

3409

Whonock B.C.
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: MUKATA Kichimatsu
 HOME ADDRESS: 31st Ave., Whonock B.C.
 REGISTRATION NUMBER 13421 SEX: Male AGE: 58
 OCCUPATION: Farmer

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

EMPLOYER: Self
 MARRIED? Yes EXHIBIT No. 705-8
 NAME OF WIFE OR HUSBAND: Haru DATE Sept 23/48
 ADDRESS OF WIFE OR HUSBAND: 31st Ave., Whonock B.C. FILED BY C. R. Rice
 NAMES OF ANY LIVING CHILDREN: Masahiko (M) G. Toshio (M) Minoruo (M)
Chieko (F)

ADDRESS OF CHILDREN: 31st Ave., Whonock B.C.
 AGE OF CHILDREN: 22, 19, 17, 12

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

1. LOCATION AND DESCRIPTION: Municipality of Mapleridge B.C.
20 Acres Cultivated land and 23 Acres of Cultivated land, 2 Farms

C.T. No. 107976 E

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Dwelling houses. Wooden Frame
houses, 1 Barn and 3 Packing Houses. (NO. 2) 10 rooms. 2 Storey Dwelling
house. Wooden Frame. on (No 2.) Barn Wood Shed. 2 Roomed Dwelling house
as well as the buildings mentioned for the first.

3. INSURANCE (Give particulars; state where policies are) MINORUO \$1000.00 North West Fire
Insurance Co. No. 193916. North West Fire Insurance Co. \$1500.00 No. 205813
Michigan Fire and Marine Insurance Co. \$1500.00. No. 8018521. All on the
Above Buildings and land. All at the Canadian Bank of Commerce. Mission B.C.

4. TAXES (Amount and where payable) \$62.50 for Both lots of land. 1941 paid. Payable
At Mapleridge. B.C.

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

Mdgs. to Can Bk of Commerce, Mission. C.T. No 107976 E 414.19
Quit Claim to - C.T. - Hunter, planning

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

paid off R

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Commerce Union B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN: Strawberries, Raspberries, Asparagus, Logan-berries, to be looked after by Mr. J. Larson of Whonock B.C.

STATEMENT OF REAL PROPERTY OCCUPIED
1. LOCATION AND DESCRIPTION: Lying on the land described in Section 1 of the first pages

2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): none

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

STATEMENT OF PERSONAL PROPERTY OWNED:
1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Farming tools and Household furnishings as per list attached.
To be left at the farm 31st Ave., Whonock B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: none

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

MUKAIDA Kichimatsu
2nd Ave., Whomock B.C.

No. 13421

3409

List of Farming tools and Household Furnishings

TOOLS

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

HOUSEHOLD FURNISHINGS

5-1 Stove-
2 Sinks
1 Kitchen Cabinet
✓ 5-1 Round Table-
4 Tables (Small)
5-2 Bedroom Drawers-
1 Single Bed
2
✓ 5-4 Double Bed-
A-2 Couches-
1 Baby Bed
Chairs
6 Chairs
3 Galvanized Rice Containers
1 Electric Toaster.
✓ Kitchen Utensils and Equipment.

S. sold by auction 7/1/45
mission 14

A. abandoned

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

\$425.00 owing to the Bank of Commerce, Mission B.C. for payments on Insurance.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

none8. BANK ACCOUNTS: none9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. TRADE DEBTS: none

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

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

Dated this 13th day of April 1942.

(Signature)

R. Mufcoida

T. J. T. Wilband
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 10/42.

Our File No. 9489

Full Name MUKAIDA Kichimatsu
(Surname in Block Letters)

Registration No. 13421

Male - Female
(check)

Age Aug. 5, 1883

Former Address P.O. Box 192, Ithaca, B.C.

Date Evacuated Apr. 16/42 Naturalized - Canadian-Born - National
(check)

Present Address 16 Sundale Green
Kintore Butte, Alta.

Married - Single
(check)

Name of Wife (MRS) OKADA Haru # 15422

Name of Husband -

Name of Mother (MRS) URAKAMI Itz Name of Father Shingoro (Deid)

Names of Children under 16 (Deid)
Chiko (F) 25/3/30

Requested by EEF. Registered with Custodian (Yes or No)

Additional Information Farmer Owner of 43
acres & plots, 2 trucks, 132 Ford &
137 Ford.

REAL PROPERTY SUMMARY

File 3409

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

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

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

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

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

TITLE: In the name of Kichimatsu MUKAIDA.

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

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

CLASSIFICATION: Berry farm with buildings. Inspector reported 23rd May
1942 1½ acres strawberries, 2 acres raspberries, 2 acres
asparagus, ¼ acre loganberries, ¼ acre hops, with 1 storey
shack 22 x 36, 4 rooms poor condition, a two storey frame
house 36 x 42, 10 rooms new, barn, 3 small packing houses.

HISTORY OF
ADMINISTRATION: Property was leased by MUKAIDA to John LARSON from the 17th
April 1942, to the end of 1942 for \$500.00 paid to MUKAIDA.
This lease was extended by the Custodian on the 3rd February
1943 to the 30th September 1943 at a rental of \$115.00.

Insurance was carried on the buildings on the land by
MUKAIDA at the date of evacuation as follows:

Michigan Fire & Marine Insurance Co. Policy 6018521,
\$1500.00 on 2 storey dwelling, premium \$22.50 for 3 years
expiring 19th February 1945. Transferred to The Director
The Veterans' Land Act.

North West Fire Insurance Co. Policy 205813, \$1500.00
on property not disclosed on file, expiring 19th February, 1945.

North West Fire Insurance Co. Policy 193916, \$1000.00
renewed by policy 210032, \$750.00 on 1 storey dwelling,
contents and barn, premium \$22.25 paid by Custodian, 3 years
expiring 17th April 1946.

On the three policies in force at date of sale, 6018521,
210032 the Custodian received refunds totalling \$41.00.

This parcel, including three lots, was operated as one
farm. It is not possible from information on file to
determine with certainty the lots on which were the various
buildings. The three lots were the subject of two convey-
ances as below and at the prices indicated.

