Name of Claimant NAKINO, Mototaro Case 1251

Custodian File 7004

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		
					1276.		1020.84			1020.84		43.00

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	
			46%	208.00	95.68			95.68

TOTAL RECOMMENDATION	1159.52

CASE NO: 1251

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 15, 1948.

IN THE MATTER OF THE CLAIM OF

MOTOTARO MAKINO

PROCEEDINGS AT HEARING

Original

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J. A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 15, 1948.

IN THE MATTER OF THE CLAIM OF

MOTOTARO MAKINO

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
R. A. BEST, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary.
G. N.R. UPTON, ESQ.,	Official Interpreter.
J. B. McGREGOR, ESQ.,	Official Reporter.

MOTOTARO MAKINO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions? A. Yes.

Q. And are the contents of it true?

A. Yes.

(REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

MR. CHRISTIE: I tender as Exhibit 2 the Farm Appraisal Report.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. BEST: I understand that you had a 10 acre farm near Haney, B.C. before the evacuation?

A. Yes.

Q. And you paid $1400. for it to Mr. Yano for it back in 1920, when it was all bush land?

A. Yes.

Q. And did you clear this 8 acres yourself?

A. It was cleared in the main by myself and family. There were occasions when I employed one or two people.

Q. In any event, $2800. being the cost of material and labour, it would be mostly your own labour, but would include some others?

A. Yes.

Q. Now this ditching, 3300 feet of covered ditching and 1000 feet of open ditching, did you do all that ditching yourself? A. Yes.

Q. You apparently built a house yourself back in 1924, did you?

A. With the assistance of a little outside labour I built it myself.

Q. I feel constrained to remark in this case that the Soldier Settlemen Board shows the house valued at $1000. which is more than the claimant valued it at. That is the firsttime that these claims have been close.

MR. CHRISTIE: Probably it is the first time the claimant has been realistic about it.

MR. BEST: This house apparently was a four-roomed house and is shown as having an attic; was that used as a room or just a storeroom?

A. Yes, there was a stairway going up.

Q. What was the upper floor for?

A. Sleeping upstairs.

Q. There was one room, was there, upstairs?

A. Yes, four down and one upstairs.

Q. Now, apparently you leased this property to Mr. Mortimer? A. Yes.

Q. And you received $500. rent for the 1942 season and then it was to run for the duration of the war at a yearly rental of $250?

A. Yes.

Q. You haven't got a copy of the lease, have you? A. At my house, yes.

Q. Did it include the use of implements or tools or furniture?

A. I don't think so. The original intention was to rent this man the tools, but this man was not a farmer and didn't require them. I locked them up in the basement and gave the key to the Custodian and obtained a receipt for the key.

Q. Can you tell us what kind of trees these 45 fruit trees were?

A. Green gages, apple, about three or four.

Q. The balance were green gages?

A. Yes.

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions? A. Yes.

Q. And do you swear the contents of it are true? A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT NO. 3)

MR. CHRISTTEE I tender as Exhibit 4 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 4)

MR. BEST: You have already told us that you had these tools and what you did with them; how about this kitchen range that you paid $100. for back in 1930 and valued at $60. I take it it was left in the kitchen, was it? A. Yes.

Q. And the electric gramaphone, where was it left?

A. In the parlour.

Q. Was Mortimer to have the use of those two items? A. Yes, he could use them.

Q. Are you sure there were four complete beds there when you left?

A. Yes.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 30th of April, 1942; is that your signature?

A. Yes.

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

Q. I am showing you an inventory called an Additional Registration, dated September, 1942; is that your signature again? A. Yes.

(ADDITIONAL REGISTRATION MARKED EXHIBIT 6)

Q. When you left these chattels locked up was it your intention that the tenant was to look after them for you?

A. No, I had locked them up in the basement and given the key to the Custodian and I thought it was the Custodian's responsibility.

