Name of Claimant MINAMIDE Bungoro Case 568

Custodian File 5141

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					2783. 262.24						3955.00 209.79

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	

TOTAL RECOMMENDATION	4164.79

CASE NO. 568.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 13th, 1948.

IN THE MATTER OF THE CLAIM OF

ETSUO MINAMIDE.

PROCEEDINGS AT HEARING.

Original.

CASE NO; 568.

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 L.H. STACK, SUB-COMMISSIONER).

10 Lethbridge, Alberta,

August 13th, 1948.

IN THE MATTER OF THE CLAIM OF

ETSUO MINAMIDE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RIDE, Esq., K.C.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the claimant.

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

30

THE SECRETARY: Case No. 568, Etsuo Minamide.

ETSUO MINAMIDE, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q You are Etsuo Minamide?

A Yes.

Q And you, I believe, are the eldest son of Bungoro Minamide? A: Yes.

10 Q And your father owned a considerable quantity of farmland in British Columbia?

A Yes.

Q And I believe your father died some time after the evacuation in 1944? A: Yes.

Q Is that correct? A: Yes.

Q Now that land for which this claim is being submitted consisted of two parcels, is that right?

A Yes.

Q And one parcel was Section 8 and Section 11 in

20 Mayne Island, Cowichan District, is that right?

A Yes.

Q And how many acres did it consist of, do you remember? A: Fifty-three.

Q Well, you have described it as 53.78, is that right? A: Yes.

Q And then you claim your father had a half interest in another 80-acre piece?

A Yes.

Q Was it an adjoining property?

30 A Yes, adjoining.

Q Now I want you to take a look at this form (indicating). Will you look at it, and also the piece that is attached to it?

A Yes.

Q Have you read that over or had it read over to you before? A: Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars given in that form true
10 and correct, to the best ofyour knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that, sir, as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q: Now, you don't know, I take it, what your father paid for either of these parcels?

A Well, I don't know.

Q No, but you do know that he was on this land around fifty years ago? A: Yes.

20 Q Now you produced this deed to me which you will observe is dated the 6th of October, 1924, and deals with the 80-acre parcel?

A Yes.

Q Is that your father's signature on the deed?

A Yes.

MR. HUCKVALE: I am going to put this in just for what it is worth, sir. It shows that on the 6th of October, 1924, Bungoro Minamide transferred to himself and to Masagiro Minamide this 80-acre
30 tract for $400.00.

THE SUB-COMMISSIONER: All right, Exhibit 2.

(DEED MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Who was Masagiro Minamide? Is he any relation of yours?

A No.

Q No relation of your father's? A: No.

Q He wasn't your uncle or anything like that?

A No.

Q As far as you know? A: Yes.

10 Q What is that? A: I don't know.

Q You don't know? A: No.

Q Now, you had a dwelling house on this property?

A Yes.

Q And were you there when it was being built?

A Yes.

Q Was it finished completed?

A No, it isn't, quite.

Q How long did you live on the place, on this farm?

A I lived there until '41.

20 Q Until '41? A: Yes.

Q Were you born on the place?

A I lived with my dad.

Q Well how many years did you live on the place? I think he would be better with the Interpreter, sir.

THE SUB-COMMISSIONER: I think so.

MR. HUCKVALE: Q: Ask him how long he lived on this farm? A: From 1923 to '41.

30 MR. HUCKVALE: Now perhaps my friend would file the

appraisal or appraisals, I am not sure which, in connection with this claim. I haven't got a copy of them myself, either one.

MR. REE: I can only furnish my learned friend with a copy of the appraisal respecting Parcel "A" of Section 8 and 11, but I have no appraisal respecting the other parcel. I do not know whether it was mixed up or what has happened to it. It is not in the master file nor in the claim file.

10 I submit as Exhibit 3 the farm appraisal report respecting parcel "A" 53.87 acres.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Now on the 53 acre parcel, Mr. Minamide, what was your main business?

A Tomato plants.

Q You had better use the Interpreter on this.

A Mostly tomatoes.

Q I want to show you a picture, Mr. Minamide; I take it that those tomatoes were grown in greenhouses?

20 A Yes, grown in greenhouses.

Q I want to show you a picture and I want you to tell me what that is a picture of.

A A picture of the three greenhouses.

Q And were all those greenhouses on this 53 acre parcel? A: Yes.

Q And were they all built during your time on there?

A Yes.

Q And roughly what year was that picture taken in?

A Around '39.

30 Q Around '39? A: Yes.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: And were the greenhouses in the same condition as that at the time of your evacuation?

