

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					233.00					
					2512.00					341.21 2368.78

<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
102.00	11.15	3.34	10.93	235.00	25.54		28.88

TOTAL RECOMMENDATION							2738.87
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CASE NO. 705.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
September 23rd, 1948.

IN THE MATTER OF THE CLAIM OF
KICHIMATSU MUKAIDA.

PROCEEDINGS AT HEARING.

Original

CASE NO. 705.

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,
 September 23rd, 1948.

IN THE MATTER OF THE CLAIM OF
KICHIMATSU MUKAIDA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
 Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
 Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

K. Mukaida,
In Chief.

THE SECRETARY: Case No. 705, Kichimatsu Mukaida.

KICHIMATSU MUKAIDA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Mukaida, I am showing you a document entitled
"summary of evidence in support of claim". This
document was prepared under your direction and from
information supplied by you? A: Yes.

10 Q Is this your signature at the end of this document?
A Yes.

Q And does it contain the statements and summary of
evidence upon which you are basing your claim?
A Yes.

Q It is true to the best of your knowledge, information
and belief? A: Yes.

Q It is true? A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

20 MR. RUSSELL: Q: I am showing you a picture of a house?

A Yes.

Q Whose house is that? A: My house.

Q That is your house? A: Yes.

Q On which lot is that on? A: On No. 1 lot.

Q On one of the lots on which you are claiming?

A Yes.

Q This is the house that you referred to in your
claim? A: Yes.

Q That house is the one described as being 32 x 28
feet? A: Yes.

K. Mukaida,
In Chief.

Q When was this picture taken? A: The year
that I was evacuated.

MR. RUSSELL: I will put that in as an exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. RUSSELL: I have here a tax statement from the
Corporation of the District of Maple Ridge for
the year 1942 showing the assessment of this
property amounting to \$3650.00, and I think my
learned friend has the 1943 assessment.

10 MR. RICE: It corroborates that amount, \$2000.00
on improvements and \$1650.00 on land; is that
correct?

MR. RUSSELL: That is correct.

MR. RICE: That is all right without cluttering up
the record, if you wish.

MR. RUSSELL: I will put the 1942 statement in.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. RUSSELL: Q: Mr. Mukaida, did you insure this house?

A Yes.

20 Q What insurance did you place on the house?

A \$3000.00.

Q \$3000.00? A: Yes.

Q I think my learned friend has some least which
will corroborate or indicate what the land was
rented for subsequent to the evacuation and no
doubt he will putting it in himself.

MR. RICE: No, I will put it in if my learned friend asks
for it.

MR. RUSSELL: It may give some assistance as to the rental
value.

K. Mukaida,
In chief.

MR. RICE: I have two; do you wish both in?

MR. RUSSELL: I think they are two separate parcels.

I think they can go in as one exhibit, sir.

THE SUB-COMMISSIONER: Yes. Perhaps you had better have them identified by the witness.

MR. RUSSELL: It was done by the Secretary of State.

This party had no part in making these leases.

THE SUB-COMMISSIONER: All right.

(TWO LEASES MARKED EXHIBIT NO. 4).

10

MR. RUSSELL: We do not argue that those leases show proper rentals, but they may be of some assistance to the Commissioner. I think that is all the questions I have.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value. I am submitting that the chattels sold by the Custodian were sold for their fair market value. I am submitting that other chattels that the claimant is claiming for of which there is no record of at any time, the Custodian is not responsible for. I am submitting if there are any articles for which the Custodian is responsible to this claimant his claim made to the same is exorbitant.

20

I wish to submit as an exhibit a farm appraisal report respecting the real estate.

(APPRAISAL REPORT MARKED EXHIBIT No. 5).

MR. RICE: I also tender as one exhibit two summaries respecting real estate.

(SUMMARIES MARKED EXHIBIT NO. 6).

30

MR. RICE: I tender as an exhibit an analysis of personal

K. Mukaida,
In Chief.
Cross-Exam.

property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 13th of April, 1942 (indicating), and ask you if that is your signature to the document?

A Yes.

10 Q That is your signature on the form and that form was completed by you with the schedule attached?

A Yes.

MR. RICE: I wish to submit this J.P. form as an exhibit, your Honour.

(J.P. FORM MARKED EXHIBIT NO. 8).

MR. RICE: Q: Before you were evacuated you leased your property to John Larson? A: Yes.

Q You leased the place for ten months from the 1st of April, 1942? A: Yes.

Q And that included your house on the property?

20 A Yes.

Q Did you allow Mr. Larson to use any of your farming tools? A: Yes.

Q So that you turned your farming tools over to Mr. Larson at the time you turned the property over to him? A: Yes.

Q Your household effects, what did you do with them?

A Those were left in the house.

Q Was Mr. Larson to have the privilege of using those articles too? A: No, that

30 was not the understanding.

K. Mukaida,
Re Direct.

Q He was only to use the farming tools?

A Yes.

Q But you left your articles in the house in care of Mr. Larson to look after for you?

A Yes, that is correct.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q What was the rental that you asked for this property from Mr. Larson for the ten months?

10 A I didn't ask for any particular rent; I just sold the crop and asked him to look after the place for me.

MR. RICE: Q: The crop was all ready to harvest at that time; was it a berry crop? A: Yes, that is correct, including berries, asparagus and other things.

MR. RUSSELL: Q: Where did Mr. Larson live?

A He is my next-door neighbour, right next door.

Q Right next door? A: Yes.

Q Was he to live in your house or was he to stay in his own house? A: He was to live in his own house and my house was all closed up.

20

Q This was after the lease was made? A: Yes, at the time I left in April; at any rate, two or three days before I arrived here.

Q All right, thank you.

THE SUB-COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

30

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.
"S.R.HOWARD" Official Reporter S.R. Howard

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

L. H. Stack
SUB-COMMISSIONER.

3409

ACKNOWLEDGED

Case No. 705.

NOV 27 1947

Proof of Claim

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.

Leth.

1. Name of Claimant in full: **Kiehimatsu Mukaida —**
 Registration No. **13421**

2. Claimant's address at the time of his evacuation from the protected area:
31st Ave. Whonock, B.C.

3. Claimant's present address:
c/o R. Anderson & Green, Picture Butte, Alta.

4. Claim relating to real property:
 - (a) Street address of real property: **31st Ave. Whonock, B.C.**
 - (b) Legal description of property:
Lots 1 and 2 of legal subdivision 7 of Section 5, Township 15, Map 3598, District of New Westminster C. of E. 52427

Lots 2 of Legal Subdivision 2 of Section 5, Township 15, Map ~~KH~~ 6081, District of New Westminster, C. of E. 52426

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

Mixed Fruit Farming

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

Title

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

(I) Land—	\$3600.00	
	600.00	
(II) Buildings—	\$	
	3000.00	28'x32' full basement 2 storey.
	500.00	24'x28' Frame building house
	500.00	34'x44' Barn
	50.00	16'x28' Packing shed
	50.00	14'x22' Frame building
	150.00	10'x20' Bunkhouse

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

	\$	Total Value	\$ 8450.00	
		Sale Price	<u>2745.00</u>	(not received)
5. Claims relating to personal property, etc.		Loss	\$ <u>5705.00</u>	

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

31st Ave. Whonock, B.C.

