

RENTAL AGREEMENT

3273



GANGES, B.C.

FILE NO. 3273

# 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: MIKADO, Masuo

HOME ADDRESS: GANGES, B.C.

REGISTRATION NUMBER 09160 SEX: MALE AGE: 24

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? NO

NAME OF WIFE OR HUSBAND: NONE

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: NONE

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: 5 3/4 acres being amended Parcel G (D.D. 62840-1 & D.D. 100143-1) of Section 4, Range 3 East, North Salt Spring Island, COWICHAN DISTRICT, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling house, wash-house & garage

3. INSURANCE (Give particulars; state where policies are) \$1000 with clause waived by Ganges agent, and held by him, No. 10222600 expiring Dec 9, 1943.

4. TAXES (Amount and where payable) \$7.15 paid for year 1942 to Ganges Collector.

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

NONE

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



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *In declarant's possession.*
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *Held by son for family.*
9. IF FARM LAND STATE CROPS SOWN: *3 acres, shade trees, legumes, soybeans, alfalfa.*

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: *Dwelling house as above*

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:

*domestic, personal effects - jewelry, watches as per list herewith all on property at George R.C. now occupied by declarant*

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

*Held by son for family*



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)

Victory Bonds \$50 1951 Dated in declarant's possession and  
" " \$50 1954 " " \$30 war savings certificate.8. BANK ACCOUNTS: Bk of Montreal No: 694 Govt St. Victoria B.C. \$1000.-9. LIFE INSURANCE: \$1000 with Monarch Life, Ganges office, No. P85806  
held by declarant, premiums paid to August 1942, beneficiary Father Masukichi10. INTEREST IN ANY ESTATES OR TRUSTS: NONE.11. SAFETY DEPOSIT BOX: NONE.

## LIABILITIES:

1. PERSONAL DEBTS: NONE.2. TRADE DEBTS: NONE.

## REMARKS:

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 5<sup>th</sup> day of April 1942.

(Signature)

Masuo Mikado.Green  
Witness

FOR DEPARTMENTAL USE



Personal Effects, Household Goods, Tools, etc., of  
Masuo Mikado, #09160, Salt Spring Island.

<del>10 kitchen chairs - 2</del>	<del>1 dining room oak extension table</del>
<del>1 white dresser</del>	<del>1 oak sideboard</del>
<del>1 washstand (broken)</del>	<del>1 gramophone</del>
<del>1 man's suit of clothes &amp; odd clothing</del>	<del>1 cheterrfield</del>
<del>2 coats</del>	<del>1 Congoleum rug</del>
<del>1 coil bed spring, double</del>	<del>1 kitchen linoleum</del>
<del>1 white dresser with mirror</del>	<del>2 kitchen tables</del>
<del>1 sheet of 3 drawers (old)</del>	<del>1 kitchen stove</del>
<del>1 writing desk (old)</del>	<del>1 wall mirror</del>
<del>1 bedroom chair, white</del>	<del>1 electric pump and tank</del>
<del>1 small grass mat</del>	<del>1 16 ft. ladder</del>
<del>1 ironing board</del>	<del>1 fire screen</del>
<del>1 basket of odds and ends</del>	<del>2 - 10 gal. crocks</del>
<del>1 dressing table with mirror</del>	<del>2 - 50 gal. wine barrels</del>
<del>1 wooden bed, double</del>	<del>some bottles of wine</del>
<del>also spring &amp; mattress for same</del>	<del>25 ft. old garden hose</del>
<del>1 Singer sewing machine</del>	<del>12 wooden berry buckets</del>
<del>2 cast-iron kitchen ware</del>	<del>6 galvanized pails (old)</del>
<del>1 scales</del>	<del>1-5 gal. oil can</del>
<del>1 brass bedstead, double</del>	<del>25 used berry crates</del>
<del>about 1500 ft. of V-joint &amp; flooring new</del>	<del>1 Planet Jr. cultivator</del>
<del>1 old white enamel bedstead</del>	<del>3 digging forks</del>
<del>an assortment of rubber boots</del>	<del>3 hoes</del>
<del>1 box of dishes and kitchen utensils</del>	<del>5 shovels</del>
<del>1 box of pictures framed</del>	<del>1 peckee</del>
<del>1 carton of books</del>	<del>5 crowbars</del>
<del>1 carton of glass ware</del>	<del>1 hay fork</del>
<del>3 rough wooden tables</del>	<del>2 picks</del>
<del>1 Coleman lamp</del>	<del>1 mattock</del>
<del>1 electric table lamp</del>	<del>1 garden saw</del>
<del>1 suitcase containing fruit jars, teapots, etc.</del>	<del>1 double bit axe</del>
<del>several baskets and boxes containing clothing, dishes &amp; household goods</del>	<del>about 4,000 ft. old lumber</del>
<del>1 thermos</del>	<del>2 water pumps in wells</del>
<del>6 galvanized wash tubs</del>	<del>1 steel yard</del>
<del>1 fishing rod</del>	<del>6 risks of stove wood</del>
<del>1 frying pan</del>	<del>2 old laundry stoves</del>
<del>1 tea kettle</del>	<del>3 wooden wash house tubs</del>
<del>1 clothes cupboard</del>	<del>1 flour bin</del>
<del>1 paper cutter</del>	<del>1 - 3 gal. crock</del>
<del>1 basket containing bedding, etc.</del>	<del>1 primus stove</del>
<del>1 broom</del>	<del>15 light bulbs</del>
<del>1 mop</del>	<del>70 fence posts</del>
<del>4 small mats (worn)</del>	
<del>2 occasional tables</del>	
<del>1 rocking chair</del>	
<del>2 arm chairs</del>	

*James A. Mower*

Sold by auction - Nov 3, 1943  
 Salt Spring I -  
 Other items sold not on inventory - see  
 Extract 3/7/43



P.D. 15/9/43  
INFORMATION FROM R.C.M.P.

Date Sept. 15/43

File No. 3273

Full Name MIEADO, Masuo  
(Surname in Block Letters)

Registration No. 09160

Male - Female  
(check)

Age Apr. 23, 1917

Former Address Paldi, B. C.

Date Evacuated 5/5/42 Naturalized - Canadian-Born - National  
(check)

Present Address c/o Post Office, Magrath, Alta.