A Yes.

MR. RICE: Your Honour, may I suggest a short recess so that we can discuss this matter with my learned friend? Apparently there is a mix-up over the two parcels of land. The one parcel, the 80-acre parcel was divided, and the other parcel 53.78 acres was farmed by the claimant.

MR. HUCKVALE: The 53.78 acres was the cultivated portion.

MR. RICE: If I may speak to my learned friend about it, we can make a statement for the record and clear it up.

THE SUB-COMMISSIONER: Before Mr. Huckvale finishes his examination?

MR. RICE: All I am anxious to do is to straighten out the record, that is all.

MR. HUCKVALE: I don't mind a bit.

THE SUB-COMMISSIONER: Very well.

(A SHORT RECESS TAKEN. PROCEEDINGS RESUMED)

MR. HUCKVALE: Q: Now, Mr. Minamide, your house and barn and chicken houses and greenhouses were all in this 53 acre parcel, were they not?

A Yes.

Q Now you have given us particulars in this supplement to Exhibit 1 showing the cost of construction

of those greenhouses, is that right?

A Yes.

Q And you are claiming simply the cost of the material that went into those greenhouses?

A Yes.

Q Now apart from the buildings you are valuing your land at between 92 and 93 dollars an acre so far as the 53 acre parcel is concerned?

A Yes.

10 Q In other words, you are valuing those 53 acres at $5000.00 plus the buildings?

A Yes.

Q Now let us just deal for a moment with the 80-acre parcel. Did your father own an undivided half interest in those 80 acres?

A Yes.

Q That is your understanding of it?

A Yes.

Q Were there any buildings on the 80 acres?

20 A Yes, there have been.

Q There were buildings on them? A: Yes.

Q Who owned the buildings on the 80 acres?

A Forty acres have buildings on them.

Q That is what I am trying to get at. Do you claim an undivided half interest in 80 acres or do you claim a particular 40 acre tract?

A Yes, an undivided half of the 80 acres.

Q Do you claim any interest in the buildings on the 80 acres?

30 A No.

Q Who owned the buildings? A: Masagiro.

Q Masagiro? A: Yes.

Q Was any of this 80 acre tract cleared?

A No, just there.

Q Just where the buildings stood?

A Yes.

Q No place else? A: No.

Q So that apart from the buildings you claim an undivided half interest in the 80 acres?

10 A Yes.

Q In accordance with the deed that has been filed?

A Yes.

Q Is that right?

A Yes.

Q And you value that 80 acre tract at $25.00 an acre, is that correct? A: Yes.

Q So, therefore, your half interest in the land alone would be 40 times $25.00 or $1000.00?

A Yes.

20 Q Will you answer Mr. Rice, please.

MR. RICE: I wish to submit as an exhibit, your Honour, a claim on real property, a memo respecting the same.

(MEMORANDUM MARKED EXHIBIT NO. 5).

MR. RICE: I am submitting, your Honour, that this real estate was sold at its fair value.

CROSS-EXAMINATION BY MR. RICE:

Q Did your father put any improvements on the 80

30 acre parcel? A: I don't remember.

Q You don't remember? A: No.

Q Well do you know of any improvements that your father placed on the 80 acre parcel or his share of it? A: I don't remember.

Q You don't remember?

A No.

Q But this land that your father bought with Masagiro Minamide--

MR. HUCKVALE: -- he didn't buy it with him. He sold it to himself and Masagiro.

MR. RICE: Q: This parcel then that your father sold to himself and Masagiro for $400.00, you now value at $1000.00 for a half interest?

A Yes.

Q Or $2000.00 for a whole interest, is that right?

A Yes.

Q That is all, thank you.

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

MR. HUCKVALE: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"S.R. HOWARD"
Official Reporter.

Certified correct.

SUB-COMMISSIONER.

Case No. 568.

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.

File 5744 ACKNOWLEDGED Lethbridge

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

(1) NAME MINAMIDE ~~ITSUO~~ ETSUO (RCMP) Reg. No. 14272
(Print) Surname Given Name

(2) Pre-Evacuation Address Mayne Island, B.C.

(3) Present Address Magrath~~ia~~ Alberta.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Farm "A" - Parcel "A" of Section eight (8) and one (1), Mayne Island, Cowichan District.

Farm "B" - Half interest on unimproved portion of South one-half (S½) of North West Quarter (NW¼) of section eight (8), Mayne Island, Cowichan District.