- (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:

Stored in the house.

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

In the care of the Custodian.

(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:

4 heaters & 1 range	\$ 50.00	4 shovels	\$ 4.00
2 sinks	20.00	2 grain scoops	2.00
Cabinet	10.00	5 axes	10.00
Oak table	30.00	2 hatchet	2.00
4 tables	8.00	8 hoes	10.00
2 dressers	20.00	3 manure forks	5.25
1 single bed	10.00	3 drags	4.50
4 double bed	60.00	1 feed barrel	1.00
3 couches	15.00	1 water barrel	1.00
1 basinette	15.00	1 horse-shoeing outfit	8.50
6 chairs	10.00	pruning shears	4.50
Hot plate	8.00	40 ft. hose 3/4"	7.50
1 toaster	4.00	50 ft. pipe 1"	5.00
1 block	5.00	1 pump	5.00
1 pulley block	10.00	1 hand pulley	5.00
2 cables (50 ft. 1/2")	20.00	4 mattocks	8.00
1 cable (30 ft. 1/2")	6.00	1 brush brush scythe	4.00
4 logging chain	8.00	1 grass scythe	4.00
1 peavy	4.50	1 scraper	8.00
6 cross cut saw	30.00	9 hop basket	15.75
3 saw handles	1.50	9 hop sacks	9.00
2 sledge hammer	4.00	Gas tap	1.50
2 wedge	2.00	Saw filing set	5.00
2 crow bar	5.00		

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

~~\$475.50~~
486.50
\$486.50

\$ ~~475.50~~
486.50
\$486.50

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

7. An Interpreter will.....be required.

DATED this *thirteenth* (13) day of *Nov* October, A.D. 1947.

D. K. ...
Witness to Signature of Claimant.

K. Mukanda per *M. Mukanda*
Signature of Claimant.

STATUTORY DECLARATION

I, Kichimatsu Mukaida
(Full Name of Claimant)

c/o R. Anderson & Green

of Picture Butte, Alta.
(Present Address)

Beet Worker
(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:

Have not received any payment for my property.

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.

K. Mukaida
per. M. Mukaida

Robert D. Lutz
A Commissioner for Oaths in and for
the Province of Alberta.

VIRTUE & RUSSELL
Barristers & Solicitors
Lethbridge, Alberta.

STATUTORY DECLARATION

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

(Full Name of Claimant)

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

(Occupation)

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.

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:

Proof of Claim

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

in the Province of Alberta,

this _____ day of _____

A.D. 1947.

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

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 67

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **Kichimatsu MUKAIDA**

2. Registration Number: **13421**

EXHIBIT NO. 705-1
DATE Sept. 23/48
FILED BY W. S. Russell

3. Present Address: **c/o R. Anderson & Green,
PICTURE BUTTE, Alberta.**

4. Address Prior To Evacuation: **31 Ave. WHONNOCK, B.C.**

PARCEL I

STATEMENT OF PLANTING.

1940	Boysenberry plants	(500 plants @ 7¢)	\$35.00.	Planting costs	\$3.00
1940	Loganberry plants	(1000 " @ 4¢)	40.00	"	6.00
1940	Raspberry plants	(1450 " @ 3¢)	43.50	"	3.00
1937	Grapes	(100 " @ 10¢)	10.00	"	1.00
1938	Golden Plums	(12 " @ 3.00)	36.00		
1940	Boysenberry Posts	170 posts @ 6¢	10.00	labour	6.80
1940	Loganberry posts	350 " @ 6¢	21.00	"	14.00
1939	Grape posts	50 " @ 7¢	3.50	"	2.00
	Wires for Boysenberries and loganberries		10.00		
			<u>\$209.00</u>		<u>\$35.80</u>
					<u>209.00</u>
				TOTAL COST OF PLANTING	<u><u>\$244.80</u></u>

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lot Two (2) of Legal Subdivision Two (2) of Section Five (5) Township Fifteen (15), Map Six Thousand and Eighty One (6081) in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. WHONNOCK, B.C.
- (b) Number of acres: 22.22 acres
- (c) When purchased: ~~1920~~ 1936
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

~~Forest land, no buildings.~~

Bush Land with 2 1/2 acre hayfield.

1 frame building 20' x 26.

(e) Purchase Price\$ 400.00

6. IMPROVEMENTS:

(a) Clearing.....1/2.....acres at \$...50.00...per acre \$ 25.00

(b) Fencing \$

(c) Tillage breaking 2 1/2 acres \$ 25.00

(d) Drainage \$

(e) Weed Eradication \$

(f) Planting (carried forward from attached sheet).....\$244.80

(g) road building 1/2 mile \$ 200.00

(h) \$ _____

Total \$ 494.80 \$ 494.80

Carried Forward \$ 894.80

Brought forward

\$ 894.80

(i) Buildings: NIL

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
NIL	NIL		\$	\$	\$
					NIL

Total Cost of Buildings NIL

Total Cost of Land and All Improvements \$ 894.80

Fair Market Value \$ 600.00

Sold by Custodian for ~~\$233.00~~ but Claimant has rec'd \$ nil
nothing to this date.

Loss Claimed on Parcel 1 \$ 600.00

8. Assessment for 1942:

Land \$ 300.00

Improvements \$ 200.00

Total \$ 500.00

9. Appraisal or Valuation (by Custodian):

Lands\$ 237.00

Improvements\$ nil

Total \$ 237.00

10. Rental Value per Year: \$

11. Fire Insurance on Buildings:

(List amount on each building):

.....\$

.....\$

.....\$

.....\$

12. Documents in Support:

(a) Photographs:

(b) Deeds **Certificate of Indefeasible Title No. 148159E.**

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence **Statement From Office of Custodian setting out Sale Price of the Property.**

(g)

(h)

PLANTING - "A"

<u>Date</u>				<u>Paid</u> <u>Out.</u>	<u>Labour</u>
1940	Strawberry	2 acres	11,600 plants @ $\frac{1}{2}\phi$	58.00	35.00
1939	Hops		500 " @ 10ϕ	50.00	3.00
1935	Asparagus	2 acres	15,000 " @ 3ϕ	450.00	75.00
1940	Raspberry	2 acres	5,800 " @ 3ϕ	174.00	11.50
1937	Rhubard	1 acre	2,700 " @ 3ϕ	81.00	
1935	Plums	78 trees	78 trees @ 2.00	156.00	19.50
1935	1 peach tree				
1928	2 cherries				
1928	2 pears				
1928	4 apples			20.00	2.00
1940	56 hop posts @ 25ϕ each & putting up hop posts			14.00	11.20
	Hop wire			35.00	
1941	Raspberry posts	600 @ 6ϕ		36.00	
	Putting up raspberry posts @ 4ϕ				24.00
	Raspberry wire			30.00	
				<hr/>	<hr/>
		Total		1,104.00	181.20
		Labour		<u>181.20</u>	
		TOTAL		\$ 1,285.20	

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lots One (1) and Two (2) of Legal Subdivision Seven (7), of Section Five (5), Township Fifteen (15), Map three thousand five hundred and ninety-eight (3598) in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. Whonnock B.C.
- (b) Number of acres: 19.52
- (c) When purchased: 1920
- (d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Forest land
No Buildings.