Married - Single  
(check)

Name of Wife -

Name of Husband -

nee

Name of Mother (OKADA) Tentaro #10115 Name of Father Masakichi #10114

Names of Children under 16

Requested by Peggy Pollard

Registered with Custodian yes  
(Yes or No)

Additional Information Logger. Owner of Boat 2322

30' 3 tons 12 hp.

7 acres & House



REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 3273.

Name: Masuo MIKADO.

Reg. No. 09160.

Address: Ganges, Salt Spring Island, B. C.

Legal Description: Amended Parcel "G" (D.D. 62840-I) of Section 4, Range 3 East,  
North Salt Spring Island, COWICHAN DISTRICT.

Classification: 5-room Dwelling and Outhouses.

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Registered in the name of: MASUO MIKADO.

State of Title (No. 121693-I): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$1,544.00.

As at: January 1st, 1944.

( \$2,150.00 - Assessed Value  
( \$1,576.00 - VLA Appraisal.

Payment received: December 29th, 1944.

Receipt of new Title (No. 147649-I) acknowledged by Purchasers on: Dec. 19/44.

Completed sales statement to Evacuee sent on: January 24th, 1945.

Net proceeds (\$1,543.15) released to credit of Masuo MIKADO as of: Jan. 1/44.

Chattels: Not involved.

Insurance: Cancelled (July 3/44).

Administration: This property consisted of a good 5-room Bungalow, 5-6 years old, and Outhouses, on a parcel of 5.76 acres of Land well-situated about a mile from the C.P.R. landing at Ganges, Salt Spring Island. About half the area was planted to Berries and Asparagus at the time of owners evacuation. These growing crops were sold to a Chinese market gardener from Vancouver for \$80.00. Every effort was made to keep the Bungalow rented to good tenants, @ \$20.00 per month.

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

1st March, 1948.



RGB/P.



[illegible]



SUMMARY TAKEN FROM VESSELS RECORDS

Date: Feb. 1, 1944  
Name: Masuo MIKADO Reg. No. 09160 File: 3273

Boat File No.: JFVDC 577  
Name of Vessel: "Booth Bay" 28' x 7'3" x 3', Palmer 12 HP (1933)  
"K.M." 78  
Lic. or Reg. No.: Victoria 2322  
Naval No.: None  
Owner's Valuation: \$750.00 (\$675.00)  
JFVDC Valuation: \$200.00 (Engine only, hull worthless)  
Custodian Valuation: Survey #633  
See below  
Date of Sale: Engine sold May 13, 1944  
Purchaser: B. C. Packers Ltd. purchased engine  
Signature on Sales Papers: Maso Mikado (Papers incomplete)  
Selling Price: Engine only \$125.00 (Hull demolished)  
Paid to JFVDC or ~~Custodian~~: \$125.00  
Supervision Costs: \$1.25  
Balance due ~~Custodian~~: Receiver General \$123.75 (Salvage)  
Paid to: Custodian  
Location of Boat at Sale: Star Shipyard, New Westminster.

Claims Against Canadian Govt.: Total Loss of Boat Claim 542 - \$325.00  
This sum has been accepted by Custodian on behalf of Mikado.

*See  
Ref. 13-6-44*  
The \$125.75 received from sale of engine is to be turned over to Receiver General of Canada. The claim covers the total loss of boat.

Repairs: Star Shipyard - Job 78 - \$137.08 (Paid)  
Additional Information: Survey report reads: Hull-worthless, value is engine (\$200.00) The boat has already been ~~re-~~ribbed. All ribs perished and in bad condition. Pilot house will have to be rebuilt. Run filled with cement. Hull probably older than listed.

Planking and ribs rotten and damaged by marine life.

*Forw...*



File No. 3273

September 11th, 1944

CLAIMS DEPARTMENT

Masuo MIKADO - Reg. No. 09160

CREDITORS:-

NO CLAIMS ON FILE.

DEBTORS:-

See Memo Feb. 1/44 - Miss Matheson and Bell's letter 3/6/44.

Claim against Can. Gov't \$325.00 (less \$123.75)  
re Boat..... \$ 201.25

END:MD

*Claim against  
Can Gov't is 325.00  
on receipt of which the sum of  
\$123.75 should be forwarded to  
Can Gov't: presently \$123.75 has been  
credited to ac of Masuo Mikado*

*Note - claim has been filed by Boat Copt against Can  
Gov't - Miss Matheson file 6-10-44*



# CLAIM SETTLEMENT STATEMENT

PRODUCED BY: MICHAEL

Survey of the boat showed that the boat had already been reribbed. All ribs were perished and in bad condition. The run filled with cement. The engine needed extensive overhaul. The hull was in bad condition and the only value was in the engine.

Approved  
Jm Smith  
A/Commander R.C.M.  
N.D.I.C. Vancouver

SURVEYOR FOR NAVAL ARCHITECTURE

I HEREBY CERTIFY THAT THE WORK HAS BEEN PERFORMED, THE GOODS HAVE BEEN RECEIVED, AND THE PRICES ARE FAIR AND JUST.

**NEGATIVE ASSISTANT**



# JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

## RELEASE AND DISCHARGE

FISHING VESSEL: "Booth Bay"

REG. or LIC. No.: Victoria 2322

NAVAL No.: None

CLAIM PAYABLE TO: Masuo MIKADO, #09160

CLAIM No.: 542 - 577

Owner at Time of Impounding:

Masuo MIKADO, #09160,  
File 3273

Present Owner: Hull abandoned,  
Engine sold

This vessel was damaged while in the custody of the Royal Canadian Navy, and was declared a constructive total loss by the surveyors for Naval Service and Japanese Fishing Vessels Disposal Committee.

The owner has agreed to accept \$325.00 in full settlement for the loss of his vessel, which is considered fair value by the aforementioned surveyors. The sum of \$319.25, being \$325.00 less expense charges amounting to \$5.75, is approved by the undersigned and accepted as adequate compensation.

In consideration of the payment of the sum of Three Hundred and Nineteen

Dollars and Twenty-five Cents ----- (\$ 319.25 )

(of lawful money of Canada) (the receipt of which is hereby acknowledged), we, the undersigned, being the owners and/or mortgagees, shipyard repairers and all others having any interest, claim or demand against the said motor vessel registered at the Port of Victoria, B. C.