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

SOLD:

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

FUNDS:

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

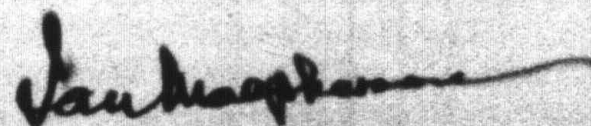
TITLE:

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

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

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

DATED January 30th, 1946.



IM:ML

13421		NAME HUKAIDA, Richmond				FILE NO. 3409	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY	
			MONTH	DAY	YEAR		
North West Fire Insce. Co.	<i>Transferred to SSB.</i> 205813	\$1,500.00	Feb.	17th	1945	on S/E corner of No. 5 Rd. & 31st Ave. Whonnoek, B. C.	
Gen Fire & Marine Co.	<i>Transferred to SSB.</i> 6014521	\$1,500.00	Feb.	17th	1945	on S.E. Corner 25 Rd., and 31st Ave. Whonnoek, B.C.	
North West Fire Insurance Co.	<i>Large Transferred to SSB.</i> 210032	\$750.00	April	17	1946	E. side Bay y Valley Rd Whonnoek, B.C. Lots 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 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1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 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,	

File No. 3409

May 22nd, 1944

CLAIMS DEPARTMENT

Kichimatsu MUKAIDA - Reg. No. 13421

CREDITORS:-

NO CLAIMS ON FILE, at this date.

/ND

MEMORANDUM

To: File 3409

March 9, 1944.

From: Specified Articles Department

Re: MUKAIDA, Kichimatsu - Reg. 13421

ARTICLE

DESCRIPTION

APPRAISED VALUE

TRUCK

1937 Ford Pickup
No. T185
License No. (42) CU 840

Not given

The above truck was released to the Pacific Co-operative Union on April 30, 1942 and was later sold.

Selling Price: \$273.70

Harker

SOLDIER SETTLEMENT and VETERANS' LAND ACT

3409
13421

BO/962
File No. (JL-354)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

MUKAIDA, Keshimatsu

Dear Sir:-

Re: Lots 1 and 2 of L.S. 7 of Section 5,
Tp. 15, Map 3598.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate Certificate of Title No. 169428-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 20,576.21, in favour of The Secretary of State, forwarded to you and dated MARCH 14th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 2,512.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ 72.19 ✓
Amount paid to Secretary of State -	<u>2,439.81 ✓</u>

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate heretof and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

APR 28 1944

Date

Solicitor for
The Secretary of State

3429
13421

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/96P
File No. (JL-354)

Vancouver, B.C.

A.C. Duncan Crux, Esq.,
Randall Building,
635 West Georgia St.,
Vancouver, B.C.

MUKAIDA, Kichimatsu

Dear Sir:-

Re: Lot 2 of Legal Subdivision 2 of
Sec. 5, Tp. 15, Map 6081.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169804-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 23,927.10, in favour of The Secretary of State,
forwarded to you and dated March 22nd, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 233.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ 14.34 ✓
Amount paid to Secretary of State -	<u>218.66</u> ✓

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

MAY - 1, 1944
Date

Solicitor for
The Secretary of State

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 3409

MUNICIPALITY: Maple Ridge.

Date: 23rd May, 1942.

NAME: MUKAIDA, Kichimatsu.

REGISTRATION NO. 13421.

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

PROPERTY:

ACREAGE: 20

KIND OF CROPS: Strawberries, Raspberries, Asparagus, Loganberries, Hops

APPROXIMATE ACREAGE OF EACH: 1½. 2. 2. ¾ ¾

HOUSE: #2 Yes
VACANT: #1 " OCCUPIED

#1. 1 Storey Shack.

DESCRIPTION: #2. 2 " wooden frame house ROOF: Shingle.

SIZE: #1. 22 x 36 Asbestos Shingle.

#2. 36 x 42 NO. OF ROOMS #1 - 4

#. Poor #2 - 10

CONDITION: #2. Brand new house (inside partly finished)

OTHER BUILDINGS: #1. Barn, 3 small packing houses.

#2. None.

NAME OF LESSEE OR RENTOR: J. Larson, through Pacific Co-op. Union.

TERMS: \$500.00 for crop. #1 shack to be used for pickers.

WATER: #1. Well

ON: OFF:

LIGHT: ON: Yes #1&2. OFF:

REMARKS: Light to be paid by Larson. New house is pretty well finished and could accommodate large family.

Hops sold to Haas Hop Co. Sardis, B.C. by Larson, 6¢ # wet weight.

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 Kitchen Cabinet	1 Camp Cot
1 Bureau	2 Stoves
1 Coat stand	1 Sack of Cement
Kitchen utensils	1 Horn Saddle (horseback riding)
5 Doz. Cealers	Several ft. of Wiring.
1 Dining-room table & 5 leaves	1 Enamel Sink
1 Clock	Bee hives
1 Picture	Chiffonier
2 Tables	
2 Bed, Springs & Mattress.	
1 Bhudda Shrine	
Gramophone records	
1 Double Bed	
2 Sleeping Cost	
2 Cord of Cedar Wood	
3 Lunch Kits	
12 Chairs	
1 Small Desk	
1 Single Bed, Springs & Mattress	
1 Bench	
2 Japanese Couches	
1 10-gal. Crock	
Carpenter Tools & Nails	
Quantity Red Bricks & 4" Tile Piping	
1 Kitchen Table	
1 Camp stove	
Several pipes of drain piping	
" sheets of Plywood	
1 Work Bench and stool	
2 Heater Stoves	

Signed: _____

Extract from Lease.

File #3409.

Lessor: Kichimatsu MUKAIDA

Lessee: John LARSON.

Date: 8th April, 1942.

Term: 10 months from 1st April, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U.

Consideration: \$500.00, paid. ✓

Property:

Land: Lots 1 & 2 of Legal Subdivision 7 of S.E. $\frac{1}{4}$ of Section 5 Township 15 and Lot 2 of Frac. Subdivision 2 of S.E. $\frac{1}{4}$ of Section 5 Township 15, containing 43 acres more or less.