(e) Purchase Price\$ 1,800.00

6. IMPROVEMENTS:

- (a) Clearing.....13.....acres at \$.....per acre \$2,275.00
Dynamite 300.00
- (b) Fencing 2000' \$ 20.00
- (c) Tillage \$
- (d) Drainage 2000' @ 20¢ per sq. foot \$ 400.00
- (e) Weed Eradication \$
- (f) Planting (carried forward from attached \$
sheet.....\$1285.00
- (g) \$
- (h) \$

Total \$4280.00 \$ 4280.00

Carried Forward \$ 6080.00

Brought forward

\$ 6080.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
House (dwelling)	32'x28	1941	\$ 2200.00	\$ 2300.00	\$ 4,500.00
House	24x28	1921	500.00	500.00	1,000.00
Barn	34x44	1925	500.00	500.00	1,000.00
Packing shed	16x28	1932	50.00	50.00	100.00
"	14x22	1932	50.00	50.00	100.00
Bunkhouse	10x20	1935	150.00	100.00	250.00

Total Cost of Buildings \$6950.00 \$6950.00

Total Cost of Land and All Improvements\$ 13030.00

Fair Market Value\$ 7,850.00

Sold by Custodian for \$2512.00 but Claimant has received nothing to date \$ nil

Loss Claimed on Parcel 1\$ 7,850.00

8. Assessment for 1942:

Land \$ 1350.00

Improvements \$ 1800.00

Total \$ 3,150.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 2,285 858.20
Improvements	\$ 1700.00
Total	\$ 2558.20

10. Rental Value per Year: \$ _____

11. Fire Insurance on Buildings:
(List amount on each building):

house (dwelling) and barn	\$ 1000.00
house	\$ 400.00
32 x 28 house	\$ 3000 with North West Fire
.....	\$

12. Documents in Support:

- (a) Photographs: of dwelling house (32 x 28)
- (b) Deeds Certificate of Title 97130E
- (c) Agreements to Purchase
- (d) Leases
- (e) Insurance Policies No. 193916 with North West Fire
~~42035 with British Empire Assurance~~
- (f) Correspondence Statement from Office of Custodian advising of sale price of the property.
- (g)
- (h)

Parcel 2:- (Add additional sheets if necessary)

(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1	\$ 600.00
Parcel 2	\$7,850.00
Parcel 3	\$
Parcel 4	\$

TOTAL:

\$ 8,450.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
4 heaters & range			\$ 50.00	
2 sinks			20.00	
Cabinet			10.00	
Oak table			30.00	
4 tables			8.00	
2 dressers			20.00	
1 single bed			10.00	
4 double bed			60.00	
3 couches			15.00	
1 basinette			15.00	
6 chairs			10.00	
Hot plate			8.00	
1 toaster			4.00	
1 block			5.00	
1 pulley block			10.00	
2 cables (50 ft. $\frac{1}{8}$ ")			20.00	
1 cable (30 ft. $\frac{1}{8}$ ")			6.00	
4 logging chain			8.00	
1 peavy			4.50	
6 cross cut saw			30.00	
3 saw handles			1.50	
2 sledge hammer			4.00	
2 wedge			2.00	
2 crow bar			5.00	
4 shovels			4.00	
2 grain scoops			2.00	
5 axes			10.00	
2 hatchet			2.00	
8 hoes			10.00	
3 manure forks			5.25	
3 drags			4.50	
1 feed barrel			1.00	
1 water barrel			1.00	
1 horse-shoeing outfit			8.50	
pruning shears			4.50	
40 ft. hose $\frac{3}{4}$ "			7.50	
50 ft. pipe 1"			5.00	
1 pump			5.00	
1 hand pulley			5.00	
4 mattocka			8.00	
1 brush scythe			4.00	
1 grass scythe			4.00	
1 scraper			8.00	
9 hop basket			15.75	
9 hop sacks			9.00	
Gas tap			1.50	
Saw filing set			5.00	
		TOTAL	\$486.50	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

**PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY**

Item: Year: Month: Amount.

NIL

Total: \$ NIL

Total Claim for Personal Property \$ 486.50

Deduct Payments from Custodian \$ NIL

Net Loss on Personal Property \$ 486.50

I Certify the above to be True and Correct.

.....
Witness

K Mukaida
.....
Signature of Claimant.



EXHIBIT NO. 705-2
DATE Sept 23/48
FILED BY W. S. Russell

DETAILS OF TAXATION

IMPROVED LAND		WILD LAND	
General Rate . . .	16 Mills	General Rate . . .	30 Mills
School Rate . . .	15.6 Mills	School Rate . . .	15.6 Mills

TAXES ON 50 PER CENT OF IMPROVEMENTS FOR SCHOOLS
TAXES ON 20 PER CENT OF IMPROVEMENTS FOR GENERAL PURPOSES

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

TAX STATEMENT, 1942

No.

C.B. Folio

T. R. Folio

Kichimataw Mukaidi
Box 21
Wharfedale

1. Add 6 per cent interest on all Arrears and Delinquent Taxes from January 1st, 1942, to date of payment.
2. Add 10 per cent on 1942 taxes which are not paid by August 31st, 1942.

3. Notice Column "B". Taxes in Arrears. This property will be sold for Taxes on September 30th in the year following this notice, unless the taxes now in arrears are sooner paid.

4. Notice Column "A". Delinquent Taxes. This property will be sold for Taxes on September 30th in this year, unless the delinquent taxes are sooner paid.

Fifty Cents is the Minimum for Municipal Taxes

Roll No.	Description of Land—Twp			Assessed Value of Improvements	Assessed Value of Land	SUMMARY OF 1942 TAXES						T'l 1942 Levy if Paid by Aug. 31, 1942	Column "B" Arrears 1941	Column "A" Delinquent 1940 & Prior
	Subdivision	Quarter	Sec. Lot			General	School	Wild Land	Sidewalk or Sewer Main tenance	Sewer Tax	Library Tax			
3187	2	86	2	200	300	5.44	6.24				15	12.43		
3188	1/2 1/2 1	"	"	400	700	12.48	14.04					26.52		
3189	2 1/2 1	"	"	400	650	14.88	21.06				15	36.69		

EXHIBIT No. 705-3
DATE Sept 23/48
FILED BY W. J. Parson

NOTICE

Pursuant to S. S. 52 of Sec. 59 of Municipal Act, Building Permit By-law No. 28-A, requires that a Permit for the erection, alteration or repairs to buildings and structures in the Municipality of Maple Ridge, be obtained prior to commencement of construction or alteration.

Application forms may be obtained at the Municipal Hall.

Any person guilty of an infraction of this Bylaw shall, upon Summary Conviction, be liable to a fine not exceeding (\$100.00) One Hundred Dollars.