Official or License No. 2322 DO HEREBY RELEASE and forever discharge His Majesty the King, as represented by Royal Canadian Naval Service or any patrol or auxiliary service, acting through or under the authority of Royal Canadian Naval Service, and all boards, commissions or departments of His Majesty's Canadian Government of and from claims which we may now have or which hereafter may arise and which now could or at any time hereafter be made in consequence of damage sustained or any alleged damage sustained, to the above-named motor vessel while in custody of His Majesty's Royal Canadian Naval Service or any auxiliary patrols, commissions, boards or departments hereinbefore named.

AND FURTHER, we covenant that we are the owners and/or mortgagees, shipyard repairers and all others having any interest, claim or demand against the said vessel and are the only parties or persons having any interest, claim, lien, demand or charge over the above-named motor vessel, and should any claim hereafter be made by or through any parties whatsoever, we hereby agree to indemnify and save harmless His Majesty the King as represented by any of the naval services, boards, patrols, departments, or commissions hereinbefore referred to.

AND FURTHER, that this discharge and release enures to the benefit of and is binding upon all the parties hereto, their respective heirs, executors, administrators, assigns, successors and representatives.

DATED at ~~Vancouver British Columbia~~ this 14<sup>th</sup> day of May 1942 5

WITNESS:

K. R. Hindley  
Kenneth Robinson Hindley

Masuo Mikado



## Farm Appraisal Report

File No. J.L. 781

Land Description Part of Parcel "H" of part of Sec.4, Rge.3 E., North Division of Salt Spring Island.

Containing 5.76 (more or less) Acres

Owner's Name MASUO MIKADO

Post Office Address R.R. Ganges

Nearest Rail Point \_\_\_\_\_ C. P. R. Boat Service \_\_\_\_\_

Distance 1 M.

Market Town Victoria or Vancouver

Distance 40 "

Church (give denomination) Protestant, Ganges

Distance 1 -

Nearest School Ganges Consolidated

Distance 1 "

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

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

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

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

EXHIBIT No. 533-2

DATE June 5/4

FRED BY *G. L. A. R.*

Employment opportunity..... Very limited.

**Predominating Nationality and religion:** British, Protestant.

**Describe Fencing and its condition:** Wire & rail. Poor generally.

Value 3

**Water supply:** Two domestic wells, good supply.

Value 3

### BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27 x 38	frame	12	shgl	5-6	cedar poats	good	1300.00
Cabin & bath	x 14 x 30	"	9	"	5	"	fair	50.00
BARN Garage	x 10 x 16	R. Lumber	8	"	5	wood	poor	15.00
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							
	x							

There is also a tiny poultry shed  
of no assessable value.

Electric Light installed.

**Total present day value \$ 1365.00**

### Total Value Buildings add to farm

**\$ 1000.00**

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

Has open fireplace.

2

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

No. rooms downstairs? 5 & <sup>pantry</sup> Upsairs? Open <sup>attic</sup> How finished V. Joint.

Are buildings painted? Trim only Condition of paint good

Distance from nearest bush 100' to the North.

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3	Level with gentle fall South	Sharp loam 6 - 8" sandy	Clay	Quite good, Logans. strawberries, rasp- berries & garden	100.00	300.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
2.76	Generally level with fall to South	Sandy Loam 6-8	clay	clear second growth conifers	150 - 200	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

5.76Total value of Land \$ 576.00Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1576.00

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

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Nice home-site; present crops appear very suitable.  
Noxious weeds: A few Canada thistle, but on the whole, clean.

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

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

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

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

Inspector's Signature

"T. GODFREY"

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



# Farm Appraisal Report

Remarks: This is a nicely situated small property with a good house, good water supply, electric light & the cleared area not too weedy. I have no details at this time of the rental arrangements. A Mrs. Norton informed me that Chinamen were renting the cropped land & she was of the opinion that someone would be occupying the house shortly. The outbuildings have little or no utility value.

**(FOR ORCHARD LANDS ONLY)**

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

There are a dozen 5-year old mixed orchard trees around the house.

