

3445

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: MIKI Yonezo

HOME ADDRESS: Miller Road, Whonock B.C.

REGISTRATION NUMBER 13436 SEX: Male AGE: 62

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiri

ADDRESS OF WIFE OR HUSBAND: Miller Road, Whonock B.C.

NAMES OF ANY LIVING CHILDREN: Yoshiye (F) Gen (M) Shiro (M) Yakihiro (M)

Okiye (F) Toshikatsu (M)

ADDRESS OF CHILDREN: Miller Road, Whonock B.C.

AGE OF CHILDREN: 23, 21, 18, 16, 14, 9.

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

1. LOCATION AND DESCRIPTION: Municipality of Maple ridge.

15 Acres Farm. Miller Road, Whonock B.C.

A

Lot 1 pt 1/8 Sec 5 T.15 S.1 Map 3192

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Storey wooden frame dwelling house

4 rooms. 1 Barn, 1 Pickers House, 1 Chicken House, 1 Garage, 1 Rhubarb Hot house.

1 Wood Shed, 1 Root House, 1 Packing House.

3. INSURANCE (Give particulars; state where policies are) \$300.00 Fire Insurance

Policy No unknown. in declarants possession.

4. TAXES (Amount and where payable) Taxes for 1941 not yet paid. not known.

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

Mortgage for \$700.00 to Alfred McLeod, 50-52 6th Ave., New Westminster.

Interest at \$14.00 every 3 months. Mfg No. 74678 C. Crestwood Bridge Corp. Ltd. 700

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

Leased from P.C. to Hammer

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At Alfred Hotel, 50-52 6th Ave., New Westminster, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN Raspberries, Strawberries, Rhubarb, Grapes, Peas Potatoes.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Municipality of Maple Ridge, 15 acre farm Miller Road, B.C.
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.
4 Tables, 6 Chairs, 3 Benches 1 Book Case, 2 Cupboards, 2 Stoves, 2 Hotters
3 Beds, 2 Ironing boards, 1 Gas Stove, 400 lb. Wooden Barrel.
To be left in the house at Miller Ave., Rhonock 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

MIKI Yonoso
XXXXXXXXXXXXXXXXXXXX Tools

No. 13436

3 Sets of Goat Chains.

1 Garden Hose 50'

5 Doss. Raspberry Picking Cane

1 Hot House Stove

43, 6inch Stove Pipes

60 Jam Flats

150 Raspberry Posts

20 Jam Trays

100 Strawberry Trays

20 Express Boxes

1 wheel Barrow

1 Grind Stone

1 Peafey

Aerial Wire (200ft)

1 Crow Bar

6 Small Japanese Sickles

3 Double Axe

1 Single Axe

3 Wedge Hammers

1 Horse Sleigh

0 lbs of Mirconize Burgandy

Team Plough

trawberry Cultivator.

1 Single Plough

1 Duster

1 Scraper

1 Single Block

2 Log Chains

4 Single Tree

3 Mattock

1 Pick

3 Manure Forks

2 Hay Forks

6 Shovels

4 pce. of Harness

JP Form inventory

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) none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: Sun Life Assurance Co. \$1500.00 policy Number unknown.
Mutual benefit Association. \$1000.00 Policy Number unknown. Both in declarants possession
10. INTEREST IN ANY ESTATES OR TRUSTS: none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Union Fish Co. \$126.06 / M. Nishiguchi Co. N.W. \$171.09 /
B.C. Telephone Co. \$3.50 / B.C. Electric Co. \$1.19 / Taxes for 1941
not paid yet. Amount unknown. 1.25
2. TRADE DEBTS: none

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

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

Dated this 13th day of April 1942.

(Signature)

B.T. Wilham

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Nov 17/42

Full Name Miki Vanya
(Surname in Block Letters)

Registration No. 13436 Male - Female ☒ (check) Age July 12/19

Former Address Miller Road, Thornhill, B.C.

Date Evacuated April 16/42 Naturalized - Canadian-Born - National ☒ (check)

Present Address 6/6 E.P. Lane
Pictou, Pictou, N.S.