PLEASE READ THIS:

- Make remittances payable at par to "District of Maple Ridge" and remit by Certified Cheque, Money Order, Express Order or Bank Draft.
- If the property described has been transferred, please forward this notice to the person now liable for the taxes.
- All or a portion of the taxes will be accepted at any time during office hours.
- Send stamped addressed envelope for mailing receipt back to you.

This Notice Must be Presented When Paying Taxes

H. M. Davenport, C.M.C., and Collector,
(Postal Address) **Haney, B.C.**

*New Agreement
Signed for 158.00*

File 3609 Hom

THIS INDENTURE made this 3rd day of February
A. D. 1943.

EXHIBIT No. 705-4
DATE Sept 23/48
FILED BY W. J. Russell

BETWEEN:

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian
under and by virtue of Order-in-Council
P.C. 1665, and Amendments thereto.

Hereinafter referred to as the
LESSOR HEREIN OF THE FIRST PART

AND:

*John Larson of Whonnock
in the Province of British Columbia*

Hereinafter referred to as the
LESSEE HEREIN OF THE SECOND PART.

WHEREAS this Agreement is intended to be supplemental
to a Lease dated the 8th day of April A.D. 1942
and made between Kichimatsu Mukaida as the
Lessor therein and the Lessee herein (hereinafter called the
Lease);

AND WHEREAS the Lessor named in the Lease is a person
of the Japanese race and under the provisions of Order-in-
Council No. 1665 and Amendments thereto and by the registration
or evacuation of the Lessor named in the Lease all his interest
in the demised lands and all his interest as Lessor in the
Lease have vested in the Lessor herein;

AND WHEREAS the Parties hereto are desirous of
altering the Lease in the manner hereinafter appearing;

Span

WITNESSETH that in consideration of the mutual stipulations:-

1. IT IS HEREBY MUTUALLY AGREED that the Lease shall be varied as follows:-

(a) The rental for the residue of the term after the 31st day of January 1943 and in substitution for the rental for that residue reserved by the Lease shall be the sum of \$ 115⁰⁰/₁₀₀ payable on the 31st day of August 1943 ~~(or on each of the following days:~~

(b) The term under the Lease shall not be for the term of 10 months to be computed from the 1st day of April 1942 as provided in the Lease but shall be for the term of 18 ~~(Months or Years)~~ to be computed from the 1st day of April 1942 and thence to be fully completed and ended on the 30th day of September 1943.

(c) The Lessor herein shall not be deemed to have given any warranty as to the area of the demised lands or of any acreage thereon under cultivation or other acreage howsoever, or of the fitness of the demised lands or any part thereof for any particular purpose.

(d) The Lease as varied hereby shall continue in full force and effect.

2. THE LESSEE hereby attorns to the Lessor herein and becomes a tenant of the said lands from the Lessor herein according to the terms of the Lease as hereby varied.

IN WITNESS WHEREOF the Lessor herein as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

SIGNED by the said Lessor by his)
authorized deputy, in the)
presence of:-)

Samuel Harris

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian,

SIGNED by the said Lessee in)
the presence of:-)

William S. Utz

John Carson

APPROVED by the Director of Soldier
Settlement of Canada, as to land:-

DATED

A.D. 194 .

THE SECRETARY OF STATE OF CANADA

-and-

COLLATERAL TO LEASE

LOCKE, LANE, GUILD & SHEPPARD,
Barristers, etc.,
Vancouver, B.C.

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 3409

Reg. No. 13421

506 Royal Bank Building,
Vancouver, B. C.

JUN 8 1944

Mr. Kichimatsu MUKAIDA,
c/o Sundal & Green,
Picture Butte, Alta.

Dear Sir:

Re: Whonnock, B. C.
Lots 1 and 2 of legal subdivision 7 of Section 5,
Township 15, Map 3598, District of New Westminster,
C. of E. 52427.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	- - - - -	\$ 2512.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	32.00
		<u>\$ 2544.00</u>
Less:		
Tax arrears to December 31st, 1942	- - - - -	\$ 72.19
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	
		<u>\$ 75.19</u>
Net proceeds of sale	- - - - -	<u>\$ 2468.81</u>

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

Yours truly,
F. G. SHEARS,
Director.

Handwritten mark or signature.

1943

Canada

Debit Credit Balance

Date	Description	Debit	Credit	Balance
Jan. 1	Credit re Sale of Property		\$2468.81	\$
"	" " " " " "		215.66	
	Land Registry Office C. of E. (2)	2.00		
Feb. 17	P.C.U. re Trunk		32.26	
Mar. 11	Maple Ridge Co-Op Crop returns		33.98	
Apl. 10	P.C.U. Balance re Truck		241.44	
19	Insurance Premium	7.25		
	McDermott Motors charges re Truck	4.00		
May 22	Sale 1 Beehive		5.00	
		\$13.25	\$2997.15	

CR \$2983.90

You have previously been advised that a sale of land interest was entered into between this Department and The Director, The Veterans' Land Act.

The following is a statement showing the sale price and adjustments: The proceeds of the sale of the land interest were \$2,997.15 and were paid into the account of the Department on January 14, 1943.

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The following is a statement showing the sale price and adjustments: The proceeds of the sale of the land interest were \$2,997.15 and were paid into the account of the Department on January 14, 1943.

Yours truly,
F. G. SHEPARD
Director

John Larson file No. 2409

THIS INDENTURE made this 7th day of April
A.D. 1943.

BETWEEN:

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian
under and by virtue of Order-in-
Council P.C. 1665, and Amendments
thereto,

HEREINAFTER referred to as the
LESSOR HEREIN OF THE FIRST PART

AND:

JOHN LARSON OF WHONNOCK IN THE PROVINCE OF BRITISH COLUMBIA

HEREINAFTER referred to as the
LESSEE HEREIN OF THE SECOND PART.

WHEREAS this Agreement is intended to be supplemental
to a Lease dated the 8th day of April A.D. 1942
and made between Kichimatsu MUKAIDA as the
Lessor therein and the Lessee herein (hereinafter called the
Lease);

AND WHEREAS the Lessor named in the Lease is a person
of the Japanese race and under the provisions of Order-in-
Council No. 1665 and Amendments thereto and by the registration
or evacuation of the Lessor named in the Lease all his interest
in the demised lands and all his interest as Lessor in the
Lease have vested in the Lessor herein;

AND WHEREAS the Parties hereto are desirous of altering
the Lease in the manner hereinafter appearing;

WITNESSETH that in consideration of the mutual stipulations:-

1. IT IS HEREBY MUTUALLY AGREED that the Lease shall be varied as follows:-

(a) The rental for the residue of the term after the 31st day of January 1943 and in substitution for the rental for that residue reserved by the Lease shall be the sum of \$ 150.00 payable on the 30th day of August 1943
(~~or on each of the following days:~~

)

(b) The term under the Lease shall not be for the term of 10 months to be computed from the 1st day of April 1942 as provided in the Lease but shall be for the term of 18 (~~months or years~~) to be computed from the 1st day of April 1942 and thence to be fully completed and ended on the 30th day of September 1943.

(c) The Lessor herein shall not be deemed to have given any warranty as to the area of the demised lands or of any acreage thereon under cultivation or other acreage howsoever, or of the fitness of the demised lands or any part thereof for any particular purpose.