Q. What time did the Custodian receive this key? A. About the 20th of September, 1942 when I was at Hastings Park.

Q. Now, did you have any other occupation beside that of a farmer?

A. While I wasn't busy on the farm I was employed at the mill.

Q. What portion of the year would you be employed at the mill?

A. I earned about $75. a month.

Q. How many months of the year?

A. I worked about half a month in the year.

Q. What net income did he make from this farm?

A. I think about $1000.

Q. Where did you buy this kitchen range?

A. In Vancouver.

Q. Was it in constant use for 12 years?

A. Yes.

Q. What make of range was it? A. I don't know.

Q. Was it small or one that stood on the floor? A. It is about that high, a large one.

Q. How does he remember the price that he paid for it, $130. This was 10 years ago -- has he any bills or invoices or how does he remember it?

A. I have no receipts but I remember perfectly what I paid for it.

Q. Has he any receipts for the kitchen range? A. No, I have not.

MR. CHRISTIE: I tender as Exhibit 7 the Notice of Assessment for 1943. The value of the improvements is $800. and the value of the land is $750. making a total of $1550.

(NOTICE OF ASSESSMENT MARKED EXHIBIT 7)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 8)

(REAL PROPERTY SUMMARY MARKED EXHIBIT 9)

It is submitted, your honour, that the real property was sold at its fair market value.

It is submitted that those articles of

personal property of which the Custodian had no record and which were not sold by him, that the Custodian is not responsible for.

It is submitted that the valuation of all articles of personal property is excessive.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

I, J. A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J. A. McGibbon,
Deputy Commissioner.

File 7004 NOV 24 1947 Case 1251

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

Toronto

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

(1) NAME MAKINO. MOTOTARO (RCMP) Reg. No. 13860
(Print) Surname — Given Name

(2) Pre-Evacuation Address R.R. #1, WHONOCK, B.C.

(3) Present Address 475 JOHN ST. N. HAMILTON, ONT.

(4) REAL ESTATE

(a) Street Address (if any) MUNICIPALITY of MAPLE RIDGE, B.C.
City or Municipality, — Province

(b) Legal description (lot number, block number, section number, etc.)
MUN. of MAPLE RIDGE, LOT 5 of E ½ of the S.E. ¼ of Sec. 22, Twp. 12, MAP 3151 DISTRICT OF NEW WESTMINSTER, C. of E. 50664

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

(i) Farm
(ii) Residence — Type of business Small fruits 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 - - - - - - - - - - - - - - - - $ 2,800.00
(ii) Buildings - - - - - - - - - - - - - - - $ 700.00
(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) - $ 3,500.00
(v) Amount at which Custodian sold property and credited your account - - $ 1,273.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,227.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Whonock, B.C. left in house.

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

(c) How stored or packed at time of evacuation tools all gathered together in one corner of basement.

(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 the custodians care, leaving key with same, have receipt from custodian for key #144

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

1.	Miscellaneous farm tools	Estimated Value $ 50.xx
2.	7 Household fixtures.	Estimated Value $
3.	1 Kitchen Range	Estimated Value $ 60.00
4.	1 Round Oak Table.	Estimated Value $ 10.00
5.	1 Electric Gramaphone.	Estimated Value $ 50.00
6.	1 Chiffonier	Estimated Value $ 5.00
7.	4 Beds, complete.	Estimated Value $ ~~25~~ 20.00
8.	3 chairs	Estimated Value $ ~~10~~ 4.00
9.	1 Trunk	Estimated Value $ 5.00
10.	2 Cracks.	Estimated Value $ 4.00

TOTAL CLAIM FOR PROPERTY LOSS $ 208.00

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) - $ 2,435.xx

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

(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)
Province of Ontario)
TO WIT:)

I, Motataro Makino of the City of Hamilton in the County of Wentworth

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 Hamilton in the Province of Ontario this 18th day of November. A.D. 1947.

E D Dickey
A Commissioner &c.

Motataro Makino

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.

Inventory

Misc. Farm Tools.