### 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.)

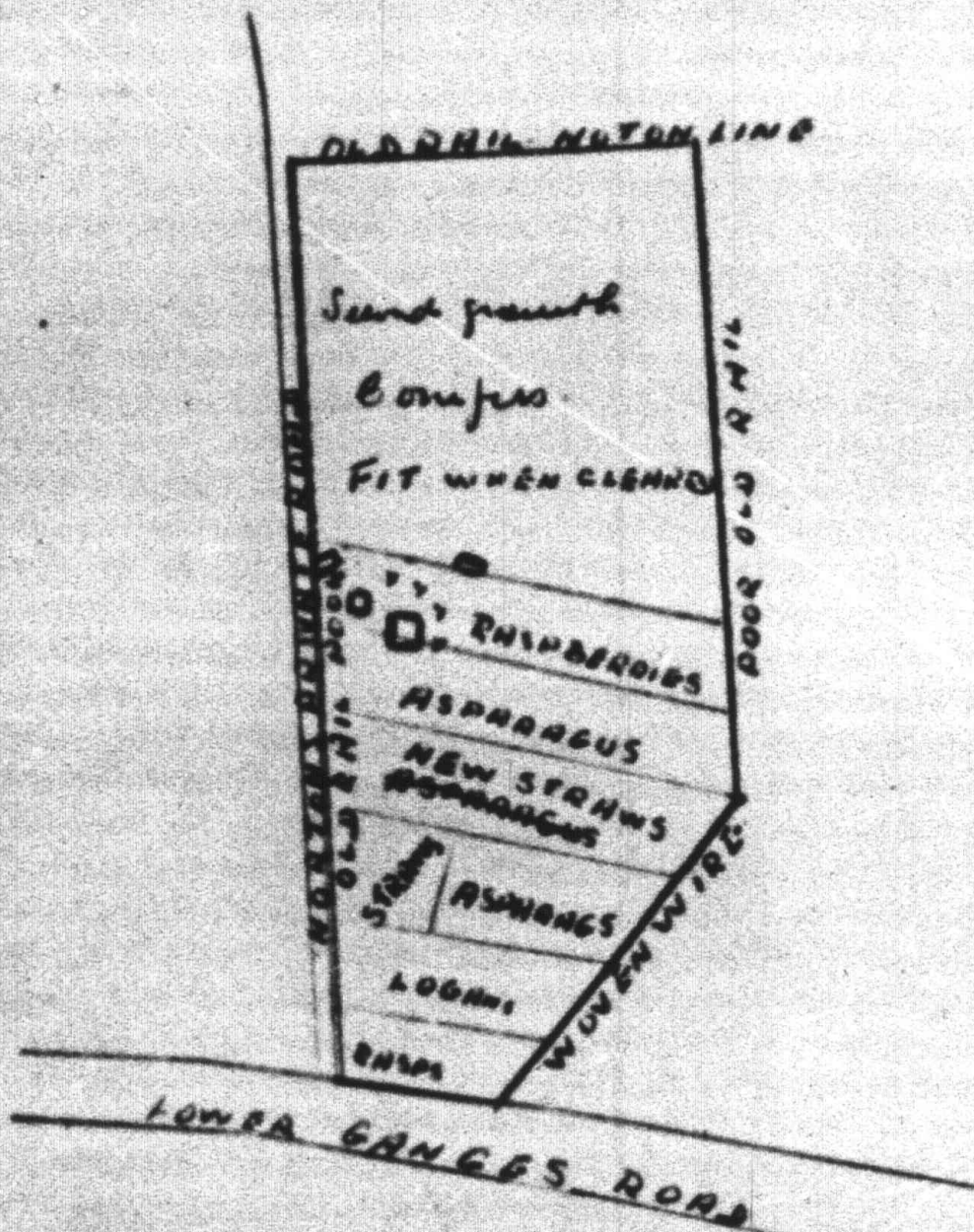
### Present Value

Raspberries	.75	
Logans.	.25	
Asparagus	1.00	
Strawberries	.50	Very weedy at present.
Garden & Building site	.50	
	3	
Total	\$	

Amount fruit trees add to value of farm \$.....



Diagram of Property



Scale: 200' = 1"

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

value is \$ 1500

Date 19th August, 1942,

(SIGNED) I. T. Barnett  
District Superintendent.



REPORT OF MASUO MIKADO, #09160, JAPANESE, SALT SPRING ISLAND

Investigation & Inventory Made May 26/42

- (1) The legal description of land is as follows:

"Amended Parcel 'G' of Sec. 4, Range 3, East, North Div., Salt Spring Island, Cowichan District, and said to contain 5.76 acres more or less."

- (2) Between 2 and 3 acres of the land is planted in asparagus and berry crop. There is a very good 5-room frame house, also a laundry building, garage, chicken house, and other small outbuildings. The land is assessed at \$650.00, improvements \$1500.00; total yearly taxes \$7.15, and same are paid to end of 1942.
- (3) The inventory of contents of buildings and other personal property is attached herewith.
- (4) Insurance Policy #10222680 of \$1,000.00 with Norwich Union, expiring October 9, 1943. The policy is held by Mikado.
- (5) Nil. *(no liabilities)*
- (6) The asparagus and berry crops have been sold to W. L. Chew for the sum of \$80.00--(not yet paid). It is the wish of the Mikado family that this money together with rental money be used to install bathroom fixtures in their house so as to make it more desirable for rental. I so recommend. It is hoped to arrange a rental of this house soon; meantime it is taking no harm.

*Gavin C. Mount*  
Gavin. C. Mount.



3273

3275  
3273  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
APR 28 1942

To: Mr. G. W. MacPherson,  
Deputy Custodian,  
Vancouver, B.C.

I. W. L. CHOW, of 248 East Georgia Street, Vancouver, B.C.,  
do hereby offer to purchase in their present state of maturity  
the asparagus crops on the properties of T. Murakami and M.  
Mikado at Ganges, B. C., and also the berry crops on the said  
M. Mikado's property for the sum of One Hundred and Ten Dollars  
(\$110.00) cash, which amount I will pay to the Office of the  
Custodian immediately on acceptance of this offer. This offer  
is on and subject to the following conditions:

1. That I shall have the use of the lands on which the  
said crops are now growing free of any rent until August 1st,  
1942.
2. That the said lands shall be leased to me for a  
period of one year from the first day of August,  
1942, and I covenant and agree to pay on such  
date for the said lease of such lands the sum  
of Thirty-six Dollars (\$36.00) in advance
3. During the continuance of my lease I am to have  
the use on the property above-mentioned only  
of all gardening and cultivating tools belonging  
to the owners of such properties and now situated  
thereon, and I covenant and agree to exercise  
all reasonable care to protect and preserve all  
such tools and to return and where necessary  
replace upon the termination of my occupancy all  
such tools, subject however to any reasonable  
wear and tear
4. I am not to be held responsible for damage caused  
by enemy action
5. I am to have possession of the above-mentioned  
properties on acceptance of this offer.

I covenant and agree that if my offer is accepted I will on the  
acceptance of same:

1. Execute and deliver all necessary leases and agreements,  
such leases and agreements to be prepared by and to  
be in form satisfactory to the Custodian and his  
solicitor, and that other than the foregoing I will  
not require the preparation or production of any  
documents of title
2. To operate the said farms during my occupancy in a  
proper husbandlike manner in accordance with the  
usual accepted methods and practices of agriculture  
and husbandry in the districts where such farms  
are situate
3. Make all payments of money herein agreed to be made  
to the Office of the Custodian

Dated this 27th day of April, 1942.

Sam Chum  
Witness  
We agree to the above offer.

Wong Hing  
Wong Hing, for Wong Chew.

T. Murakami  
M. Mikado.

\* note Wong Hing is brother of Chew  
+ in charge locally. gen

This agreement is hereby accepted by the undersigned owner  
and we report that the said \$110.00 is paid in full as follows:  
\$80 = to M. Mikado and \$30 to T. Murakami  
M. Mikado.  
Witness Sam Chum.

NOTE: Part of 36 dollar amount is 24 to Mikado  
8 to T. Murakami



Mr. G. W. MacPherson;  
Deputy Custodian,  
Royal Bank Building,  
Vancouver, B. C.

WE, THE UNDERSIGNED, do hereby offer to rent the dwelling house and other buildings and kitchen garden on the property of Masuo Mikado, of Ganges, B. C., for the term of one year, commencing July 1st, 1942, and for which we agree to pay the sum of Two Hundred and Forty Dollars (\$240.00), payable at the rate of \$20.00 per month in advance, the first payment of \$20.00 we hand you herewith.

THIS OFFER is subject to the following conditions:

- (1) That the \$20.00 we hand you herewith together with \$20.00 allowed to us for cleaning house and grounds to be accepted as rent for the months of July and August;
- (2) That complete bathroom fixtures are to be installed immediately;
- (3) We are to be given possession immediately so that we may arrange to clean up house and gardens.