(d) The Lease as varied hereby shall continue in full force and effect.

2. THE LESSEE hereby attorns to the Lessor herein and becomes a tenant of the said lands from the Lessor herein according to the terms of the Lease as hereby varied.

IN WITNESS WHEREOF the Lessor herein as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

SIGNED by the said Lessor by his)
authorized deputy, in the
presence of:-

Marion H. Duffy

SIGNED by the said Lessee in
the presence of:-

John Larson
Marion H. Duffy

DATED _____ A.D.194 .

THE SECRETARY OF STATE OF CANADA

.-and-

COLLATERAL TO LEASE

Locke, Lane, Guild & Sheppard,
Barristers, etc.
Vancouver, B. C.

BC-96-P
BC-771-B

Farm Appraisal Report

File No. JL-354

Land Description Lot 2 of Leg.Sub.Div.2,Sec.5, Tp.15, Map 6081

Containing 22.26 Acres

Owner's Name MUKAIDA, Kichimatsu Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 1 1/2 miles.

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

Church (give denomination) Whonnock - Anglican & United Distance 1 1/2 "

Nearest School North Whonnock Distance 1/2 "

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

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

Has direct access to 31st Avenue at N.W. corner of property.

Is this district a good one? Only fair - limited development.

Employment opportunity Very limited.

Predominating Nationality and religion: Mixed - Japanese owners predominate.

Describe Fencing and its condition: No fences. Value \$

Water supply: Only water from Whonnock Creek Value \$

Electricity - power available; none in use.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	Buildings consist of two old dilapidated shacks of no value.						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT No. 705-5
DATE Sept 23/48
FILED BY E. R. Q. Rice

Total present day value \$ nil

Total Value Buildings add to farm \$ nil

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys: nil

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush Shacks are in the bush.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.19	Undulating	Gravelly, 10"to 15"	Gravel	Neglected small fruits.	40.00	87.60
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
10.00	Undulating	Gravelly 10-15"	Gravel	Clearing, stumping, breaking.	175.00 to 200.00	10.00
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	
10.07	Steep hillside and gravelly creek wash.		A small quantity of firewood timer only.		5.00	

Total value of Land \$ 237.95

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 237.95

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

Not occupied - not being actively operated other than to pick what fruit grows.

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

Could be developed into a fair small fruit proposition.

Noxious weeds:

No serious weed situation.

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

Maple Ridge Municipality.

Assessed - Improvements - \$200.00 -1942 Taxes-\$12.43.
Land - \$300.00

Date: June 24th, 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 22 day of June 19 42.

Inspector's Signature

"D. DODDING"

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

JL-354 - K. MUKAIDA

Farm Appraisal Report

Remarks: This is a very poor holding, in that it is badly situated, is difficult of access and is mainly of a gravelly foundation. The $\frac{1}{2}$ road allowance on the West side is not open and owing to the steep hill is not likely to be ever completed. The only access to the property is at the termination of 31st Avenue - the private road to the clearing is narrow, steep and partly caved in. Generally speaking, I consider this an undesirable holding.

(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

Boysenberries & Logans	-	1.20	acres	\$
Grapes	-	.25	"	\$
Sod & old rasp. canes	-	.74	"	\$
		<u>2.19</u>	"	\$
Bush - may be cleared	-	10.00	"	\$
Waste land	-	<u>10.07</u>	"	\$
		22.26	"	\$

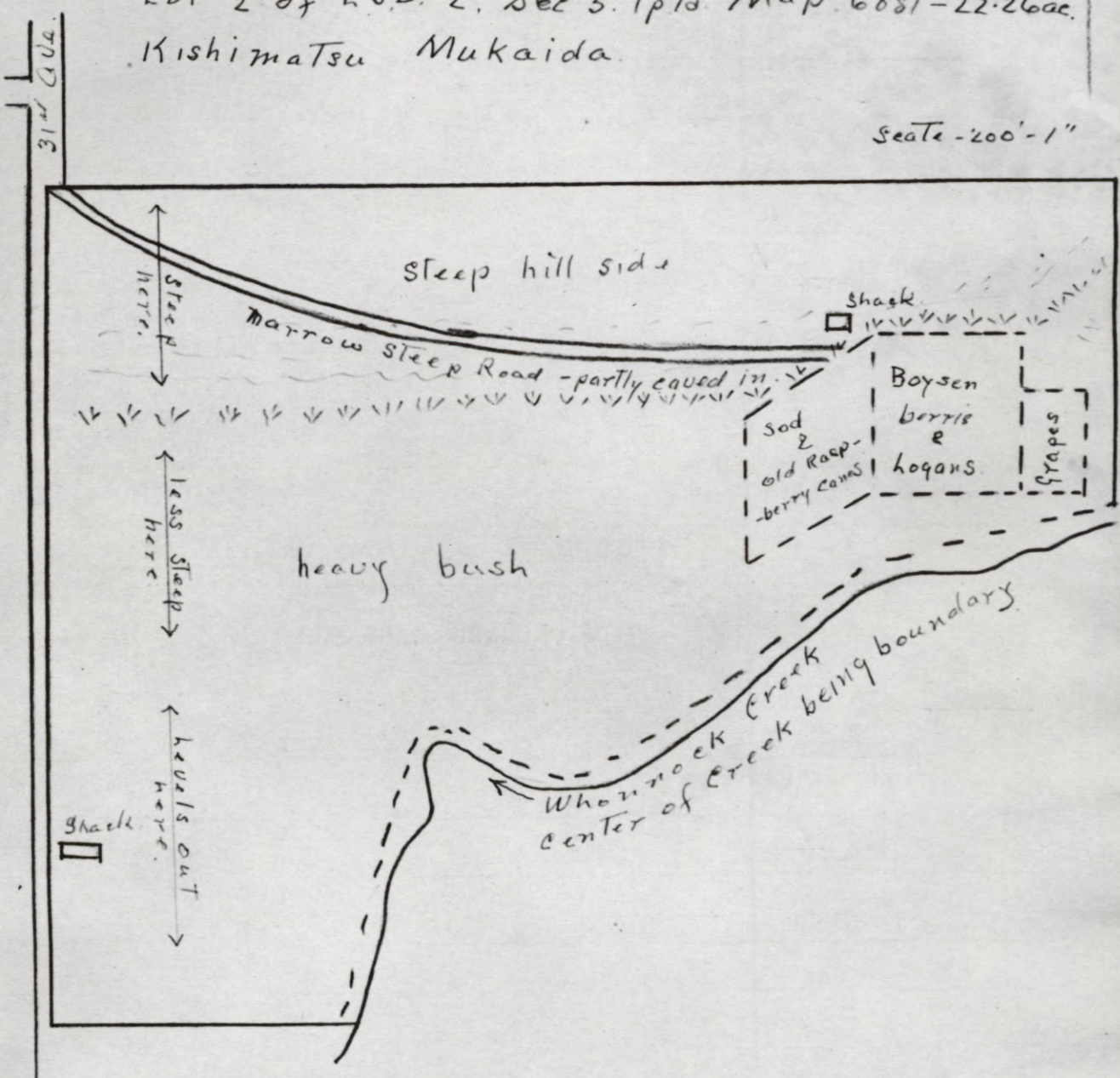
Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

Lot 2 of L.S.D. 2, Sec 5, T.13, Map 6081-22.26ac.
Kishimatsu Mukaida.