NOV 24 1947

1 Pieme.
2 Shovels
2 Mattocks
2 Manure Forks.
2 Peckaxes
1 Sledge hammer.
1 Crowbar.
2 Axes.
1 Carpenter Square.
1 Hand Cultivator
5 Rakes.
7 Hoes.
1 Buckaw
3 2 Handsaws.
13 Rasp. cutters
1 Scale.
1 Auger.

MAKINO, MOMOTARO
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1251-1
DATE NOV 15 1948
FILLED BY R. A. Bell

I3860
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared ~~Uncleared~~ or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	2 acres	I920	Mr.S. Yano	$I400.00	all uncleared	none	$2800.00
Strawberry 3acre Raspberry Iacre peas .5 acre 43 fruit ttreems all bearing	cleared 8 acres						
Total	10 acres						

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

Description	When Made	Cost	
Clearing 8 acres	I920-4I	$2800.00	(material and labor)
Ditching 1000 ft. per ditching	I920-4I	800.00	" "
Road-500' 3200 " covered "	I926	200.00	" "
Well	I920	50.00	" "

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	24x27	frame	I924	$I000.00	—	$ 500.00		
Shed	24x28	frame	I928	250,00	—	I00.00		700.00

Improvements to house periodically
I94I Cement basement built $I50.00 material and labour
I94I Interior repaired I00.00

Estimated value	$3500.00
Sold by custodian	I276.00
Claim	2224.00

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

I. Appraiser's report gives good report on ferti;lity and cultivation
2. Rented at $500.00 ~~fruitgear~~ and $250.00 per year following first year

M. Makino
Signature

BC-75-P

BC/75-P

EXHIBIT No. 125-2

Page 1 NOV 1 1 1948

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

FILED BY NOV 1 5 1948

Farm Appraisal Report

File No. JL-287

Land Description Lot 5 of E½ of S.E.¼, Sec.22, Tp.12, Map 3154.

Containing 10.079 Acres

Owner's Name MAKINO, Matotaro Post Office Address Haney, B.C.

Nearest Rail Point Haney, B.C. Distance 3 miles

Market Town New Westminster, also local facilities Distance 24 "

Church (give denomination) Haney - all denominations Distance 3 "

Nearest School Alexander Robinson School Distance 1 "

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

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

Has direct access to 21st Avenue - gravel road to Dewdney Trunk.

Is this district a good one? Yes. Co-operative marketing.

Employment opportunity Very limited.

Predominating Nationality and religion: Immediate vicinity - Japanese.

Describe Fencing and its condition: No fences. Value $

Water supply: Ample supply from well. Value $

Electricity - power available. Lights installed in house.

7004

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 27	Frame	1 st.	Shgl.	15	Conc.	Good	1000.00
Shed	24 x 28	Post & Shke.	"	Shke.	15	Wood	Poor	50.00
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 1050.00

Total Value Buildings add to farm $ 800.00

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

$

Describe the basement and chimneys: Cement basement. Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? Attic How finished Wood, paper & kalsomine

Are buildings painted? No. Condition of paint -

Distance from nearst bush Approximately 200 yards.

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
6.36	Level	Sandy loam 15" - 20"	Hard pan	Mixed small fruit crops.	70.00	445.20

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
3.719	Level	Sdy.lm. 15-20"	Hard pan	Clearing, Stumping, Breaking.	150.00 to 175.00	15.00	55.78

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 500.98

Total added by buildings to value of farm $ 800.00

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

Total value of farm $ 1300.98

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

Owner and tenant in occupation. Land in good state of cultivation and growth indicates good state of fertility.

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

Suitable for growing of small fruits.

Noxious weeds:

No serious weed condition.

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

Maple Ridge Municipality.

Assessed - Improvements - $800.00
Land - $750.00

1942 Taxes - $33.25.

Date: June 3rd, 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 11th day of June 1942.

Inspector's Signature "D. DODDING"

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

Farm Appraisal Report

XL-287 - M. MAKINO

Remarks: This is quite a good holding and well developed. There is a considerable portion of the land that has not been cropped this year, as the owner had expected to leave before this time.