WE COVENANT AND AGREE that if our offer is accepted we will on acceptance of same:

- (1) During our occupancy keep the said dwelling house, other buildings and garden clean and tidy at all times and exercise all reasonable care for the protection and preservation of said buildings and furniture and gardens and upon the termination of our occupancy to deliver all of the same in good condition;
- (2) To make all payments on or before due date to the Office of the Custodian;
- (3) We will set aside one room of the said dwelling house to be used as a store room for any furniture and personal belongings of the said Masuo Mikado and not leased to us by him, this said room to be available to the Custodian of enemy property at all times.

WE ALSO ACKNOWLEDGE the attached list as being a correct list of personal effects, household goods, tools, etc., of Masuo Mikado and being in or around the house we occupy, and without responsibility to ourselves we agree to give reasonable care and protection to the said goods.

DATED this 16th day of June, 1942.

WITNESS TO ALL SIGNATURES:

Jane C. Mores.

Edward J. MacPherson  
Anthony J. Mounst  
Lillian F. Burke  
Edith Hanson



3273

Ganges, B. C.,  
April 21st, 1942.

I, the undersigned, being the owner of certain properties now vested in the Custodian do hereby request and authorize the Custodian to rent or otherwise manage ~~to rent~~ my said property to the best of his ability, and I hereby request the Custodian to credit any rents or other revenue to my property. *also to sell any expendable supplies such as fire wood, berry crates etc for such price as he may deem proper.*

*Samuel Thomas*  
witness

*M. Mikado*



VANCOUVER  
WHARF

Date

Customs Report No.

Pro. No.

5

FORM 12P-6

B. HIRADO

CHARGE S. C. SECURITY COMMISSION VANCOUVER BC

WAGATH ALTA

109/60

CANADIAN PACIFIC RAILWAY COMPANY

Way Billed From

Date of W.B.

Series and No. of W.B.

Initial and No. of Car

Consignor

SAF ISLAND BC

NOV 9/43

1093

FR MARY

S. HIRADO

Connecting Line Reference

Original Point of Shipment

Original W.B. No. and Date

Original Car

ARTICLES AND MARKS

WEIGHT

RATE

CHARGES

S/C  
CIN BAGNET  
IN CHINA  
IN RECORDS

*Handwritten signatures and notes:*  
300 lbs  
11/10/43  
JUL 11 1947

FROM RECORDS  
OF  
Ministry of Labour  
DIVISION

EXHIBIT NO. 11  
DATE Aug 5/48  
FILED BY R. A. Rice

JUL 11 1947

5-5-

PIER C 3

Note charges payable to Order of Canadian Pacific Railway. Mail to Wharf Freight Agent.

COLLECT

OFFICE RECORD

Added	Entered	Constructive Placement	Actual Placement	Released	Drawings
					A/S No.

FOR BINDING



## VANCOUVER WHARF

Customs Report No.

Pro. No.

4

FORM 107-

M H. MIKADO ~~ONE B C SECURITY COMMISSION~~  
SUNGRATH ALTA 01960

Sheet No. \_\_\_\_\_

**CANADIAN PACIFIC RAILWAY COMPANY**

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

GULF ISLANDS BC IN JUNE 1/43 440

PR MARY

J. MOULT, AGENT

### Connecting Line References

### Original Point of Shipment

Original W.B. No. and D.

~~POST OFFICES DC~~

ARTICLES AND MARKS

**WEIGH**

陸軍省

**CHARLES**

## 1 SEWING MACHINES

100

1

FREIGHT TO BE PAID BY B. C. SECURITY  
COMMISSION MARINE BLDG VANCOUVER BC

EXTRACT FROM RECORDS  
OF  
Department of Labour  
JAPANESE DIVISION

PIER C 5

Make cheque payments to Order of Canadian Pacific Rty. Mail to Wharf Freight Agent

# OFFICE RECORD

JUL

**COLLECT**

1 1945



533

(1)

NAME: MIKADO, MasuoREGISTRATION No. 09160FILE NO. 3273

The following chattels were sold by public

auction at Sale Spring Island, B.C. ON November 3, 1943.

	Bought price	Sale price	Fair value
Suite (4 pieces - 2 dressers, 2 chairs)	\$24-\$12-\$3.-\$3.-	\$ 4.50 -	25.00
Extension table (2 leaves)	\$ 40.00 -	3.50 -	30.00
Electric lamp	7.00 -	1.50 -	5.00
18 17 chairs	39.60 0	10.00 -	18.00
Wicker chair	5.60 -	0.50 -	2.50
Rocking	6.00 -	1.00 -	2.00
Ornamental Mirror	about 5.60 -	1.00 -	2.50
Mirror	2.50 -	1.00 -	1.50
Small table	3.00 -	1.25 -	1.25
Writing table	4.20 -	2.00 -	3.00
Small table	2.50 -	1.25 -	2.00
Sideboard & mirror	about 40.00 -	9.00 -	20.00
Gramophone	30.00 -	2.50 -	15.00
Mauve chest of drawers	about 6.00 -	4.00 -	4.00
Settee sofa	38.00 -	10.50 0	20.00
Wooden bed, 1 spring	15.00 -	1.00 -	5.00
Kitchen table	8.00 -	2.25 -	5.00
Home-made washstand	home made	1.00 -	1.00
1 old chest of drawers	5.00 -	0.25 -	2.00
4 Mats	10.00 -	1.00 -	2.00
Paint & Varnish	9.50 -	6.00 -	9.50
Lumber & door	95.00 -	47.00 -	95.00
2 food choppers	4.70 -	2.75 -	2.75
Wiring	.50 -	.50 -	.50
2 Clippers	5.00 -	2.50 -	2.50
13 Flat irons	9.95 -	0.75 -	6.50
Hanging lamp	1.50 -	0.25 -	1.00
2 Oil lamps	2.00 -	0.25 -	2.00

Total carried forward:

\$ 119.00

~~Less Expenses:~~~~Net Proceeds credited:~~~~Balance of Custodian's Staff Account.~~~~Retained from Auctioneer's fee: Not~~~~Remarks:~~

533 - 10

EXHIBIT No.