Scale - 200' = 1"



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

value is \$ 200.00

Date 25th June 19 42

"I. T. BARNET"

District Superintendent.

Farm Appraisal Report

File No. JL-354

Land Description Lots 1-2 of Legal S/D 7, Sec.5, Tp.15, Map 3598.

Containing 19.52 Acres

Owner's Name MUKAIDA, Kichimatsu Post Office Address Whonnock, B.C.

Nearest Rail Point Whonnock, B.C. Distance 1 1/2 miles

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

Church (give denomination) Anglican & United - Whonnock Distance 1 1/2 "

Nearest School North Whonnock Distance 1 "

State how property was identified: Corner post and map location.

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

Direct access to 31st Avenue - gravel road - fair condition.

Is this district a good one? No - outlying and limited development.

Employment opportunity Very limited in this locality.

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: No fences. Value \$

Water supply: Two wells for domestic use. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 32	Frame	2 st.	F.Proof Shg.	1	Cement	Good	2000.00
Cabin	21 x 40	" & Shgl.	10'	Shke.	15	Wood	Poor	400.00
BARN	x							
BARN	32 x 42	Fr. & Poles	8-20'	Shke.	15	Wood	Poor	300.00
GRANARY	x							
Shack	12 x 18	Fr. & Shgl.	7-10'	Shgl.	15	Wood	Fair	100.00
Shed	16 x 24	Fr. & Shke.	7-12'	Shke.	15	Wood	Poor	25.00
"	14 x 22	" "	7-12'	"	15	"	"	20.00

Total present day value \$ 2845.00

Total Value Buildings add to farm \$ 1700.00

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

Describe the basement and chimneys: House - full concrete basement; brick chimney to ground
Cabin - no basement; metal chimney.

No. rooms downstairs? 5 Upstairs? 6 How finished Wood lined.

Are buildings painted? House - yes. Condition of paint One coat.

Distance from nearest bush No bush adjacent.

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
11.05	Level and Undulating	Light clay loam-10-20"	Clay	Mixed fruits and vegetables.	70.00	773.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
8.47	Steep banks, gully & bush.		-		10.00	84.70

Total value of Land \$ 858.20

Total added by buildings to value of farm \$ 1700.00

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

Total value of farm \$ 2558.20

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

Farm generally in good condition - operated under lease by John Larsen.
Buildings unoccupied.

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

Mixed fruit and vegetables.

Noxious weeds:

None of consequence.

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

Taxes - 1942 - Lot 1 - \$26.52 - District of Maple Ridge.
" " - Lot 2 - \$36.69

Date: June 24th, 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 22 day of June 19 42

Inspector's Signature

"H.L. SINCLAIR"

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

JL-354 - K. MUKAIDA

Farm Appraisal Report

Remarks:

This is a good property with good soil condition on cultivated area, and farm is being well operated by tenant, taking into consideration weather conditions and labour shortage. Outside of the acreage at present under cultivation, very little further development can take place due to topography.

The newly constructed dwelling in size is a building out of proportion to this class of farm and would not be suitable for the average farm family.

Domestic water is obtained from two wells, but there is no domestic supply at present time for new dwelling.

Electric light is installed in dwelling and cabin.

Property is leased to John Larsen - Term - 14th April to February 28th. Rental - \$500.00. Crops shipped through local Co-operative at Mission.

(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.)

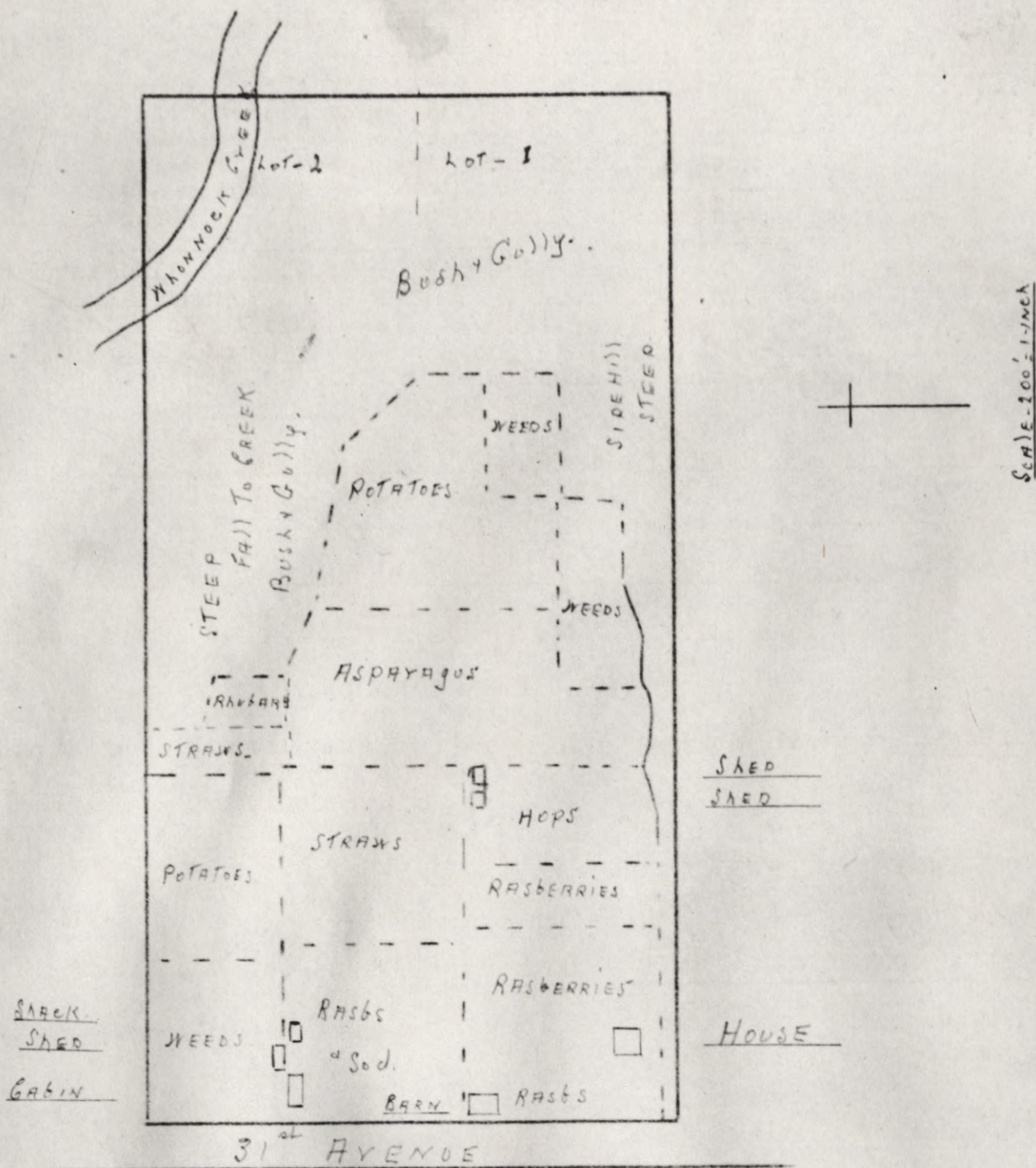
Present Value

Potatoes	-	2.37	acres	-	good condition.	\$
Asparagus	-	1.82	"	-	Weedy at present time.	
Rhubarb	-	.15	"	-	good condition.	\$
Strawberries	-	1.41	"			
Raspberries	-	1.64	"	-	poor condition.	\$
Raspberries	-	1.33	"	-	good condition.	\$
Hops	-	.72	"	-	fair condition.	\$
Weeds	-	1.61	"			\$
		<u>11.05</u>				\$