The property is rented to R. Mortimer on the following basis - 1942-$500.00; subsequent years, for duration - $250.00 a year. The high rental for this year is the fact that the necessary fertilizer had been applied to the berry crops, also cultivation work done.

The house, while not new, had a cement basement put under it last year.

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

			Present Value
Raspberries	-	.54 acres	$
Strawberries	-	2.69 "	
No crop	-	2.46 "	$
Buildings & sod	-	.67 "	
		6.36 "	$
Bush	-	3.719 "	
		10.079 "	$

Also approximately 50 fruit trees of various kinds. $

$

$

$

$

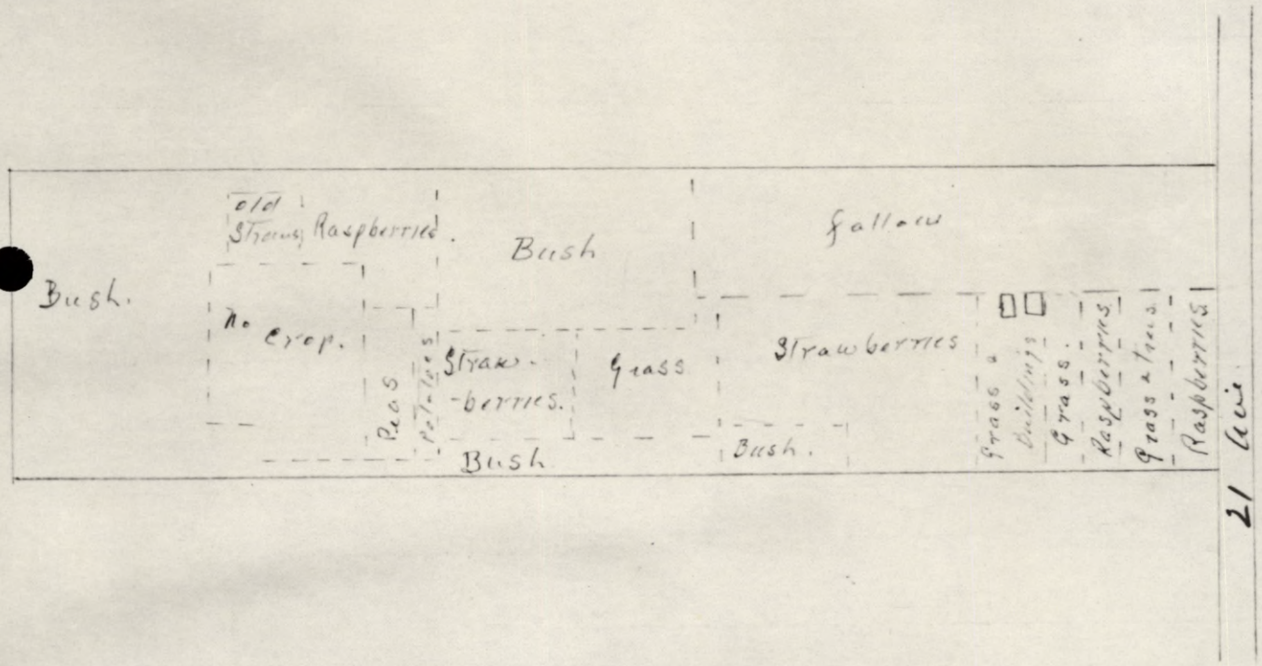
Total $

Amount fruit trees add to value of farm $

Diagram of Property

Mato Taro Makino.
Lot 5 of E½ of S.E.¼ Sec 22 Tp. 12 Map-3154 - 10.079 ac.

Scale - 200' - 1".



Following careful review of this appraisal report, it is my opinion that the present value is $ 1300.00

Date 16th June 1942.

"I.T. BARNET"
District Superintendent.

