to show what this item (\$1,000.00) represents or on what it is based.
	\$5,900.00	Real Property Total (gross)					
	\$1,543.15	Acknowledged Custodian Credits					
	\$4,356.85	<u>Total Real Property Claim</u>					
(4)	\$ 500.00	Furniture, etc.	\$ 500.00	--	--	\$ 184.00	(4) This over-all valuation (\$500.00) was not realized at the auction at which all saleable articles on the premises were sold (Nov. 3/43). Some of the articles shown in the "No Account, Theft &c" column in Personal Property Analysis would have been included in the shipment made Nov. 10/43, described on Way Bill as:  1 S/C 1 Ctn Basket 1 Bx Chinaware 1 Bx Records  the balance remaining unaccounted for.
(5)	\$ 150.00	Electric Pump & Pipe	\$ 150.00	--	--	--	(5) This item (\$150.00) would have been treated as a fixture and included in sale of Real Property.

(Over)

Claimant: Masuo MIKADO.

File 3273.

	<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>VLA Appr.</u>	<u>Realized</u>	<u>Remarks</u>
(6)	\$ 40.00	Sundries	\$ 40.00	--	--	--	(6) With the exception of "Berry Crates" (\$5.00) the articles included in this item (\$40.00) would have been included in sale of real property.
(7)	\$ 750.00	Fishing Vessel	\$ 750.00	--	--	\$325.00	(7) This item (\$750.00) represents a fishing vessel which was in such poor condition it was treated as a Constructive Total Loss, the Government compensating the owner with the estimated value of the vessel, which was placed at \$325.00. The engine was sold for \$125.00, and the hull demolished to avoid the dead loss of attempting to adequately repair. See our letter of June 3/44 to owner.
	\$1,440.00	Personal Property Total (gross)					
	\$ 459.90	Acknowledged Custodian Credits					
	\$ 980.10	<u>Total Personal Property Claim</u>					
	\$5,336.95	<u>Total amount of Claim</u>					"RGB"

Vancouver, B. C., Mar. 1/48.

RGB/P.

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

Nov.24-48

BC-709-P  
BC-492-B

# Farm Appraisal Report

File No. J.L.781

Land Description Part of Parcel "H" of part of Sec.4, Rge.3 E., North Division of Salt Spring Island.  
Containing 5.76 (more or less) Acres

Owner's Name Masuo MIKADO Post Office Address R.R. Ganges

Nearest Rail Point C.P.R. Boat Service Distance 1 m.

Market Town Victoria or Vancouver Distance 40 "

Church (give denomination) Protestant, Ganges Distance 1 "

Nearest School Ganges Consolidated Distance 1 "

State how property was identified: Road, 1 Post & map check.

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

Yes. It fronts on Lower Ganges Road on South. The lane in the West is private property. Owner has allowed it to be used.

Is this district a good one? On the Island, yes.

Employment opportunity Very limited.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Wire & rail. Poor generally. Value \$

Water supply: Two domestic wells, good supply. Value \$

## BUILDINGS ON FARM

3273

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27 x 38	frame	12	shgl	5-6	cedar posts	good	1300.00
Cabin & bath	x 14 x 30	"	9	"	5	"	fair	50.00
BARN	x							
Garage	10 x 16	R. Lumber	8	"	5	wood	poor	15.00
BARN	x							
	x							
GRANARY	x							
	x	There is also a tiny poultry shed						
	x	of no assessible value.						
	x							
	x							

Electric Light installed.

Total present day value \$ 1365.00

Total Value Buildings add to farm \$ 1000.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Vacant now, but quite ready for occupancy.

Has open fireplace: \$

Describe the basement and chimneys: No basement. Brick chimney to ground.

No. rooms downstairs? 5 & / pantry Upstairs? Open attic How finished V. Joint.

Are buildings painted? Trim only Condition of paint good

Distance from nearest bush 100' to the North.

533-2  
Aug. 5/48  
G. A. Rice

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
3	Level with gentle fall South	Sharp loam 6 - 8" sandy	Clay	Quite good, Logans. strawberries, raspberries & garden	100.00	300.00
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.						
2.76	Generally level with fall to South	Sandy Loam 6-8	clay	clear second growth conifers	150 - 200 10.00	276.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

5.76

Total value of Land \$ 576.00

Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1576.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
House at present vacant. Weeds have got ahead in cropped land.  
An informed crop rented to some Chinaman, no details.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Nice home-site; present crops appear very suitable.

Noxious weeds: A few Canada thistle, but on the whole, clean.

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

Provincial Taxes. Salt Spring Island Assessment District.  
Land and school \$7.15.

Date: August 8th, 1942.  
Place: Victoria, B.C.