DATE Aug. 5/48FILED BY W.E. Huckvale



NAME: NIKADO, MasuoREGISTRATION No. 09160FILE NO. 1273

The following chattels were sold by public

auction at Spring Island, B.C. On November 3, 1943

	Bought price	Sale price	Fair value
Total brought forward:		\$ 119.00	
Pans	\$ 5.00	3.00	4.00
Scale	6.00	1.00	2.50
Prima stove	4.20	1.50	2.00
Tools	about 3.00	1.25	1.25
1 Chopper	about 2.00	1.75	1.75
8 Washtubs, etc.	12.00	3.50	8.00
5 doz. Sealers	7.25	3.00	7.50
Spring scales	about 2.00	1.25	1.25
100 ft. Rubber hose	7.00	3.00	3.00
Pontiac Range	85.00	12.00	30.00
Clothes Closet	40.00	1.00	1.00
Box stove pipe	.25	0.25	.25
2 Washtubs <i>wooden</i>	1.00	1.00	1.00
2 Old stove	27.00	0.75	10.00
Planet Junior	8.00	6.25	6.25
Garden tools	.50	0.50	0.50
2 rear Bicycle carriers	.50	0.50	.50
1 7' saw	12.00	0.50	4.00
Wash boiler	about 3.00	0.75	1.50
2 1/2 gal. sealers - Lantern sealers 40¢ lantern	1.25	0.25	1.00
2 10 gal. crocks	14.00	3.25	10.00
2 barrels	5.00	2.00	2.00
1 crowbar - 2 spud forks	3.00 & 2.50	2.00	3.00
2 hoes - 1 hayfork	1.80 & 1.50	1.00	1.50
1 Peavey - 2 bars - 2 picks	7.00	3.00	7.00
1 pr. tire chains - 1 dog chain	6.00	3.75	3.75

Total carried forward

\$ 177.00

~~LESS-Expenses:~~~~Net Proceeds-Debit:~~~~Members of Auction Staff Present.~~~~Extracted from Auctioneering List No.~~~~REMARKS:~~

28650  
11450  
17200



NAME: MIKADO, Masuo

REGISTRATION No. 09160

FILE NO. 3273

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

*Ford*

*401.00*

	Bought price	Sale price	Fair value
Total brought forward:		\$ 177.00	
Nails - Paper cutter	\$1.00	1.00	\$1.00
Bldg. paper - Baskets	2.00	2.00	2.00
China ware	about 2.00	1.75	1.75
Steelyards	4.00	2.25	2.25

Goods lost or not mentioned

2 carpets	<i>added starter</i>	\$70.00	<i>missing</i>	\$ 30.00
Boxful of Books (1 \$25 dictionary)	<i>added 5</i>		<i>missing</i>	50.00
12 picture frames with pictures	<i>added 5</i>		<i>missing</i>	5.00
2 Hand water pumps	<i>added 15.00</i>	15.00	<i>added 10.00</i>	10.00
2 Axes	<i>added 2.50</i>	2.50	<i>added 10.00</i>	10.00
70 Fence posts	<i>added 10.50</i>	10.50	<i>missing</i>	10.50
1 Dresser	<i>added 5.00</i>	5.00	<i>missing</i>	2.50
Electric water pump & pipe	<i>originally claimed 180.00</i>	180.00	<i>missing</i>	150.00
1 Steel gate	<i>originally claimed 8.00</i>	8.00	<i>missing</i>	5.00
400 ft. Clothes lines	<i>originally claimed</i>		<i>missing</i>	5.00
25 berry crates	<i>originally claimed 6.25</i>	6.25	<i>missing</i>	5.00
3 Wash house wooden tubs	<i>originally claimed</i>		<i>missing</i>	15.00

Fair value at time of evacuation  
 of these goods

Total \$690.00

*Oct 21/49*  
*Goods - 409.00 - sold 184.00*  
*" 10.00 " with RP*  
*" 21.75 - no record*  
*Total 250.75 - no record*

Less Expenses: (Auctioneer's Fee: \$18.40  
 (Advertising: 1.45  
 (Movings: 23.50

Net Proceeds Credited:

\$ 184.00

\$ 43.35

\$ 140.65

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Salt Spring Island 1.

Remarks:

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

Nov. 23-48

*M. A. Stewart*



NAME NIKADO, MasuoREGISTRATION NO. 09160FILE NO. 3771

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

Suite (4 pieces- 2 dressers, 2 chairs)	\$ 4.50 F
Extension table ( 2 leaves)	3.50 ✓
Electric lamp	1.50 ✓
17 chairs	10.00 ✓
Harris chair	0.50 F
Rocking	1.00 ✓
Ornamental Mirror	1.00 ✓
Mirror	1.00 ✓
Small table	1.25 ✓
Writing table	2.00 ✓
Small table	1.25 ✓
Sideboard & mirror	9.00 ✓
Gramophone	2.50 ✓
Wardrobe chest of drawers	4.00 ✓
Settee	10.50 ✓
Wooden bed, 1 spring	1.00 ✓
Kitchen table	2.25 ✓
Home-made washstand	1.00 ✓
1 old chest of drawers	0.25 ✓
Mats	1.00 ✓
Paint & Varnish	6.00 <i>Hand</i>
Lumber & door	47.00 ✓
2 food choppers	2.75 K
Wiring	0.50 <i>Hand</i>
2 Clippers	2.50 <i>Hand</i>
Flat irons	0.75 X
Hanging lamp	0.25 F
2 Oil lamps	0.25 F
Total: carried forward:	\$ 119.00
<del>Less: Expenses:</del>	\$
<del>Net: Proceeds:</del>	\$

~~Master of Custodian Staff: Present~~

~~Witnesses: One: Auctioneer: J. H. H. H.~~

~~Signature:~~



NAME MIKADO, MasuoREGISTRATION NO. 09160FILE NO. 1271

The following chattels were sold by public  
 auction at Salt Spring Island, B.C. on November 2, 1943.

	Total brought forward:	\$ 119.00
Pans		3.00 K
Scale		1.00 ✓
Primo stove		1.50 ✓
Tools		1.25 T
1 Chopper		1.75 K
Wash tubs etc.		3.50 ✓
Sealers		3.00 ✓
Spring scales		1.25 K
Rubber hose		3.00 ✓
Pontiac Range		12.00 ✓
Clothes closet		1.00 ✓
Box stove pipe		0.25 <i>misc</i>
2 Wash tubs		1.00 ✓
Old stove		0.75 F
Planet Junior		6.25 ✓
Garden tools		0.50 T
2 rear Bicycle carriers		0.50 <i>misc</i>
1 7" saw		0.50 T
Wash boiler		0.75 K
2 1/2 gal. sealers - Lantern		0.25 <i>misc</i>
2 10 gal. crocks		3.25 ✓
2 barrels		2.00 ✓
1 crowbar - 2 spud forks		2.00 T
2 hoes - 1 hayfork		1.00 T
1 Peavey - 2 bars - 2 picks		3.00 T
1 pr. tire chains - 1 Dog chain		3.75 <i>misc</i>

Total: carried forward

\$ 177.00

~~LESS EXPENSES:~~

\$

~~REV PROCEEDS OF SALES:~~

\$

~~NUMBER OF CHATTELS SOLD - PRESENT.~~~~EXEMPTED FROM AUCTIONEERING LIST NO.~~~~NUMBER~~



NAME WILKINS, MAURICE

REGISTRATION NO. 09160

FILE NO. 1273

The following chattels were sold by public  
auction at Salt Spring Island, B.C. on November 3, 1941.