Houses: Included. ✓

Chattels: Not included. ✓

*Lease void Memo re
a Contingent Lease
to J.S.B. Aug 18/43*

BC-96-P
BC-771-B

BC/96-P
BC/771-B Page 1

S.S. Form No. 41
(Sheet 1)

Farm Appraisal Report

File No. JL-354

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

Containing 22.26 Acres

Owner's Name MUKAIDA, Kichimatsu

Post Office Address Whonnook, B.C.

Nearest B. C. R.

Whonnook, B.C.

YOUR FILE NO.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

PLEASE QUOTE BC/96 P

Box 749,
New Westminster, B. C.,
February 6th, 1945.



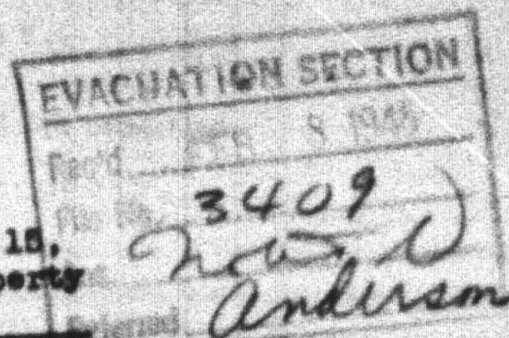
CANADA

Custodian of Enemy Property,
675 W. Hastings,
Vancouver, B. C.

ATTENTION: Mr. W. Anderson

Dear Sir:

Re: Lots 1 & 2, of L/S 7, Sec. 5, Twp. 15,
Map 3598, - Former K. Mukaida property
Municipality of Maple Ridge



Referring to your telephone conversation of yesterday in connection with the lumber and various piping taken over and stored in this house, I beg to advise that we have never assumed these articles as chattels but included them in our purchase as part of the property.

I trust this is the information which you require.

Yours truly,

Regional Supervisor.

J. Godfrey

TC/EMJ

VLA 104

	X						EXHIBIT 705-5
	X						DATE Sept 23/48
	X						FILED BY H. A. Lee
	X						

Total present day value \$ nil

Total Value Buildings add to farm \$ nil

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

Describe the basement and chimneys: nil

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush Shacks are in the bush.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.19	Undulating	Gravelly, 10" to 15"	Gravel	Neglected small fruits.	40.00	87.60
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
10.00	Undulating	Gravelly 10-15"	Gravel	Clearing, stumping, breaking.	175.00 to 200.00	10.00
	Area Unsuitable for Cultivation.					
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	
10.07	Steep hillside and gravelly creek wash.		A small quantity of firewood timer only.		5.00	

Total value of Land \$ 237.95

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 237.95

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

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

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

Could be developed into a fair small fruit proposition.

Noxious weeds:

No serious weed situation.

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

Maple Ridge Municipality.

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

Date: June 24th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 22 day of June 19 42.

Inspector's Signature

"D. DODDING"

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

219
10
10.07
226

JL-354 - K. MUKAIDA

Farm Appraisal ReportRemarks:

This is a very poor holding, in that it is badly situated, is difficult of access and is mainly of a gravelly foundation.

The $\frac{1}{2}$ road allowance on the west side is not open and owing to the steep hill is not likely to be ever completed. The only access to the property is at the termination of 31st Avenue - the private road to the clearing is narrow, steep and partly caved in.

Generally speaking, I consider this an undesirable holding.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

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

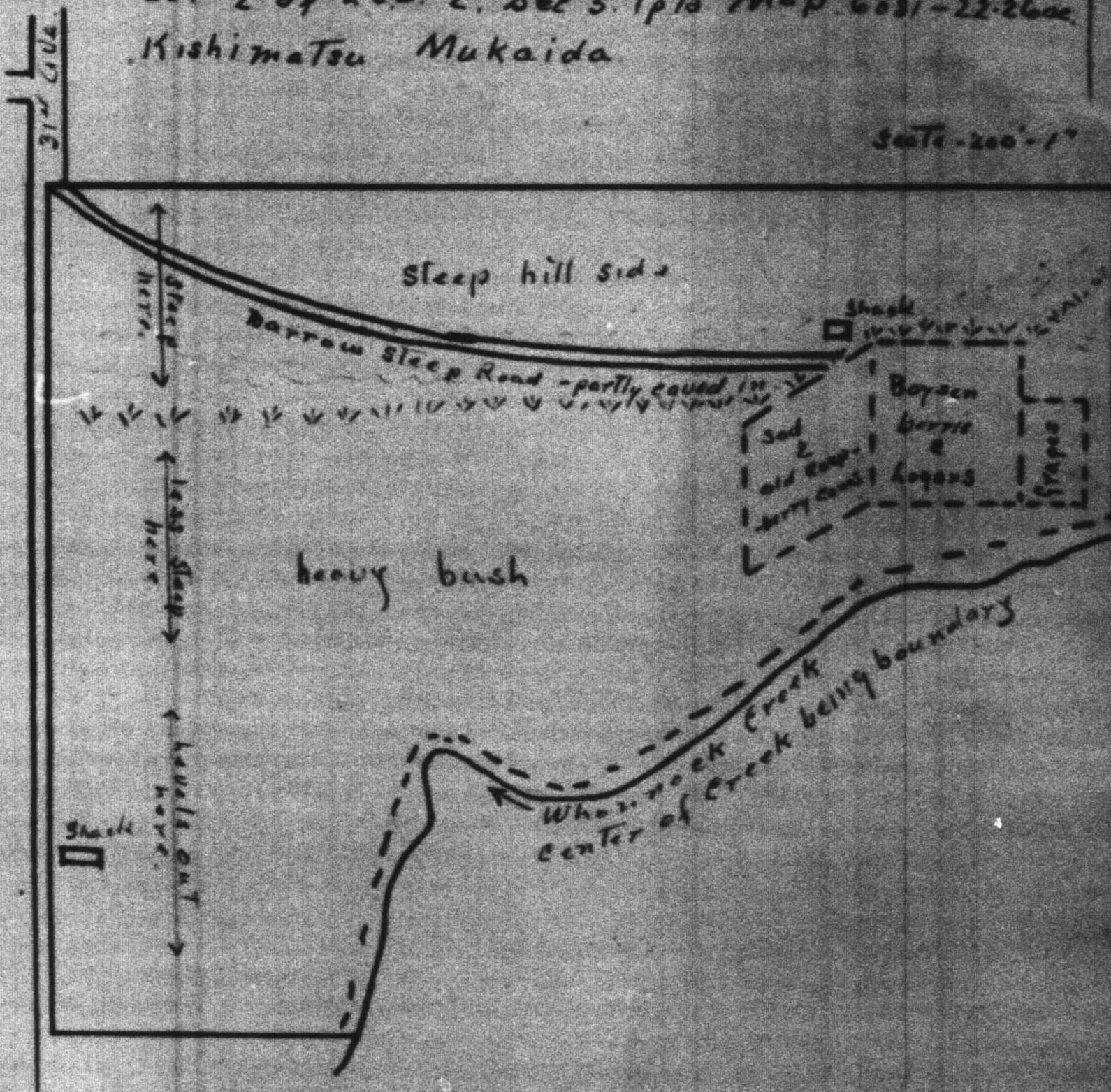
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Lot 2 of L.S.D. 2, Sec 5, T.13 Map 6031-22-2600.
Kishimatsu Mukaida