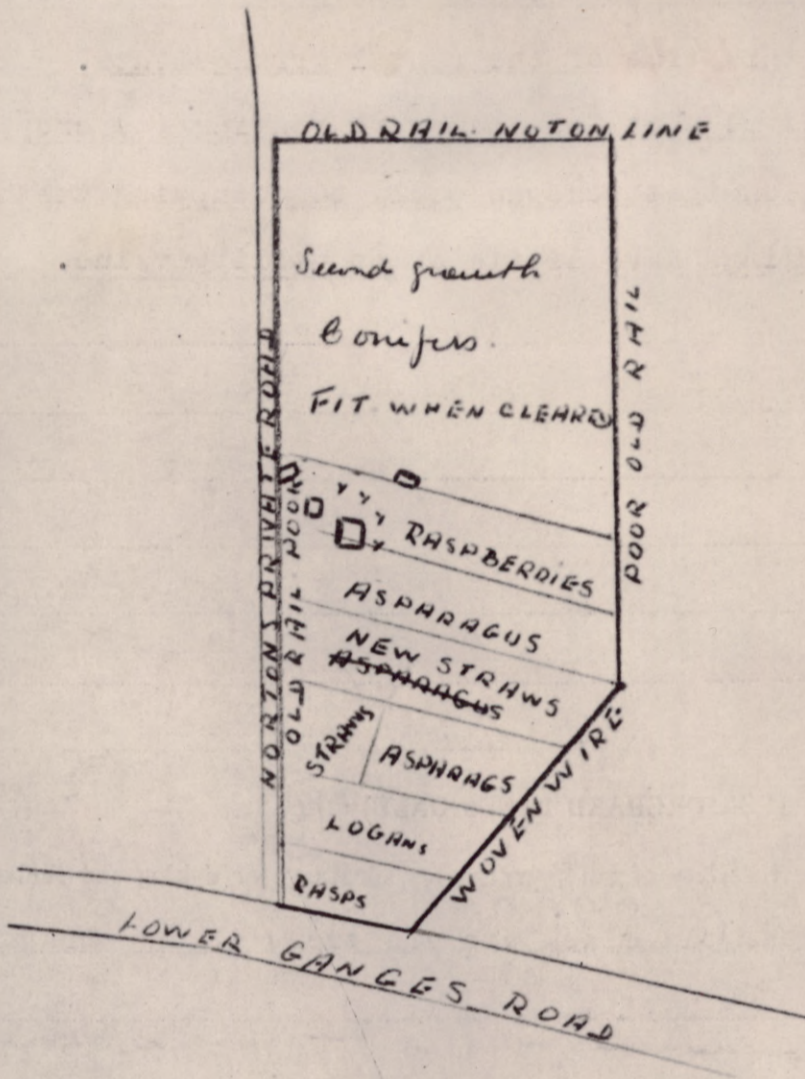
I certify that the above report is based on a personal examination of the whole farm made on the 7th day of August, 1942.

Inspector's Signature

"T. GODFREY"



Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1500

Date 19th August, 19 42.

(SIGNED) I. T. Barnet  
District Superintendent.

# 46



Ganges, B. C.,  
February 1, 1943.

EXHIBIT No. 533-3  
DATE Aug 5/48  
FILLED BY W.E. Huchra

Mr. Masuo Mikado,  
P.O. Box 125,  
Magrath, Alta.

Dear Masuo :-

I have received your letter and I am glad to know that you are all well. I note that you are finding the weather unusually cold. We have just experienced a week of the coldest weather for many a year. However, it appears to be all over now and things are back to normal.

With regard to the letter you sent about your boat, I have written to the Office of the Custodian about this and will endeavour to follow it up further when I am in Vancouver next.

I do not know anything about the disposal of the boat but I gather from your letter that you are under the impression that your boat was sold some time ago for \$200. This may or may not be so. When in Vancouver I shall do all I can to get full information sent to you. In the meantime I would suggest, that as you have agreed to a valuation of \$675 and have not accepted the valuation of \$200, that you do not worry too much about it for the time being.

The Evacuation has undoubtedly caused you great inconvenience, expense and loss, and I am convinced that when this war is over all such matters will be fairly and squarely discussed and adjustments made where necessary.

Now with regard to your property here, it has been rented to three school teachers, namely, Miss Birke, Miss Morhman and Miss Mouat at \$20 per month.

(2)

Feb. 1, 1943.

Mr. Masuo Mikado.

The rents so far collected together with the money realized last summer from your crops are just about sufficient to cover the expense of installation of the complete bathroom set together with hot water tank, septic tank and a certain amount of painting which I thought advisable in order to insure renting. The rent is paid up until the end of January and I imagine that there will be a small cheque coming to you some time next month. There will also be some monies coming to you at a later date for the rent of the crop this year, and I may say that the Chinamen seem to appear to be keeping the various crops very clean.

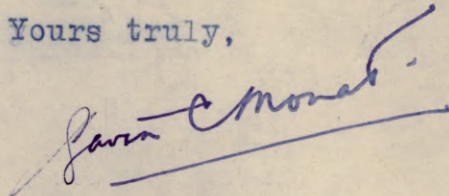
I am terribly busy with one thing and another, but I am pleased to hear from you at any time. Do not hesitate to call on me if you have any difficulties in which you think I can help.

I had a letter from Takebe last night. He said he was well and that also Jimmy and Tori were likewise. They are all at a place called Sandon, B.C.

With very best wishes to yourself, your mother, your father and the rest of the family.

I am,

I am Yours truly,

A handwritten signature in cursive script that reads "Gavin C. Mouat". The signature is written in dark ink and is positioned above a horizontal line.

Gavin C. Mouat.