MAKINO, Nomotaro
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1851-N
DATE NOV 15 1948
FILLED BY R. A. Best

I3860
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
I Kitchen Range	I930	New	$I00.00	good	$60.00
I Electric Gramaphone7	I932	New	I30.00	good	50.00
4 Beds Complete	I920-I930	New	80.00	fair	20.00

Total claim as per column 3 analysis of personal Property Claim $208.00.

Description of Storage of Goods:

All chattels claimed were stored in the house. Inventory taken by the Custodian Feb.I0. I943 shew all chattels listed except few garden tools. Farm tools were stored in the basement. Complete declaration was not made of these garden tools due to number of tools and lack of memory.

Estimated value $208.00
Sold by the Custodian 00.00
Claim $208.00

General Statement as to Chattels not Described above:

Additional Comments, if any:

N. Makino
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7004 EXHIBIT No.

NAME MAKINO, Mototaro (Mr.)

REG. No. 13860

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr.30/42.	TAKEN BY Custodian			AUCTION	TENDER &c		
EVACUATION Sept.19/42.	DATE Feb.10/43.						
Kitchen stove	In House:	Miscellaneous Farm Tools:					
heater stove	3 beds (1 wood) complete	1 Peevee	)				
electric gramaphone	& mattresses	2 Shovels	)				
round oak extension table.	1 Gramaphone & 5	2 Mattocks	)				
White Sewing Machine	books of records.	2 Manure Forks	)				
sofa	1 Dining table	2 Pickaxes	)				
chiffonier	2 H.M. Tables	1 Sledge hammer	)				
3 chairs	1 Kitchen range	1 Crawar	)				
1 bench	3 chairs	2 Axes	)				
4 beds	1 Telephone	1 Carpenter Square	)	50.00			
1 gas. Cultivator,	1 H.M. Hall seat	1 Hand Cultivator	)				
6 hoes	1 Sml. chest of drawers	5 Rakes	)				
grub hoe		7 Hoes	)				
rake	Basement:	1 Bucksaw	)				
shovel	2 H.M. Tables	3 Handsaws	)				
pickaxe	1 240 Platform scales	13 Rasp. containers	)				
peevee	8 H.M. Benches	1 scale	)				
4 axes	1 Bed complete	1 Auger	)				
1 hammer	Quan. of tools						
1 spray pump	1 Hand cultivator	Household fixtures:					
1 square level, etc.	1 Coil ½" cable	1 Kitchen Range		60.00			
	1 Trunk of dishes	1 Round Oak Table		10.00			
Property leased to Mr.	Sml. quan. Lumber	1 Electric Gramaphone		50.00			
Reginald D. Mortimer,		1 Chiffonier		5.00			
173 21st Ave., Whonnock,	Barn:	4 Beds, complete		20.00			5.00
B.C. Declarant has left	64 Picker trays	3 chairs		4.00			
the following chattels	1 H.M. Desk	1 Trunk		5.00			
on the property (Sept.2/42)	1 Hand spray pump	2 Crocks		4.00			4.00
2 shovels	quan. of old rope						
1 mottack	1 Rice tub			208.00			9.00
1 manure fork	1 Wheel barrow						
2 pickaxe	Few tools.						
1 sledge hammer							
1 axe	APPRAISED VALUE: $35.00						
1 cultivator (hand)							
5 rakes							
5 hoes							
1 hand saw							
100 ft. 1½ inch cable							
1 block							
65 strawberry trays							
120 ft. 2X4							
8 pieces 6X8 timbers							
4 small sides							
1 scale							
1 auger							
1 spray pump							
All of above stored in							
basement at 21st Ave.,Whonnock.							
1 kitchen range							
1 round oak table							
1 bench							
1 electric gramophone							
1 chiffonier							
4 beds							
3 chairs							
1 trunk							
2 crocks							
All of above stored in							
house at 21st Ave., Whonnock.							