Scale - 200' = 1"



Following careful review of this appraisal report, it is my opinion that the present
value is \$ 200.00

Date 25th June 1942

"I.T. BARNET"

District Superintendent.

BC/96-P
BC-771-B

BC/96-P
BC/771-B Page 5
Farm Appraisal Report

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

File No. JL-354

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

Containing 19.52 Acres

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

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

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

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

Nearest School North Whonnook Distance 1 "

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

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

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

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

Employment opportunity Very limited in this locality.

EXHIBIT No. 705-5

DATE

Predominating Nationality and religion: Mixed - Japanese predominating.

Describe Fencing and its condition: No fences.

Value \$

Water supply: Two wells for domestic use.

Value \$

BUILDINGS ON FARM

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

Total present day value \$ 2845.00

Total Value Buildings add to farm \$ 1700.00

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

\$

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

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

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

Distance from nearest bush No bush adjacent.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
11.08	Level and Undulating	Light clay loam-10-20"	Clay	Mixed fruits and vegetables.	70.00	773.80
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
8.47	Steep banks, gully & bush.			-	10.00	
						84.70

Total value of Land \$ 858.20

Total added by buildings to value of farm \$ 1700.00

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

Total value of farm \$ 2558.20

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Farm generally in good condition - operated under lease by John Larsen.
Buildings unoccupied.

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

Noxious weeds:

None of consequence.

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

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

Date: June 24th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 22 day of June 19 42

Inspector's Signature

"H.L. SINCLAIR"

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

JL-354 - K. MUKAIDA

Farm Appraisal Report

Remarks:

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

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

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

Electric light is installed in dwelling and cabin.

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

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

Total \$

Amount fruit trees add to value of farm \$

[illegible]

Scale 100% = 100%

1944
1945
1946

S.A.C.
J.A.C.

Heute

LOTS 1-2 of LEGAL S.D. 7- SECT 5 TP-15 MAP 3590

Lat. 1 = 9.25 H. - 052 - 9.27 H.

Кислоты. М. Х. ИОН

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

Date **25th June 19 42**

"I.T. BARNET"
District Superintendent.

File No. 3409

Date Jan 17/45

SUMMARY

Name: MUKAIDA Kishanram

Address: Whinnock.

(1) - We have today moved to auction room at Mission effects as per enclosed list at a total cost of \$ 5.45 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Considerable chattels missing. Am trying to locate previous tenant.

Chattels Abandoned as no value. Bench
2 benches, Kitchen table, camp stove, work bench
stool, 2 stoves, sack cement, saddle

The tenant gave us the following explanation:

Excess brick quantity of brick & tile piping
& plywood still to be liquidated

Considered by F.L.A.
on Feb 6/45 see to 9
V.L.A. Feb 6/45

NAME MUKAIDA, Kichimatsu

REGISTRATION NO. 13421

FILE NO. 3409

The following chattels were sold by public
 auction at Mission, B. C. on January 17, 1945.

1 Broken duster and tin box	0.10
1 Table round	3.50
Bowl and dishes	1.00
1 Bed and spring	1.50
1 Bed and spring	1.00
1 Lunch kit, tray, rolling pin	0.30
2 Lunch kits	0.70
Oil burner parts	0.25
Wash board and piece of chain	0.75
2 Wedges	0.90
2 Trowels	0.20
Box of sundries and broken stove heater	0.75
1 Chest drawers	0.50
Chairs (poor)	1.25
1 Stove	1.50
1 Cot	0.35
1 Cupboard, hat rack, lanterns	0.50

Total

Less Expenses: (Auctioneer's Fee: \$1.51
 (Advertising: 0.16
 (Moving: 3.78

Net Proceeds Credited:

\$	15.05
\$	5.45
\$	9.60

Members of Custodian Staff Present. Mr. W.E. Anderson

Extracted from Auctioneering List No. Mission 14.

Remarks.

ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

Detachment
Seizure No. 3409
FOR USE WHEN AVAILABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No. **E269-6-13-3**

Detachment
Sub-Division
Division
Date **(E) 19 42**
March 19

RE-

On **Kichimatsu NUKAIDA** **P.O. Box 192** **Whonnock B.C.**
March 19 42 **Goodfellow**
Came into possession of the following goods by:-

SURRENDERED UNDER O.I.G. P.C. 1486

Pacific Co. Op' Hatzie B.C.