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property



LOTS-1-2- (LEGAL)-S. D. 7- SECT. 5 TP-15 MAP 3598

LOT-1- 9.75 AC - LOT 2- 9.77 AC

KICHIMATSU MUKAIDA

Following careful review of this appraisal report, it is my opinion that the present value is \$ 2000.00

Date 25th June 19 42

"I.T. BARNET"
District Superintendent.

705 - 6
EXHIBIT No.

DATE Sept. 23/48

FILED BY
G.E.A. Rice

File No. 3409

SUMMARY RELATIVE TO CLAIM OF
Kichimatsu MUKAIDA - Regn. No. 13421 26th May, 1948

REAL PROPERTY: Lots 1 & 2 of legal subdivision 7 of Sec. 5, Tp. 15,
Map 3598, Municipality of Maple Ridge, D.N.W.

and

Lot 2 of legal subdivision 2 of Sec. 5, Tp. 15, Map 6081,
Municipality of Maple Ridge, D.N.W.

	<u>Assessed Value</u>	<u>S.S. Bd. Appraisal</u>	<u>V.L.A. Sale</u>	<u>Claimant's Valuation</u>	
Land	\$1650.00	\$1096.15		\$4200.00	42.26 acres
Buildings	<u>2000.00</u>	<u>1700.00</u>		<u>4250.00</u>	
	\$3650.00	\$2796.15	\$2745.00	\$8450.00	
			Less purchase price	<u>2745.00</u>	
			Amount of Claim	<u>\$5705.00</u>	

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

November 13, 1948.

M. Steves
C.M.

REAL PROPERTY SUMMARY

File 3409

V.L.A. B.C. 96-P

JAPANESE NAME: Kichimatsu MUKAIDA - - Reg. No. 13421

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 258 31st Ave., Whonnock, B. C.

LEGAL DESCRIPTION: Lot 2 of Legal Subdivision 2 of Section 5 Township 15 Map 6081 Municipality of Maple Ridge, D.N.W. and Lots 1 and 2 of Legal Subdivision 7 of Section 5 Township 15 Map 3598 Municipality of Maple Ridge D.N.W.

TITLE: In the name of Kichimatsu MUKAIDA.

ENCUMBRANCE: Vesting in Custodian 26197 and 26198, 31st August 1943.

ASSESSED VALUE: 1942 - 42.26 acres.
Land \$1650.00
Improvements \$2000.00 Total \$3650.00 Taxes \$75.66.

CLASSIFICATION: Berry farm with buildings. Inspector reported 23rd May 1942 1½ acres strawberries, 2 acres raspberries, 2 acres asparagus, ¾ acre loganberries, ¾ acre hops, with 1 storey shack 22 x 36, 4 rooms poor condition, a two storey frame house 36 x 42, 10 rooms new, barn, 3 small packing houses.

HISTORY OF ADMINISTRATION: Property was leased by MUKAIDA to John LARSON from the 17th April 1942, to the end of 1942 for \$500.00 paid to MUKAIDA. This lease was extended by the Custodian on the 3rd February 1943 to the 30th September 1943 at a rental of \$115.00.
Insurance was carried on the buildings on the land by MUKAIDA at the date of evacuation as follows:
Michigan Fire & Marine Insurance Co. Policy 6018521, \$1500.00 on 2 storey dwelling, premium \$22.50 for 3 years expiring 19th February 1945. Transferred to The Director the Veterans' Land Act.
North West Fire Insurance Co. Policy 205813, \$1500.00 on property not disclosed on file, expiring 19th February, 1945.
North West Fire Insurance Co. Policy 193916, \$1000.00 renewed by policy 210032, \$750.00 on 1 storey dwelling, contents and barn, premium \$22.25 paid by Custodian, 3 years expiring 17th April 1946.
On the three policies in force at date of sale, 6018521, 210032 the Custodian received refunds totalling \$41.00.
This parcel, including three lots, was operated as one farm. It is not possible from information on file to determine with certainty the lots on which were the various buildings. The three lots were the subject of two conveyances as below and at the prices indicated.

SOLD: To the Director The Veterans' Land Act for \$2786.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

SOLD: (1) Lots 1 & 2 of legal subdivision 7, Section 5, Township 15, Map 3598, for \$2512.00.
(2) Lot 2 of legal subdivision 2, Section 5, Township 15 Map 6081, for \$233.00.

FUNDS: As insurance and refunds cannot be allotted to each parcel the amount released to Kichimatsu MUKAIDA is the combined purchase prices of \$233.00 and \$2512.00 - \$2745.00 plus refunds of insurance \$41.00, total \$2786.00, less taxes \$86.53, insurance \$22.25, 2 Certificates of Encumbrance \$2.00, 2 registrations \$6.00, 2 legal fees \$30.00, total \$146.78. Net amount released to Kichimatsu MUKAIDA \$2639.22.

TITLE: To parcel number (1) noted above included in C. of T. 169428-E and payment of consideration included in cheque to Custodian dated March 14th, 1944.

To parcel number (2) above included in C. of T. 169804-E and payment of consideration included in cheque to Custodian dated March 22nd, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED January 30th, 1946.

"Ian MacPherson"