FILE No. 7004 EXHIBIT No. _____ EXHIBIT No. 1251-4

DATE NOV 15 1948 CASE No. _____

REG. No. 13860 FILLED BY K. A. Christie VENUE Toronto

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
						X		
						X		
				X		X		
				X		X		
						X		
						X		
				X				'Quantity of tools' were found in Basement of house and in the barn - See report Feb.10/43.
						X		
						X		
						X		
						X		
						X		
				X				
				X(2)		X		
						X		
						X		
						X		
						60.00		
						10.00		
						50.00		
						5.00		
			5.00			15.00		
						4.00		
						5.00		
			4.00					
			9.00			149.00		

GENERAL REMARKS:

Mototaro MAKINO leased his property along with certain chattels listed in declaration column to Reginald D. Mortimer, May 21/42.

J. Spratt

FORM "JP"

HANEY

FILE No. EXHIBIT No. 1251-5

DATE Nov. 15/48

FILED BY K.A.Christi

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: MAKINO, Motosaro

HOME ADDRESS: 21 st AVE. R. R. #1 Whonnock, B. C.

REGISTRATION NUMBER 13860 SEX: male AGE: 56

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: Katono

ADDRESS OF WIFE OR HUSBAND: same

NAMES OF ANY LIVING CHILDREN: Michio (M)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 11 yrs.

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

1. LOCATION AND DESCRIPTION: 10 acres. (title in Bank)

Lot 5 of E½ Quarter SE Sec. 22 Tp. 12 map 3151

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 roomed 2 storeyed wooden frame dwelling with basement woodshed (3 cords) 2 packing houses

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

4. TAXES (Amount and where payable) $0.00 1941 paid at Munc. Hall, Maple Ridge

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Haney, B.C.

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

9. IF FARM LAND STATE CROPS SOWN fruits, potatoes, peaspe, strawberries raspberries

---

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Kitchen stove, heater stove, electric gramaphone, round oak extension table, White Sewing machine, sofa, sideboard, 5 chairs, 1 bench, 4 beds, 1 gas. Cultivator, 6 hoes, grub hoe, rake, shovel, pickaxe, peeves, 4 axes, 1 hammer, 1 spray pump, 1 square level, etc.

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

y, B.C.

berries

FIXTURES,
FECTS:

on table, White

Cultivator,

spray pump,

EST IN, OR

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) Shares in Co-operative Union, Bank of Montreal, Haney, B. C.

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. $1000.00 Vancouver Branch Beneficiary, wife. Policy in Bank of Montreal, Haney, B. C.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, B.C. (Bank Mgr.)

LIABILITIES:

1. PERSONAL DEBTS: Y. Yanage $50.00-Haney, B. C. T. Yano $68.96 (in camp) Mr. T. Isoshima $50.00 - Haney, B. C. Mr. T. Fujiwara $200.00 Vancouver I. Nozaki $60.00 Vancouver, B.C.

2. TRADE DEBTS: Maple Ridge Co-op. Haney, B. C. $58.52

Paid

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 30th day of April 1942.

(Signature) "M. Makino"

"F. T. Williams"
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.
March 18/49 F. May

EXHIBIT No. 1251-6
DATE Nov. 15/48
FILED BY
K.A.Christie

Hastings Park,
Sept. 2, 1942.

ADDITIONAL REGISTRATION

MAKINO, Mototaro #13860

OFFICE OF THE CUSTODIAN
RECEIVED
SEP 31 942

21st Ave., R. R. #1,
Whonnock, B. C.

Property leased to Mr. Reginald

D. Mortimer, 173 21st Ave., Whonnock, B. C.

Declarant has left the following chattels

on the property:--

2 shovels	(65 strawberry trays
1 mottack	(120 ft. 2x4
1 manure fork	8 pieces 6x8 timbers
2 pickaxe	4 small sides
1 sledge hammer	1 scale
1 axe	1 auger
1 cultivator (hand)	1 spray pump
5 rakes	
5 hoes	
1 hand saw	
100 ft. 1½ inch cable	
1 block	

All of above stored in the basement as 21st

Ave., R. R. #1, Whonnock, B. C.