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO.	(42) CU840	TIRE NUMBERS
MAKE & MODEL	Ford Truck	8
SERIAL NO.	D1878	
ENGINE NO.		
SPEEDOMETER READING	43927	
CONDITION	Peer	
EXTRA EQUIPMENT	Nil	
DESCRIPTION & CONDITION VERIFIED	Appearance Peer	
<i>X K Nukaida</i> Signature of Owner Japanese Registration No. 13421		
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>E. H. Morris</i>		
DATE:	March 19/42	<i>H. E. Goodfellow</i> SIGNATURE OF MEMBER SUBMITTING REPORT

File #3409

MCDERMOTT MOTORS APPRAISAL

Kichimatsu MUKAIDA - T-185

\$423.65

less repairs

169.00

\$254.65

3409

M. Alister

THE CANADIAN BANK OF COMMERCE

Mission City, B.C. October 9th. 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 13 1942

of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

K. Mukaida, Whoneck, B.C.

In connection with the notaried advice
which we filed with you regarding the indebted-
ness of the above named, this is to inform you
that the liability has now been discharged.

Yours truly,



James Muir
Manager

Please address all
communications to
"The Manager"

3409

The Canadian Bank of Commerce

Mission City, B.C. April 28th. 1942

The Office of the Custodian,
Japanese Evacuation Section,
506, Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

We beg to report the following liability on our books:-

<u>Name</u>	Mukaiida, Kichimatsu
<u>Claim</u>	\$324.67, note including int. at 7%, dated Jan. 3/42 \$414.19 maturing July 7/42 reduced. Originated Jan. 3/42.
<u>Security</u>	Assignment proceeds Agreement for Sale, Oct. 22/38, on piece of land in Mission Municipality sold by Mukaida to Joseph Ordog. Bal. owing \$439 on Oct. 22/42 with int. 6% from Nov. 19/41. Title to property and Conveyance to Ordog held at Bank. Land Mortgage to Bank, unregistered, Mar. 3/42 securing \$425, since reduced, on property covered by Certificate of Title No. 107976E held at Bank along with Quit Claim Deed to Bank; also 2 fire insurance policies for \$1,500 each on buildings, expiring Feb. 19/45 with loss to Bank.
<u>Remarks</u>	Loan for improvement to dwelling with anticipated repay- ment from 1942 crop receipts and family earnings.

*Paid
with
9.10.42
D*

I, James Muir, Manager for The Canadian Bank of Commerce at
Mission City, B.C., hereby declare the foregoing to be a true and ac-
curate record of the liability of Kichimatsu Mukaida to the Bank as at
this date.

James Muir

SWORN before me at Mission City in the Province of British Columbia
this 30th. day of April 1942.

J. A. Campbell
J. A. Campbell
for taking oaths
within British Columbia

3409

May 17, 1933.

Mr. Richmond HUKAIDA,
Registration No. 17421,
c/o Messrs. Sundal & Green,
Picture Butte, Alberta.

Dear Sir:

Re: Your Truck and
The Pacific Co-operative Union

The purpose of this letter is to inform you that the Pacific Co-operative Union have been successful in effecting sale of the 1937 Ford truck you left with them. Before sale was effected we insisted upon an appraisal being made for the protection of your interests and according to information supplied to this office by the Pacific Co-operative Union sale was effected at \$273.70, this being 10% in excess of appraisal made by the McDermott Motors, Ltd. The Pacific Co-operative Union forwarded us a cheque for \$273.70 which has been placed to the credit of your account with us.

Previously your account was credited with \$33.96 representing balance of crop returns received by us for you from the Maple Ridge Co-operative Produce Exchange making a total of \$307.66 in all.

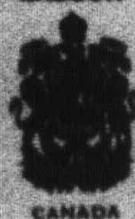
Your account has been charged with \$22.25 for fire insurance and \$4.00 covering the cost of appraising your car, making total deductions of \$26.25, leaving you at the present time with a credit balance on our books of \$281.41.

Yours truly,

R. P. Alexander,
Manager.

RPA:HA
cc Mr. A. E. Russell
Please refer to your letter
to us dated May 4th.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd JUN 1 1943

File No.

Ans.

Referred

DM
Alexander

BRITISH COLUMBIA SECURITY COMMISSION

Welfare Dept.

May 29th, 1943

395 BURNARD STREET,
VANCOUVER, B.C.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Attention: Mr. R.P. Alexander.

Dear Sir:

Re: Kichimatsu MUKAIDA - #13421
File # 3409.

Attached hereto please find copy of letter
received from our Mr. A.E. Russell of Lethbridge, Alberta,
for your perusal, and will be glad of your comments in
this matter.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION,

M. L. Brown
M. L. Brown,
Office Manager.

MLB:J
Encls. 1.

COPY

EVACUATION SECTION	
Rec'd	JUN 1 1943
File No.	
Ans.	
Referred	

BRITISH COLUMBIA SECURITY COMMISSION

Lethbridge,
Alberta,
May 28, 1943.

Mr. M.L. Brown,
Office Manager,
Vancouver, B. C.

Re: Kichinatsu MUKAIDA - #13421, File 3409.

The above family has submitted to me the representation that the truck referred to in the Custodian letter of May 17th, which has been sold for \$273.70, was handed over to Mr. Shimek of the Co-Operative Union with the understanding that it could be sold for not less than \$450.00. Mr. Mukaida is distinctly dissatisfied with the amount of this sale, stating that he bought this truck in April 1941 for \$650.00, and that he had used it since then for about 2500 miles. He states that two new tires were added to the truck at the time for buying it.

In view of this representation, which I am bound to submit through you to the Custodian, it would be appreciated if we might have a copy of the Custodian comments in this matter.

A
"A. E. RUSSELL."

AER/GK

3409

June 3rd, 1943.

Pacific Co-operative Union,
Mission City, B. C.

Dear Sirs:

Re: Kichienou NUKAIDA

You will recall that Mr. Nukaida's 1937 Ford pick-up delivery truck (Custodian # T185) was sold for \$273.70.

We have just received a letter from Mr. A. E. Russell, Supervisor at Lethbridge of the B. C. Security Commission, conveying the following message from Mr. Nukaida:

"The above family has submitted to me the representation that the truck referred to in the Custodian letter of May 17th, which has been sold for \$273.70, was handed over to Mr. Shisak of the Co-Operative Union with the understanding that it could be sold for not less than \$450.00. Mr. Nukaida is distinctly dissatisfied with the amount of this sale, stating that he bought this truck in April 1941 for \$650.00, and that he had used it since then for about 2500 miles. He states that two new tires were added to the truck at the time for buying it."