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
~~(ii) Residence~~ Type of business _____
(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 Farm A. 40 acres - $1000.00 - - $6000.00
Farm B. 53 acres - $5000.00
(ii) Buildings See supplement - - - - - - - $4650.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - $ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 10650.00

(v) Amount at which Custodian sold property and credited your account - - $ 3327.20

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 7322.80

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

Mayne Island, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

Stored in new dwelling.

(c) How stored or packed at time of evacuation

Piled in new dwelling.

(over)

(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") _____

In care of Custodian.

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

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) - $7322.80

(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 No.

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, Etsuo MINAMIDE. 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 town)
of Magrath)
in the Province of Alberta.)
this 18th day of November.)
A.D. 1947.) Etsuo Minamide
J. Steele) 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.

_____

_____

_____

_____

MINAMIDE ETSUO
(Claimant's Name)

REAL ESTATE
(Farm Land)

14272
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	Farm A.	53.78	About 50 years ago	?	?			
Cultivated not planted	" B.	80.00 (half interest)						
Cultivated and not in crop								
List Crops								
						Nil	Nil	$5000.00
Title in name of father			1924	?	?	Nil	Nil	1000.00
Total								

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

Description	When Made	Cost
5 acres oats		
10 acres hay		

All used for feeding cows.
Revenue from cream about $40.00 per month
Kept 2000 chickens at one time.

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling House	34 x 26	Shiplap	1941	$1500.00	?	$600.00	Nil	$2100.00
Barn	40 x 60	Frame shakes	1930	500.00 a	?	?	200.00	400.00
Chicken house	160 x 20	Frame shakes	1924	?	?			200.00
3 Green Houses (see Photo) Particulars on separate sheet								2050.00

EXHIBIT No. 568-1
DATE Aug 13/48
FILLED BY W.R. Hackdale

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

Bungoro Minamide died in 1944. Claim is being presented by eldest son.
Farm A. was farmed by father, Bungoro. Claimant cannot give costs of clearing as it was done before he remembers. Kept 6 cows (Jersey) on the place and one horse and one sow. There was a good spring on the place. Dwelling house was not fully completed, required inside finishing. Lumber and other material needed to finish were left on place. Greenhouses were built by father. Claimant has valued them at cost of material only. They were in good condition at time of evacuation with glass intact.

E. Minamide
Signature

Greenhouses:

In 1935	Estimated Value
160' x 40'	$1000.00
Used 160 cases of glass @ 3.75	600.00
Other building materials .	400.00
(sash bar, 2 x 4; 6 x 6, paint, bolts, nails, stoves, etc)	

In 1938	Estimated value
80' x 60'	900.00
Used 120 cases of glass @ 4.00	480.00
Other building materials	420.00

In 1939	
Plant Starting House:	Estimated value
30' x 20'	150.00
Used 15 cases of glass @ 4.00	60.00
Other building materials .	90.00
(Includes above materials and extra boards, etc.)	

This Indenture,

Made in duplicate the Sixth day of October in the year of Our Lord one thousand nine hundred and Twenty-four.

In Pursuance of the "Real Property Conveyance Act"

Between

Bungaro Minamide
of Mayne Island, Province of British Columbia
Farmer -

(hereinafter called the "Grantor")

AND

Masagiro Minamide and Bungaro Minamide
of Mayne Island, Province aforesaid, Farmers.

(hereinafter called the "Grantees")

EXHIBIT No. 568-2
DATE Aug. 13/48
FILED BY
W. E. Huchvale

Witnesseth, that, in consideration of Four Hundred

Dollars of lawful money of Canada now paid by the said Grantees to the said Grantor (the receipt whereof is hereby by him acknowledged) — he — the said Grantor **Doth Grant** unto the said Grantees their heirs and assigns FOREVER:

All and Singular that certain parcel or tract of land and premises situate, lying and being in the Province of British Columbia, and Kuamu and described as the South Quarter (S 1/4) of the North West Quarter (N.W. 1/4) of Section numbered Eight (8) Mayne Island, Cowichan District and Province aforesaid, containing Eighty (80) acres, more or less, according to a Map or Plan deposited in the Land Registry Office, Victoria, B.C., and numbered

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of *him* the said Grantor in, to, or upon the said premises.

To have and to hold unto the said Grantee*s* *their* heirs and assigns to and for *them and* ——————————— their sole and only use forever; **Subject nevertheless** to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the crown.