1 kitchen range	4 beds
1 round oak table	3 chairs
1 bench	1 trunk
1 electric gramophone	2 crocks
1 chiffoneer	

All of above stored in house at 21st Ave.,

R. R. #1, Whonnock, B. C.

SIGNATURE "M. Makino"

WITNESS "C. Wilcof"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Marhh 18/49 L. May E.L.

EXHIBIT No. 1251-7
DATE NOV 1 5 1948
FILLED BY K A Christie

R. P. 2

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
7568	S of E½	SE	22	12	3151	10.079	$ 800 —	$ 750 —	$
							750		
							1550		

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

EXHIBIT No. 1251-8
DATE Nov. 15/48
FILED BY K.A.Christie

No. 50664
Your File No. 7004

R.P. 1

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

New Westminster, B. C.

minutes 10 o'clock 9th day of December, 1942

I HEREBY CERTIFY that the following is the state of the title to - - - - -
Lot 5 of the East half of the South East quarter of Section 22 Township
12 Map 3151 Municipality of Maple Ridge in the District of New Westminster

viz:

Registered Owner: MOTOTARO MAKINO Reg 13860 A

Register of Indefeasible Fees Folio No. 148524E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25051

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act" None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Office of the Custodian

"E. S. Stokes"
Registrar.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
March 18/49 F. May

1251-9
EXHIBIT NO.
DATE Nov. 15/48
FILED BY K. A. Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Mototaro MAKINO Reg. No. 13860 File No. 7004.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act. BC/75-P. First Offer.

PROPERTY ADDRESS: 137 - 21st Avenue, Haney, B. C.

LEGAL DESCRIPTION; Lot 5 of the East half of the South East quarter of Section 22, Township 12, Map 3151, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Mototaro MAKINO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 25051, dated December 10th, 1942.

ASSESSED VALUE: Land - $750.00
Improvements - $800.00 - $1550.00 Taxes - $33.25.

CLASSIFICATION: Small Fruit and Vegetable Farm, Dwelling and out-buildings. The Custodian's representative reported 10th February, 1943, that this property had an area of 10 acres more or less and planted to the following crops: ¾ acre raspberries, 6 acres strawberries, 43 fruit trees, as this report was made after the 1942 crops had been harvested. The owner, on his JP Form, signed 30th April, 1942, stated that his property was planted to the following crops: Fruits, strawberries, raspberries, potatoes and peas. 1 - 1½ storey 5 room frame dwelling, 1 woodshed, 2 packing houses.

HISTORY OF ADMINISTRATION: This property was leased by Mototaro MAKINO on 21st May, 1942, to Reginald D. Mortimer, for the term of 9 months from 1st May, 1942, with option to extend lease for 1943, under arrangement with the Maple Ridge Co-operative Produce Exchange. Consideration - $500.00 paid. Rental for 1943 and subsequent years - $250.00. House and buildings included. Mr. Reginald D. Mortimer gave up his lease as at January 31st, 1943 - see his letter of 8th January, 1943, on file.

The Custodian leased this property on March 5th, 1943 to Robert Craig Boyle for 1 year - February 1st, 1943 to January 31st, 1944. Consideration - $150.00, payable on or before the 15th July, 1943. Lease No. 311. All buildings included except space reserved for storage.

Lease handed to The Director, The Veterans' Land Act, August 9th, 1943.

SOLD: To The Director, The Veterans' Land Act for $1,276.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Mototaro MAKINO as at 9th May, 1944, against which were charges for Registration Fees - $3.00, Legal Fees - $15.00 leaving a net credit of $1,258.00 from said transaction.

In view of the rents for 1943 having been collected by the Custodian, a cheque for $150.00 covering same was paid to The Director, The Veterans' Land Act, November 17th, 1943.

Certificate of Title No. 169438-E in the name of The Director, The Veterans' Land Act.

The above summary is certified to be in accordance with information on file.

March 30th, 1946.

"D. A. Cramer"
D. A. CRAMER

DAC:JS

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
March 18/49 [illegible]