IM:ML

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. _____

EXHIBIT No. _____

NAME Kichimatsu MUKAIDA

REG. No. 13421

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 13/42</u>	TAKEN BY <u>H. Coffey</u>					
EVACUATION <u>Apr. 16/42</u>	DATE <u>23rd May, 1942</u>					
		1. 4 heaters)				
		2. 1 range)	\$50 00	2 50		
		3. 2 sinks	20 00		20 00	
		4. Cabinet	10 00			
		5. Oak table	30 00	3 50		
		6. 4 tables	8 00			
		7. 2 dressers	20 00(1)	50		
		8. 1 single bed	10 00			
		9. 4 double beds	60 00(2)	2 50		
		10. 3 couches	15 00			(1) 5 00
		11. 1 basinette	15 00			
		12. 6 chairs	10 00	1 25		
		13. Hot plate	8 00			
		14. 1 toaster	4 00			
		15. 1 block	5 00			
		16. 1 pulley block	10 00			
		17. 2 cables (50 ft. $\frac{1}{2}$ ")	20 00			
		18. 1 cable (30 ft. $\frac{1}{2}$ ")	6 00			
		19. 4 logging chain	8 00			
		20. 1 peavey	4 50			
		21. 6 cross cut saws	30 00			
		22. 3 saw handles	1.50			
		23. 2 sledge hammers	4 00			
		24. 2 wedges	2 00	90		
		25. 2 crow bars	5 00			
		26. 4 shovels	4 00			
		27. 2 grain scoops	2 00			
		28. 5 axes	10 00			
		29. 2 hatchets	2 00			
		30. 8 hoes	10 00			
		31. 3 manure forks	5 25			
		32. 3 drags	4 50			
		33. 1 feed barrel	1 00			
		34. 1 water barrel	1 00			
		35. 1 horse shoeing outfit	8 50			
		36. Pruning shears	4 50			
		37. 40 ft. hose $\frac{3}{4}$ "	7 50			
		38. 50 ft. pipe 1"	5 00		5 00	
		39. 1 pump	5 00		5 00	
		40. 1 hand pulley	5 00			
		41. 4 mattocks	8 00			
		42. 1 brush scythe	4 00			
		43. 1 grass scythe	4 00			
		44. 1 scraper	8 00			
		45. 9 hop baskets	15 75			
		46. 9 hop sacks	9 00			
		47. Gas tap	1 50			
		48. Saw filing set	5 00			
			\$486.50	\$11.15	30 00	5 00
		Other goods sold		3 90		
				\$15.05		

(Mr. MUKAIDA wrote to this office on the 9th April, 1948, stating he had not made claim for his saddle and wished it sent to him. "his saddle was abandoned as being of no value at the time goods were moved to auction, and our Mr. Reed advised MUKAIDA 14th Apr. 1948 that as the property was "now sold it would appear that the said saddle was either taken away by a tenant or stolen."

Saddle not included in claim.

13421

VENUE Lethbridge

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
50		20 00			(3) 30 00			Rusted, no value
50						10 00		
50					2 00	6 00		
50						10 00		
50						10 00		
50		(1) 5 00			(2) 10 00	(3) 30 00		
25						15 00		
						8 00		
						4 00		
				5 00		10 00		
				20 00				
				6 00				
						8 00		
						4 50		
						30 00		
						1 50		
90						4 00		
						5 00		
						4 00		
						2 00		
						10 00		
				10 00		2 00		
						5 25		
				4 50				
						1 00		
						1 00		
						8 50		
						4 50		
						7 50		
		5 00						
		5 00						
						5 00		
					8 00			
						4 00		
					8 00	4 00		
						15 75		
					9 00			
					1 50			
					5 00			
.15		30 00	5 00	77 00	42 00	230 50		

Note: Mr. Coffey's inventory shows only household goods, and it would appear that farm implements were not inventoried, and these could not be accounted for.

Mr. Anderson states on summary of Jan. 17/45 that he is trying to locate previous tenant regarding missing goods, but was apparently unsuccessful.

EXHIBIT No. 705-7
 DATE Sept 23/46
 FILED BY Gracie

Goods for which Japanese claims \$102.00 sold at auction for \$11.15
 " " " " " 30.00 sold with real property
 " " " " " 5.00 declared, but not found
 " " " " " 42.00 abandoned
 " " " " " 230.50 no account, theft, etc.
 " " " " " 77.00 no record at any time.
\$486.50

OFFICE OF THE CUSTODIAN

DATE Sept. 23/48

JAPANESE SECTION

FILED BY G.E.A. Rice

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MUKAIDA Kichimatsu

HOME ADDRESS: 31st Ave., Whonock, B. C.

REGISTRATION NUMBER 13421 SEX: Male AGE: 58

OCCUPATION: Farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Haru

ADDRESS OF WIFE OR HUSBAND: 31st Ave., Whonock B.C.

NAMES OF ANY LIVING CHILDREN: Masashi (M) Toshio (M) Minoruo (M)

Chieko (F)

ADDRESS OF CHILDREN: 31st Ave., Whonock B. C.

AGE OF CHILDREN: 22, 19, 17, 12

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

1. LOCATION AND DESCRIPTION: Municipality of Mapleridge B. C.

20 Acres Cultivated Land and 23 Acres of Cultivated land . 2 Farms

CT No 107976E

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Dwelling houses, Wooden Frame

houses, 1 Barn and 3 Packing Houses. (NO.2) 10 rooms. 2 Storey Dwelling

House. Wooden Frame. on (No. 2) Barn Wood Shed, 2 Roomed Dwelling house

as well as the buildings mentioned for the first.

3. INSURANCE (Give particulars; state where policies are) XXXXXX \$1000.00 North West Fire Insurance Co. No. 193916. North West Fire Insurance Co. \$1500.00 No. 205813 Michigan Fire and Marine Insurance Co. \$1500.00. No. 18521. All on the Above Buildings and land. All at the Canadian Bank of Commerce. Mission B. C.

4. TAXES (Amount and where payable) \$62.50 for Both Lots of Land, 1941 paid. Payable at Maple Ridge. B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

unregistered Mortgage to Can. Bk of Commerce NONE. Mission CT No 107976 E \$414.19

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

paid off R

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Commerce, Mission B.C.

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

9. IF FARM LAND STATE CROPS SOWN Strawberries, Raspberries, Asparagus, Logan-Berries, to be looked after by Mr. J. Larson of Whonock B.C.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living on the land described in Section 1 on the first page.

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: as listed above

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Farming tools and Household furnishings as per list attached.

To be left at the Farm 31st Ave., Whonock B.C.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
\$425.00 owing to the Bank of Commerce, Mission B.C. for payments on Insurance. *P letter 9/10/48*

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 13th day of April 1942

(Signature) "K. Mukaida"

William
"F.T. Wilbens"

Witness

FOR DEPARTMENTAL USE

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

November 13, 1948.

C.M. N. Steves

Kichimatsu MUKAIDA?
31st Ave., Whonock, B. C.

No. 13421

List of Farming tools and Household Furnishings

TOOLS

4 Logging Chains
1 Peavey
6 Crosscut Saws
3 Hand Saws
2 Wedges 2 Hammers and 2 Bars
4 Shovels
2 Spades
5 Axes
2 hatchets
1 Brush Scythe and 1 Grass Scythes
4 Sickles
Rubber Hose and Iron Pipe
1 Force Pump
1 Set of Hand Blocks
2 Pruning Sheares
Horse Shoe Outfit
3 Manure Forks, and 8 hoes, 3 Drags
1 Feed Barrel and 9 Hop Baskets 1
1 Water Tank
8 Wooden Barrels and 1 Powder Hole Shovel
4 Gardening Spades

HOUSEHOLD FURNISHINGS

1 Stove
2 Sinks
1 Kitchen Cabinet
1 Round Table
4 Tables (Small)
2 Bedroom Drawers
1 Single Bed
2 Double Beds
3 Couches
1 Baby Bed
6 ~~Chairs~~ ^{Chairs}
3 Galvanized Rice Containers
1 Electric Toaster.
Kitchen Utensils and Equipment

S - sold by Auction 17/1/48
Mission 14

A abandoned

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

November 15th 1948

C. M. H. S. S. S.