The said Grantor Covenant*s* with the said Grantee*s* that *he* ha*s* the right to convey the said lands to the said Grantee*s* , notwithstanding any act of the said Grantor and the said Grantee*s* shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenant*s* with the said Grantee*s* that *he* will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenant~~s~~ with the said Grantee~~s~~ that he ha~~s~~ done no acts to encumber the said lands.

And the said Grantor **Release~~s~~** to the said Grantee~~s~~ **All** his **Claims** upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Joseph Page
Mayne Island B.C.
Accountant

Bungaro Minamide
Bungaro Minamide

FOR MARRIED WOMEN

I Hereby Certify that, on the day of , 19 , at , in the Province of British Columbia, the evidence on oath of personally known to me (by who is personally known to me, proved) to be the wife of appeared before me, and being first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged on examination, and apart from and out of the hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily, without fear or compulsion, or undue influence of her said husband; and that she is of the full age of twenty-one years and competent understanding and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is not personally known to the officer taking the same, instead of the words "personally known to me," insert the words "by the evidence on oath of , who is personally known to me, proved."

Dated 6th October 1924

Bungaro Miuanide

—TO—

Massaio Miuanide
and
Bungaro Miuanide

Deed of Land

SITUATE IN

Cariboo District
B.C.

The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B. C.

gave to Bungaro Miuanide

FOR MAKER

I Hereby Certify that, on the Sixth day of October 1924, at Mayne Island, in the Province of British Columbia, Bungaro Miuanide, ~~(whose identity has been proved by the evidence on oath of , who is)~~ personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed Instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at Mayne Island in the Province of British Columbia, this Sixth day of October one thousand nine hundred and twenty-four.

Joseph Page

A Notary Public in and for the Province of British Columbia.
~~A Commissioner for taking Affidavits within British Columbia~~

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

I Hereby Certify that, on the day of , 19 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that is the person whose name is subscribed to the annexed Instrument as witness, and that is of the full age of sixteen years, and having been duly sworn by me did prove to me that did execute the same in presence voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of one thousand nine hundred and

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same strike out the words in brackets.

BC-700-P

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

Farm Appraisal Report

File No. JL 794

Land Description Parcel A of Secs. 8 and 11, Mayne Island, 59865-I.

Containing 53.87 Acres

Owner's Name MINAMIDE, Bungoro Post Office Address Mayne Island P.O., B.C.

Nearest Rail Point N.A. C.P.R. boat at wharf. Distance 1¼ miles.

Market Town Vancouver or Victoria Distance 40 miles

Church (give denomination) United Distance 1 mile

Nearest School Mayne Public Distance ¼ mile

State how property was identified: Posts and road and map check.

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

Yes, long frontage on main public road, gravelled.

Is this district a good one? It's about the best part of the island, though no waterfront.

Employment opportunity Very limited, farm work. Fishing in gulf.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: Good rail fence N & W line. Value $

Water supply: A shallow well, appears adequate for domestic purposes. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Unfinished HOUSE new	34 x 36	frame	16	shgl	new	posts on rock	unfin.	1200.00
Green hse.	20 x 40	glass & sash	5&10	glass	5-6	wood	good	60.00
" "	40 x 160	" " "	7-10	"	5-6	"	fair	480.00
BARN	30 x 34	rgh. lbr.	10	shk.	15-20	on rock	"	100.00
Root house	13 x 22	frame	12	"	15-20	rock	good	50.00
Cabin	12 x 16	"	7	"	15-20	wood	fair	20.00
Cabin	8 x 9	"	7	shgl.	1-2	"	good	40.00
GRANARY	x							
Green house	60 x 80	glass & sash	6-10	glass	5-6	"	"	360.00
	x							
In addition	x there	are 3 old	sheds,	poultry,	etc. not	assessable		
	x							

Total present day value $ 2310.00

Total Value Buildings add to farm House $1000.00, other buildings - $ 1917.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? New and unfinished. Roof on, window frames in. All finishing material said to be inside. $

Describe the basement and chimneys: Will be full basement. Brick chimney to ground.

No. rooms downstairs? estimated 5 Upstairs? 3 How finished Unfinished as yet.

Are buildings painted? No. Condition of paint -

Distance from nearst bush All clear.

EXHIBIT No. 568-3
DATE Aug. 13/48
FILLED BY G. R. 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
12	rolling land	light shaly clay 6"-8"	clay with shale	old hay and the building site	60.00	720.00

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	
est. 15	upland, falling north	light 6"-8"	clay, shaly	clear slashed land, & logged and burned off land with young conifers	100.00	10.00	150.00

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	
26.78	undulating, light soil, scrub and much rock outcropping	none	2.00	53.56

Total value of Land $ 923.56

Total added by buildings to value of farm $ 1917.00

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

Total value of farm $ 2840.00

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

Owner vacated in May after approximately 40 years in residence. There has been no land work attempted other than in the greenhouses for some six or seven years.