We would appreciate receiving your comments specifically in connection with any arrangement which Mr. Nukaida made or again may not have made with you at the time he had title to the truck transferred to you.

Yours truly,

R. P. Alexander,
Manager.

RPA/EM

c c to Mr. W. S. Ure

Telegraphic Address
Cable Address
PACCO

PHONES
Mission Office 65, Plant 55
Metzqui, 5411

PACIFIC CO-OPERATIVE UNION

GROWERS AND SHIPPERS OF
FRESH FRUITS AND RHUBARB

MISSION CITY, B. C.

June 4th, 1943.

EVACUATION SECTION	
Rec'd	JUN 5 1943
File No.	
Ans.	Rog
Referred	Alexander

Mr. R. P. Alexander, Manager,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: File No. 3409- Kichimatsu Mukaida

Replying to yours of the 3rd instant, re the above
Japanese and his truck.

When Mr. Mukaida left here he told us that he was leaving his truck in care of Mr. John Larson, the tenant of his farm. We do not recollect of having talked to Mr. Mukaida about the sale of his truck at all but we do recollect that he told us, in the presence of Mr. Larson, that the truck was in bad shape since it would not climb the hill in Whonock on the way to his home, which is not a bad hill at all, except in low. The truck was appraised by your own man and Mr. Larson did not run this truck a thousand miles all summer while he had it. The appraiser himself remarked about the poor shape this truck was in and the amount that he appraised the truck at reflects the opinion he had of the truck. If Mr. Mukaida paid \$650.00 for this truck in 1941 he paid just about twice of what it was worth. Mr. Mukaida may have had an idea that his truck was worth \$450.00 but we had not seen the truck and did not know what shape it was in but as soon as Mr. Larson got the truck he had to spend about thirty some dollars before he could go home with the truck, up the Whonock hill, in fact in order to get home at all the first time he drove it he had to back up, surely when a truck is in that condition it could not be called first class. We know very little about this truck since it was in the possession of Mr. Larson ever since Mr. Mukaida turned it in but we know that Mr. Larson continually complained about the truck so much so that when the appraiser was up to appraise the truck Mr. Larson had already given us notice that the truck could be sold to anyone that wanted it since he would not have it at any price. This is all we can tell you about this Baby and remain

(000)

NH

Yours very truly,

PACIFIC CO-OPERATIVE UNION

Per

J. B. Shinek Gen. Mgr.

JBS/EK

EVACUATION SECTION	
Rec'd	APR 1 1948
File No.	2409/345V
Ans.	
Referred	<i>[Signature]</i>

Picture Butte, Alta.,
April 9th, 1948.

Department of Labour,
Japanese Division,
Homer St., Vancouver, B.C..

Dear Sirs,

Inasmuch that I have not included this item, e.i. a western style saddle, in my claims against the custodian, would you please send the said article to me.

The saddle was stored in my house (in the basement of my new house) at the time of my evacuation.

Yours truly,

Japanese Reg. # 13421

R. Munkanda
per *R. Munkanda* Reg. no. 13419

Picture Butte, Alta..

3409

April 14, 1943.

Mr. Kichimatsu MUKAIDA,
Reg. No. 13421,
Picture Butte, Alberta.

Dear Sir:

In reply to your letter of the 9th instant,
enquiring about a saddle left in your house at Whonnock, B. C.,
we wish to advise that we have no record of this saddle having
been removed from your property, and since your property has
now been sold, it would appear that the said saddle was either
taken away by a tenant or stolen.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/fm

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO.

3409

505 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

21st December, 1948.

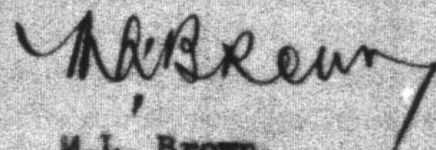
Mr. Kichimatsu MUKAIDA,
Regn. No. 13421,
Picture Butte, Alta.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$12.78 being proceeds from the redemption of your 10 Maple Ridge Co-operative Exchange shares.

Upon receipt of this cheque would you please forward your certificate covering these shares to this office, and if the certificate is not now in your possession, would you kindly sign the attached copy of this letter and return it to us in the enclosed stamped addressed envelope.

Yours truly,



M.L. Brown,
Office of the Custodian.

HA

Encls. 2 (cheque)

Received \$12.78 being proceeds from redemption of my 10 Maple Ridge Co-op. shares. Certificate covering the shares is not in my possession.

.....K Mukaida.....

Ln. 354
Be 96P 7718
Tues. 12

Proof of Claim

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

NOV 27 1947

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

IN THE MATTER OF a Commission appointed to inquire into and
report upon the claims of persons of the Japanese Race under said
Orders-in-Council.

3409

1. Name of Claimant in full:

Kichimatsu Mukaida

Registration No.

13421

2. Claimant's address at the time of his evacuation from the protected area:

31st Ave. Whonock, B.C.

3. Claimant's present address:

2/2 Anderson & Green, Picture Butte, Alta.

4. Claim relating to real property:

(a) Street address of real property:

(b) Legal description of property: **31st Ave. Whonock, B.C.**

**Lots 1 and 2 of legal subdivision 7 of Section 5,
Township 15, Map 3598, District of New Westminster
C. of R. 52427**

**Lot 2 of Legal Subdivision 2 of Section 5,
Township 15, Map RE 6081, District of New
Westminster, C. of R. 52426**

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

Mixed Fruit Farming

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

Title

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

	\$3600.00	
(I) Land—	\$ 800.00	
(II) Buildings—	\$ 3000.00	28'x32' full basement 2 storey.
	500.00	24'x28' Frame building house
	500.00	34'x44' Barn
	50.00	16'x28' Packing shed
	50.00	14'x22' Frame building
	150.00	10'x20' Bunkhouse

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

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

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

31st Ave. Whonook, B.C.

- (b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

Stored in the house.

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

In the care of the Custodian.