Total brought forward:  
Nails - Paper cutter  
Bldg. paper - Baskets  
Chinaware  
Stoolyards

\$ 177.00  
1.00  
2.00  
1.75  
2.25

Total:

Less Expenses: (Auctioneer's Fee: \$18.40  
(Advertising: 1.45  
(Movings: 23.50

\$ 184.00  
\$ 43.35  
\$ 140.65

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Carlson.

Extracted from Auctioneering list No. Salt Spring Island 1.

Remarks.



V. L. A.

NOV 24 1947

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.

3273

12 781  
RC 709P 492B  
Fwd. 46

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

- (1) NAME MIKADO MASUO (RCMP) Reg. No. 09160  
(Print) Surname Given Name
- (2) Pre-Evacuation Address Ganges Salt Spring Island, B. C.
- (3) Present Address Magrath Post Office, Alberta.
- (4) REAL ESTATE
- (a) Street Address (if any) Ganges, British Columbia,  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)  
Amended Parcel "C" (D.D. 62840 - 1 and D.D. 100143-1 of Section 4, Range 3, East North Salt Spring Island, Cowichan District.
- (c) Type of Real Property (cross out words which do not apply):  
(i) ~~Farm~~  
(ii) ~~Residence~~ Type of business Laundry and Farm  
(iii) ~~Business~~  
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land ~~with crops~~ - - - (5.76 acres) - - \$ 1400.00 ✓  
(ii) Buildings ~~House, wash house, garage~~ - - - \$ 3500.00  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - \$ 1000.00 ✓  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - \$ 9900.00  
(v) Amount at which Custodian sold property and credited your account - - \$ 1543.15 *A/Son*  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4356.85
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation  
Ganges Salt Spring Island, British Columbia.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
House
- (c) How stored or packed at time of evacuation  
Stored in my own house.

(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")

My personal property was left in care of the Custodian

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

1.	Furniture, household goods, lumber, garden tools etc.	Estimated Value \$	300.00
2.	Electric water pump and pipe	Estimated Value \$	150.00
3.	1 Gate	Estimated Value \$	5.00
4.	400 ft. clothes lines	Estimated Value \$	5.00
5.	25 Berry crates	Estimated Value \$	5.00
6.	3 Wash house wooden tubs	Estimated Value \$	15.00
7.	70 Fence Posts	Estimated Value \$	10.00
8.	Fishing boat	Estimated Value \$	750.00
9.		Estimated Value \$	17.40.00
10.	Loss received from Custodian \$170.65 & \$119.25	Estimated Value \$	289.90
TOTAL CLAIM FOR PROPERTY LOSS			\$980.00

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(a))

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

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

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

DOMINION OF CANADA  
TO WIT:  
MARGO MIRADO  
of the  
City

I, MARGO MIRADO  
of the  
City  
in the  
Province of Alberta  
DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City

of Lethbridge,  
in the Province of Alberta  
this 21st day of November

A.D. 1947.

A Commissioner etc.

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.



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,  
August 5th, 1948.

IN THE MATTER OF THE CLAIM OF  
MASUO MIKADO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

appearing for the  
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the  
Claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

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M. Mikado,  
In Chief.

THE SECRETARY: Case No. 533, Masuo Mikado.

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

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THE SUB-COMMISSIONER: I see.

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

THE SUB-COMMISSIONER: All right.

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

20 DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Mikado, you claim for farm property?

A Yes.

Q And that property was described in your original claim?

A Yes.

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

A Yes.

Q Have you read it over?

30 A Yes.



3  
M. Mikado,  
In Chief.

Q And have you signed it? A: Yes.

Q And is it true and correct?

A Yes, it is true.

MR. HUCKVALD: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

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

(REPORT MARKED EXHIBIT NO. 2).

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

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

Q No question about that, is there?

A No.

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

20

A Well, we had

the roof painted.

Q The roof was painted, too?

A Yes.

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

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

30 A Yes, I do.



Q What did he do so far as the evacuation was concerned?

A: Well I believe he was the agent for the Custodian.

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

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

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

10 Q Do you recognize his signature?

A Yes, that is his signature.

Q And it is addressed to you, is it?

A Yes.

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

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(LETTER IN QUESTION MARKED EXHIBIT NO. 3).

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

MR. RICE: Is it on the file?

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

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



M. Mikado,  
In Chief.

first two items in it. Is that satisfactory?

MR. HUCKVALE: This doesn't <sup>begin</sup> being easy enough.

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

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

MR. HUCKVALE: It is on your file.

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

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

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

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

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

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

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

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



M. Mikado,  
In Chief.

they spent.

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

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

THE SUB-COMMISSIONER: The Custodian would know.

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

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

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

MR. HUCKVALE: Q: Do you recognize this statement (indicating)?

A: Yes, I do.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

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

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

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

20 A: Yes.

Q: And what year was that picture taken?

A: About 1938.

Q: 1938?

A: Yes.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

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

A: Yes, this is the front of our house.

Q: And what year was that picture taken?

30 A: '41.



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

A Yes, it is the same house.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 6).

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

A: Yes, we had a laundry business.

10 Q You had a laundry business?

A Yes.

Q And who ran that?

A: I ran it, like, and my mother helped and my brothers helped a little.

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

Q Have you looked that over? A: Yes.

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

Q And are the particulars in it true and correct?

20 A Yes, it is true.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 7).

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

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

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

30 A Yes.



8  
M. Mikado,  
In Chief.

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

A Yes.

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

Q And are the particulars in it true and correct?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 8).

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

(ANALYSIS MARKED EXHIBIT NO. 9).