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

Small flock of sheep in preference to cows.

Noxious weeds: Plenty of Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Provincial Government Land and School $18.10

Date: 19th August, 1942.
Place: Victoria, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12th day of August, 1942.

Inspector's Signature "T. GODFREY"

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

Farm Appraisal Report

Remarks: This property is leased through the Custodian to 1945 by Messrs. Mayers and Ratcliffe. Their lease covers ten greenhouse propositions on the island, two of which are on rented land. The owner of this parcel has been on this property some 35-40 years. I am informed that he cleared land here for charcoal for canneries, later went into poultry and later still quit poultry and went into tomato growing in more recent years. His new incompleted dwelling is closely boarded up. I am informed that he has all the finishing material in the house. I am of the opinion that from his two wells he has adequate water for a tomato crop only. There has been no hay cut this year, the stand is poor and appears to have been seeded down for a long time. No stock on the property. He is joint owner with Masigaro Minamide in the adjoining 80 acres on the south. This is in my opinion the fuel supply. The greenhouses are lightly constructed, wood sills and the heating is simply by gasoline drums for stoves, and stove pipes through the roofs, crude.

There are a round dozen bearing orchard trees around the dwelling. The water is pumped from wells to small raised tank and gravitated to the greenhouses. The task of woodcutting for the greenhouses and hauling same will entail much time and labour during the fall. It is all upland and would be suitable for a small flock of sheep in preference to cows. On the whole I would judge it a dry farm.

(FOR ORCHARD LANDS ONLY)

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

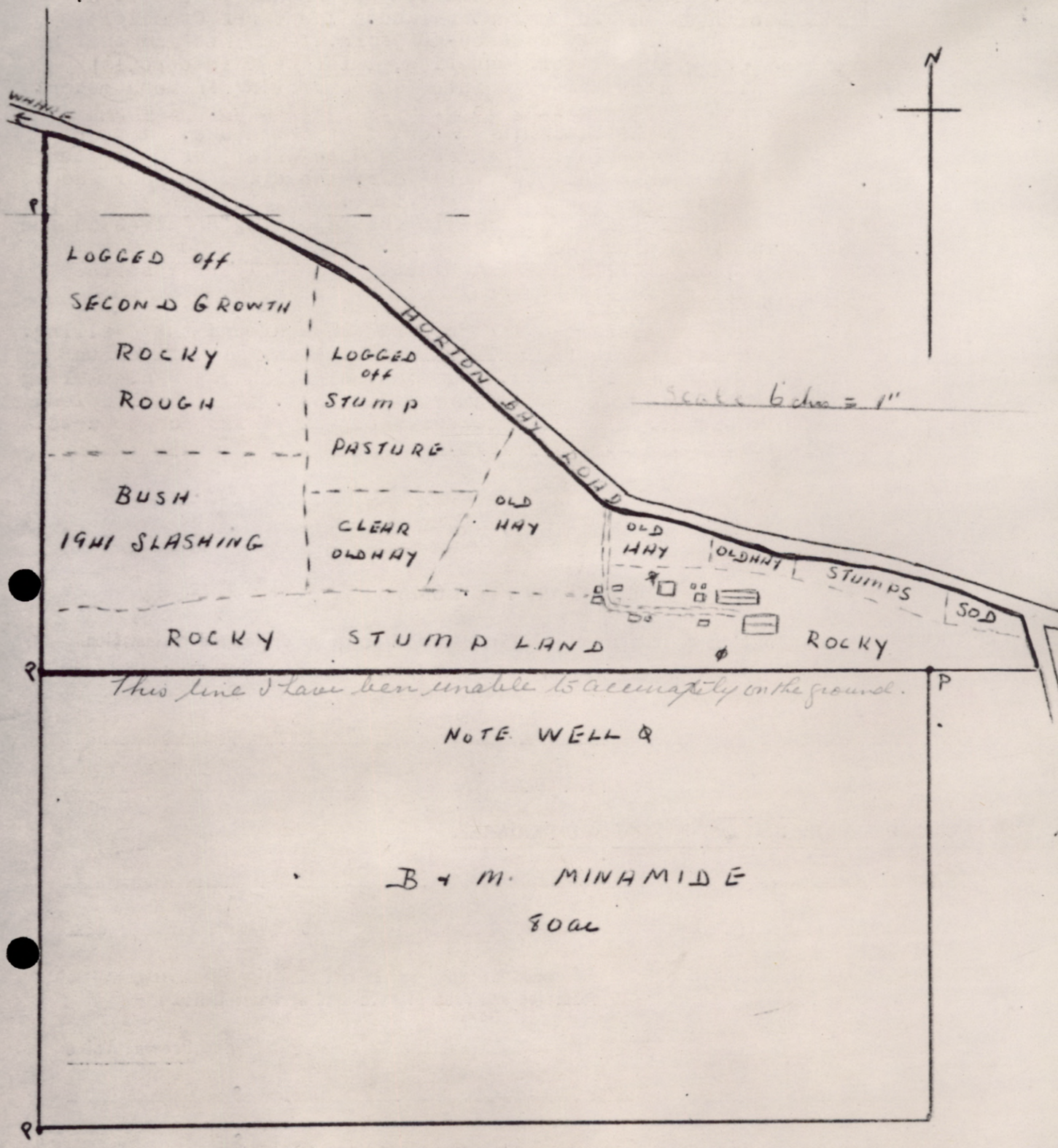
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