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

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

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

~~\$446.50~~ 486.50
\$486.50

~~\$ 486.50~~
486.50
\$486.50

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

7. An Interpreter will be required.

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

D. Hammett
Witness to Signature of Claimant.

K. Munkaide per M. Munkaide
Signature of Claimant.

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, **Kichimatsu Mukaida**
(Full Name of Claimant)

A/L/ c/o R. Anderson & Green
of **Picture Butte, Alta.**
(Present Address)

Best Worker
(Occupation)

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.
2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.
3. The above Claim is true and correct.
4. I have not received any payment upon the above Claim other than the following:
Have not received any payment for my property.

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at **Picture Butte**
in the Province of Alberta,
this **12th** day of **November**
A.D. 1947.

Rose E. Luth
A Commissioner for Oaths in and for
the Province of Alberta.

K. Mukaida
per **M. Mukaida**

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 67

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

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

2. Registration Number: **13421**

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

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

EXHIBIT NO.

DATE

FILED BY

705-1

Sept. 23/48

N. L. Russell

PARCEL I

STATEMENT OF PLANTING.

1940	Boysenberry plants	(500 plants @ 7¢)	\$35.00.	Planting costs	\$3.00
1940	Loganberry plants	(1000 " @ 4¢)	40.00	"	6.00
1940	Raspberry plants	(1450 " @ 3¢)	43.50	"	3.00
1937	Grapes	(100 " @ 10¢)	10.00	"	1.00
1938	Golden Plums	(12 " @ 3.00)	36.00		
1940	Boysenberry Posts	170 posts @ 6¢	10.00	labour	6.00
1940	Loganberry posts	350 " @ 6¢	21.00	"	14.00
1939	Grape posts	50 " @ 7¢	3.50	"	2.00
Wires for Boysenberries and loganberries			10.00		
			\$209.00		\$35.50
					\$202.00
					<u>\$244.50</u>
TOTAL COST OF PLANTING					

PARCEL 1

-2-

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

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

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

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

~~Barren land with no improvements.~~
Bush Land with 2 1/2 acre hayfield.
1 frame building 20' x 26.

- (e) Purchase Price **\$400.00**

6. IMPROVEMENTS:

- (a) Clearing **1/2** acres at \$ **50.00** per acre \$ **25.00**
 - (b) Fencing \$
 - (c) Tillage **breaking 2 1/2 acres** \$ **25.00**
 - (d) Drainage \$
 - (e) Weed Eradication \$
 - (f) Planting (**carried forward from attached sheet**) \$ **244.00**
 - (g) road building **1/2 mile** \$ **200.00**
 - (h) \$
- | | | |
|-----------------|------------------|------------------|
| Total | \$ 494.00 | \$ 494.00 |
| Carried Forward | \$ | \$ 894.00 |

Brought forward

\$ 894.00

(i) Buildings: **NIL**

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

Total Cost of Buildings **NIL**Total Cost of Land and All Improvements \$ 894.00Fair Market Value \$ 600.00Sold by Custodian for ~~\$233.00~~ but Claimant has rec'd \$ nil
nothing to this date.Loss Claimed on Parcel 1 \$ 600.00

8. Assessment for 1942:

Land \$ 300.00

Improvements \$ 200.00

Total \$ 500.00

9. Appraisal or Valuation (by Custodian):

Lands\$ **237.00**

Improvements\$ **nil**

Total\$ **237.00**

10. Rental Value per Year: \$ _____

11. Fire Insurance on Buildings:

(List amount on each building):

.....\$

.....\$

.....\$

.....\$

12. Documents in Support:

(a) Photographs:

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

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

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

(g)

(h)

				Paid Out.	Labour
1936	Strawberry	2 acres	11,600 plants @ 8¢	58.00	35.00
1937	Hops		500 " @ 10¢	50.00	3.00
1938	Asparagus	2 acres	15,000 " @ 3¢	450.00	75.00
1940	Raspberry	2 acres	5,800 " @ 3¢	174.00	11.50
1937	Bushard	1 acre	2,700 " @ 3¢	81.00	
1935	Plums	78 trees	@ 2.00	156.00	19.50
1939	1 peach tree				
1938	2 cherries				
1938	2 pears				
1938	6 apples			20.00	2.00
1940	36 hop posts @ 25¢ each & putting up hop posts			14.00	11.20
	Hop wire			35.00	
1941	Raspberry posts	600 @ 6¢		36.00	
	Putting up raspberry posts @ 4¢				24.00
	Raspberry wire			30.00	
	Total			1,104.00	181.20
	Labour			181.20	
	TOTAL			\$ 1,285.20	

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

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

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

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

**Forest land
No Buildings.**

(e) Purchase Price **\$ 1,800.00**

6. IMPROVEMENTS:

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

Total	\$ 4280.00	\$ 4280.00
Carried Forward	\$	\$ 6080.00

Brought forward

\$ 6080.00

(i) Buildings:

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

Total Cost of Buildings

\$6950.00

\$6950.00

Total Cost of Land and All Improvements

\$ 13030.00

Fair Market Value

\$ 7,850.00

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

nil

Loss Claimed on Parcel 1

\$ 7,850.00

8. Assessment for 1942:

Land \$ 1350.00

Improvements \$ 1800.00

Total \$3,150.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 2,2558.20
Improvements	\$ 1700.00
Total	\$ <u>2358.20</u>

10. Rental Value per Year: \$ _____11. Fire Insurance on Buildings:

(List amount on each building):

house (dwelling) and barn	\$ 1000.00	
and house	\$ 400.00	
house		
32 x 28 house	\$ 3000.00	with North West Fire
	\$	

12. Documents in Support:

(a) Photographs: of dwelling house (32 x 28)

(b) Deeds Certificate of Title 97130E

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies No. 193916 with North West Fire
~~42535 with British Empire Insurance~~(f) Correspondence Statement from Office of Custodian advising of
sale price of the property.

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)

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

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 \$ 600.00

Parcel 2 \$ 7,850.00

Parcel 3 \$

Parcel 4 \$

TOTAL:

\$ 8,450.00

PERSONAL PROPERTY:

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

(ADD ADDITIONAL PAGE IF NECESSARY)

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

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

<u>Item:</u>	<u>Year:</u>	<u>Month:</u>	<u>Amount:</u>
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NIL

Total: \$ NIL

Total Claim for Personal Property \$ 486.50

Deduct Payments from Custodian \$ NIL

Net Loss on Personal Property \$ 486.50

I Certify the above to be True and Correct.