MR. HUCKVALE: I would just like to point out, sir, in connection with this personal property analysis that the inventory evidently taken by the claimant has been confirmed by the Custodian's agent,

Gavin G. Nowat, the same man about whom we have been speaking.

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

A Yes.

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

30



M. Mikado,  
In Chief.

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

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

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

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THE SUB-COMMISSIONER: Yes.

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

A: A rug?

Q A conglomerate rug? what kind it was.

A: I don't know

Q It is a sort of a linoleum rug.

A Yes, we had one.

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

A I don't remember that.

20 Q You can't remember that?

A No.

Q Do you remember any linoleum in the kitchen?

A Yes, we had it there.

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

A: We had it tacked down.

Q It was just tacked down?

A Yes.

Q It wasn't glued down or anything?

A No, just tacked.

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



Mr. Mikado,  
In Chief.

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

A We had them stacked out in the yard.

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

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

A Yes.

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

A Yes, these are the ones.

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

A Yes.

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

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

20

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

A: Yes, my parents and I.

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

A: Yes, sir.

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

A Yes.

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

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M. Mikado,  
In Chief.  
Cross-Exam.

property claim.

(AUCTION SHEETS MARKED EXHIBIT NO. 10).

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

A Yes.

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

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

MR. HUCKVALE: All of them, every item?

MR. RICE: Yes.

CROSS-EXAMINATION BY MR. RICE:

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

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

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

A Yes.

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



M. Mikado,  
Cross-Exam.

A Yes, we got the records all right.

Q But you got those four boxes or four parcels?

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

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

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

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

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

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

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

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

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

MR. RICE: Not at all.

A Part of the stuff I think was stolen.

MR. RICE: Q: Who signed for that, do you know (indicating)? A: Is this the signature here (indicating)?

Q Yes, apparently.

A Well, I couldn't say.

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

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



H. Mikado,  
Cross-Exam.

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

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

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

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

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

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

Q And the others you aren't sure of?

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

(STATEMENT MARKED EXHIBIT NO. 11).

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

THE SUB-COMMISSIONER: An analysis?

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

(CLAIM MARKED EXHIBIT NO. 12).

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

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

30 THE SUB-COMMISSIONER: \$150.00.



M. Nikado,  
Cross-Exam.  
Discussion.

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

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

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

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

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

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

THE SUB-COMMISSIONER: Mr. Rice?

MR. RICE: Yes, your Honour.

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

MR. RICE: A shipping bill, your Honour.

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

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



M. Mikado,  
Discussion.

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

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

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

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

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

Q You had then put in a bathroom for you?

A Yes.

Q That was done at your request?

A Yes.

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

seen the bathroom but I believe that it is.

Q You believe that it is?

20 A Yes.

Q All right.

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

MR. RICE: Yes, sir.

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

MR. HUCKVALE: No, sir.

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

(Witness aside)

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(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.



Defense Brief

MASUO MIKADO

File No. 3273

Case No. 531

LETHBRIDGE

5 Aug. 48

V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

	\$4900.00	<u>Appraised at</u>	<u>Sold for</u>
plus			
pump	150.00		
	<u>\$5050.00</u>	Trans. 2 & 13	\$1544.00

Witness: H. Godfrey, Appraiser.

Trans. 3 lines 10 et seq. Claimant denies report of S.S.B. Appraiser that there is no basement and says definitely there is a concrete basement and that the roof was painted. Also that appraiser placed no value on plants and orchard trees, which were just beginning to bear. The "crops" included in claimant's valuation of his property were sold to a Chinese market gardener for 80.00 and proceeds credited to claimant. As the electric pump was sold with the property, he has added \$150.00 to the real property claim and reduced his chattel claim by a like amount.

Submission: Sold for fair market value.

PERSONAL PROPERTY CLAIMS

2. Goodwill Claim

\$1000.00 Laundry Business

Trans. 14 lines 1 - 14 Mr. Rice objected that this is outside the terms of reference. Sub Commissioner said it was up to Mr. Justice Bird to decide.

It will be noted on Ex. 533-7 that claimant states he sold the equipment himself before evacuation.

3. Chattel Claim

	\$690.00
less	
pump	150.00
	<u>\$540.00</u>

Trans. 13

(a) Goods valued by claimant at 418.00 sold at auction for 184.00

Witness: G. C. Mouat, Auctioneer.  
Carlsen, attended sales.



Claimant on Ex. 533 - 10 shows \$400.50  
sold for \$184.00 and claims the following  
were lost -

1 dresser	2.50
3 wash tubs	<u>15.00</u>
	17.50

However, the dresser is included in the  
auction sales. Only 2 wooden wash tubs  
were declared and these are shown on  
auction sheets -- 13th item on sheet 2.

(b) Goods valued at 61.50 Lost, destroyed or stolen.

Witness: Mouat ^

Inventoried but missing when goods were  
moved to auction.

(c) Goods valued at 10.00 Undeclared and not found.

Witness: Mouat

1 steel gate	5.00
400 ft. clothes line	5.00

(d) Goods valued at 50.50 Sold with real property.

2 Hand water pumps in wells	10.00
70 Turn posts	10.50
2 carpets (Linoleum)	30.00

Trans. 9. Claimant doesn't remember  
whether living room lino tacked down.  
Kitchen lino was tacked down. Mr.  
Huckvale objects to fence posts and  
linoleum having been sold with real  
property and claims they are chattels.

Trans. 2 - Fishing boat claim abandoned.

Submission: What chattels were sold were sold for their  
fair market value and of the chattels that were  
lost, destroyed or stolen, if any, the claim  
for same is exorbitant.



Name of Claimant **WILSON, James**Case **533**Custodian File **3273**

<b>REAL PROPERTY</b>										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% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total			
					1944	1235.20				1235.20	
					<i>Pump claim \$110 @ 4% or</i>					70.00	90.00
<b>PERSONAL PROPERTY</b>											
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				
<b>NETS</b>											
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				
<b>MISCELLANEOUS CHATTELS</b>											
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				
412.00	184.00	55.20	44.02%	192.00 72	31.69 102.12		66.89 157.32				
<b>TOTAL RECOMMENDATION</b>										<b>1482.52</b>	



October 12th, 1950.

Mr. Masuo MIKADO,  
Wagath, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 533

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,482.52.

Cheque in your favour is enclosed for \$1,450.12  
and we have paid the Co-Operative Committee .. \$ 32.40  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FOS/js  
1 encl.