	Present Value
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 2800.00

Date 21st August, 1942.

"I.T. BARNET"
District Superintendent.

Ex. 4.

CLAIM ON REAL PROPERTY

Claimant: Bungoro MINAMIDE.

File 5141.

		On	Jap. Valuation	Ass. Value	VLA Appr.	Realized
(1)	$ 6,000.00	40-acres of unimproved land on Salt Spring Is.	$6,000.00	Land $1,200.00 ($\frac{1}{2}$ = $600.00)	$ 660.00 ($\frac{1}{2}$ = $330)	$ 256.81
(2)	$ 4,650.00	53.78 acres improved land on Salt Spring Island with Dwelling (unfinished); Greenhouses (11,800 sq. ft.) and Outhouses.	$4,650.00	Land $1,500.00 Imp. $2,500.00 $4,000.00	$ 923.56 $1,917.00 $2,840.00	$2,783.00

$10,650.00	Total Japanese Valuation
$ 3,327.20	Acknowledged Custodian Credits
$ 7,322.80	Amount of Claim

Vancouver, B. C., Mar. 4/48.

RGB/P.

Remarks

This claim has been filed by Etsuo MINAMIDE, only son and heir of Bungoro MINAMIDE, who died May 25/44, and whose Estate has been administered and distributed (see Personal Property Summary dated Dec. 12/46).

(1) The size of this figure ($6,000.00) creates the suspicion that it may be the result of a misplaced decimal point. $600.00 represents the assessed value of the 40 acres of unimproved land.

(2) VLA appraiser described this property as not waterfront but situated in about the best part of Mayne Island, where Bungoro MINAMIDE had resided for 40 years. The Dwelling is described as new and unfinished, all materials necessary to finish the work being stored inside.

EXHIBIT No. 568-5
DATE Aug. 13/48
FILLED BY G. S. A. Rice

MARQUIS HOTEL
LETHBRIDGE, ALBERTA

MEETS EVERY MONDAY AT 12.30
MEETS EVERY TUESDAY AT 12.15
MEET EVERY OTHER TUESDAY AT 6.30
MEET EVERY THURSDAY AT 12.30
MEETS EVERY FRIDAY AT 12.15
MEETS FIRST AND THIRD TUESDAY

Minamide.

South ½ of N.W. ¼ Section 8- Containing 80 acres
Registered owners-Bungoro Minamide (deceased)
and Masagiro " (his brother)

Bungoro declared ownership to 40 acres without improvements
Masagiro " " " 40 " with improvements.

Their respective interests were arrive at on following basis,-

80 acres Land Assessed	for	$1200-00	Therefore 40 ac. $600
Improvements	" "	$2200-00	
Total	"	$3400-00	

Bungoro's interest was therefore 6/34 of whole.

The whole property was sold to V.L.A. for $1486-00

Bungoro's 6/34therefore amounted to $ 256-81
(as shewn on claim analysis)

The claimant is one of the heirs

The claim for the 40 acres appears to be ~~$1000-00~~ $1000-00

Parcel A Section 8 53.87 acres- Owner Bungoro (deceased)

The claim for this appears to be $5000-00
and an additional claim for buildings $4650-00
$9650-00

This property was sold V.L A for $2783-00

Total gross claim $ 10650-00

Total V.L.A price $4269.00