.....
Witness

K. Mufcaida
.....
Signature of Claimant.

3409
CASE NO. 705.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,
September 23rd, 1948.

IN THE MATTER OF THE CLAIM OF
KICHIMATSU MUKAIDA.

PROCEEDINGS AT HEARING.

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

1
CASE NO. 705.

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR JUDGE L. H. STACK, SUB-COMMISSIONER)

10

Lethbridge, Alberta,
September 23rd, 1948.

IN THE MATTER OF THE CLAIM OF
KICHIDATSU NUKADA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

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

appearing for the
Dominion Government.

W.S. RUSSELL, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

K. Nakaida,
In Chief.

THE SECRETARY: Case No. 705, Kichimatsu Nakaida.

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

DIRECT EXAMINATION BY MR. RUSSELL:

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

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

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

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

Q It is true? A: Yes.

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

(SUMMARY MARKED EXHIBIT NO. 1).

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

A Yes.

Q Whose house is that? A: My house.

Q That is your house? A: Yes.

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

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

A Yes.

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

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

3
K. Mukaide,
In Chief.

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

MR. RUSSELL: I will put that in as an exhibit.
(PHOTOGRAPH MARKED EXHIBIT NO. 2).

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

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

MR. RUSSELL: That is correct.

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

MR. RUSSELL: I will put the 1942 statement in.
(STATEMENT MARKED EXHIBIT NO. 3).

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

A Yes.

20 Q What insurance did you place on the house?

A \$3000.00.

Q \$3000.00?

A: Yes.

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

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

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

4
E. McNair,
In chief.

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

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

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

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

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

This party had no part in making these leases.

THE SUB-COMMISSIONER: All right.

(TWO LEASES MARKED EXHIBIT NO. 4).

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

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

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

(APPRAISAL REPORT MARKED EXHIBIT No. 5).

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

(SUMMARIES MARKED EXHIBIT NO. 6).

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

5
E. Makida,
In Chief.
Gross-Exam.

property claim.

(ANALYSIS MARKED EXHIBIT NO. 7).

GROSS EXAMINATION BY MR. RICE:

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

A Yes.

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

A Yes.

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

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

MR. RICE: Q: Before you were evacuated you leased your property to John Larsen?

A: Yes.

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

A: Yes.

Q And that included your house on the property?

A Yes.

Q Did you allow Mr. Larsen to use any of your farming tools?

A: Yes.

Q So that you turned your farming tools over to Mr. Larsen at the time you turned the property over to him?

A: Yes.

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

A These were left in the house.

Q Was Mr. Larsen to have the privilege of using these articles too?

A: No, that

was not the understanding.

K. Mahida,
Re Direct.

Q He was only to use the farming tools?

A Yes.

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

A Yes, that is correct.

RE DIRECT EXAMINATION BY MR. RUSSELL:

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

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

MR. RICE: Q: The crop was all ready to harvest at that time; was it a berry crop? A: Yes, that

is correct, including berries, asparagus and other things.

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

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

Q Right next door?

A: Yes.

Q Was he to live in your house or was he to stay in his own house?

A: He was to

live in his own house and my house was all closed up.

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

Q All right, thank you.

THE SUB-COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DUE)

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

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

SUB-COMMISSIONER.

Defence Brief
Kichimatsu MUKAIDA
File No. 3409
Case No. 705

Lethbridge, Alta.
Sept. 23/48

1. V.L.A. B4-2
2. V.L.A. A13-16

REAL PROPERTY CLAIM

1.

Claim

\$600.00

Appraised at

\$237.95

Sold for

\$233.00

Witness - Appraiser, D. Dodding

Reports: 22.26 acres. "Buildings consist of two old dilapidated shacks of no value."
"not occupied - not being actively operated other than to pick what fruit grows."

2.

\$7850.00

\$2558.20

\$2512.00

Witness - Appraiser - H.L. Sinclair

Reports: 19.52 acres "This is a good property with good soil condition on cultivated area. The newly constructed dwelling in size (28 x 32) is a building out of proportion to this class of farm and would not be suitable for the average farm family."

Submission: "That the real estate was sold for its fair market value."

#3.

Chattel Claim

\$486.50

PERSONAL PROPERTY CLAIM

- (a) Goods valued at \$102.00 sold at auction for \$11.15

Witness: Auctioneer J.H. Harkies dec'd.
W.E. Anderson

- (b) Goods valued at \$30.00 sold with real property

Letter from V.L.A. dated Feb. 6/45 signed by
T. Godfrey

- (c) Goods valued at \$5.00 declared but not found

Witness: H.R. Coffy, inventoried property

- (d) Goods valued at \$42.00 abandoned

Witness: W.E. Anderson

- (e) Goods valued at \$230.50 no account, theft

Witness: W.E. Anderson
Farm tools taken over to Mr. Larson at time
property leased (Trans. P. 5 L 21)

- (f) Goods valued at \$77.00 no record at any time.

Submission "I am submitting that the chattels sold by the Custodian

were sold for their fair market value. I am submitting that other chattels that the claimant is claiming for of which there is no record of at any time, the Custodian is not responsible for. I am submitting if there are any articles for which the Custodian is responsible to this claimant, his claim made to the same is exorbitant."

Summary of Witness

D. Dodding	(1)	
H.L. Sinclair	(2)	
J. H. Harkies (dec'd)	(3) a	Auctioneer
W.E. Anderson	(3) a, d, & e	
H.R. Coffy	(3) c	
T. Godfrey	(3) b	Letter 6th Feb. 1945.

HA

Name of Claimant **MURKIN, Nicholas**Case **705**Custodian File **3400**

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
					233,251.2	341.21 2366.70			341.21 2366.70
<u>PERSONAL PROPERTY</u>									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
<u>NETS</u>									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
100.00	11.15	3.34	10.95%	235.00	25.34		20.00		
TOTAL RECOMMENDATION									2730.27