Married - Single ☒ (check) Name of Wife Kiki #13437
Name of Husband -

Name of Mother MARUOKA Kuni Name of Father Miki Ganga (Deid)
Names of Children under 16 AKUKE (E) - Toshi Katsu (M)

Our File No. 3446 Registered with Custodian Yes
(yes or no)

Requested By C. Shind

Additional Information Farmer
owns of 14 acres, house, light truck, house
at the above address

Cat. No: S.S.B. (BC 83 P)

File No: 3445

Japanese Name: MIKI, Yonezo

Reg. No: 13436

Address: 3352 Miller Rd., Whonnock, B.C.

Legal Description: Lot 1 of a 48.03 acre portion NE $\frac{1}{4}$ Sec. 5, Tp. 15,
Map 3192, Mun. of Maple Ridge.

Classification: Small farm holding.

Registered owner of property - Yonezo MIKI.

State of Title - Encumbered with Mortgage to Westminster Mortgage Corporation
Ltd. \$800.00, Interest 8%. Dated Nov. 29/35.

State of repair - Buildings not very good and crops on the whole were
poor.

Revenues - Leased by Japanese to February 8, 1943 for \$400.00 - \$200.00[†]
cash, postdated P.C.U. cheque which Custodian facilitated
in collecting.

Sold - to Director, Veteran's Land Act, for \$922.00 cash as at Jan. 1/43.

Title delivered March 24, 1944 after discharging mortgage, Principal
\$700.00 Interest \$103.10.

Payment received - June 28, 1944.

Chattels - not involved in property sale but left on property pending
liquidation.

Insurance - Buildings, transferred to V.L.A. Nil on household effects.

W. C. Anderson

MEMORANDUM

To: File 3445

March 30, 1944.

From: Specified Articles Department

Re: MIKI, Yonezo - Reg. 13436

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1933 Chevrolet Light Del. Not given No. T213 License No. (41) CX 439	

The above truck was released to the Pacific Co-operative Union
on April 30, 1942, and was sold later for \$180.12.

Starker

File No. 3443

November 9th, 1944

CLAIMS DEPARTMENT

Yoness MUKI - Reg. No. 13436

CREDITORS:-

1. Union Fish Co.	\$126.06	73.56	Pro-rata payment Yoness in final distribution July 27/45
2. N. Nishiguchi Co. Ltd.	171.09	99.90 (Nishiguchi accept as full settlement) Verified 4/12/46	91.75
3. B. C. Telephone.....	7.33	18.00 (B.C. Tel. Co.) Approved 26/4/43	5.53
4. B. C. Electric Railway Co.	1.95	1.14	1.41
5. B. C. Security Commission.....	175.55	Verified for payment 29/11/43.	127.74
6. Dr. Hori.....Daughter's file 3468..	3.00	Verified for pay't. 11/2/44.	2.12
7. Dr. G. Morse.....	22.00	12.24	10.01

7506.95

368.96

AMC:ND C. Bal 368.96

19.11.44

"LESSOR"

EXHIBIT 473-4

DATE 25 Mar. 1942

FILED BY

A.G. Virtue

FARM LEASE
.....

THIS INDENTURE made in duplicate this eighth day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:-

YONEZO MIKI of Whonnock in the
Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

JOHN A. HAMMER of the same place
Farmer
(Hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT, for and in consideration of the rents, covenants and conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and lease AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Maple Ridge, District of New Westminster and Province of British Columbia, more particularly known and described as:-

Block One (1) of a subdivision of the North East quarter of Section Five (5) Township Fifteen (15) containing fifteen (15) acres more or less:

TOGETHER with all erections and buildings, dwellings, barns stables and outhouses thereupon erected, standing and being:

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining:

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of ten (10) months to be computed from the first day of April A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended;

YIELDING AND PAYING THEREFOR for the said term hereby granted unto the Lessor the sum of Four hundred (\$400.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged)

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943, without any further payment.

THE LESSEE further covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of :-

Five (5) acres of strawberries
Three (3) acres of raspberries
One and one half ($1\frac{1}{2}$) acres of rhubarb
One and one half ($1\frac{1}{2}$) acres of green peas
One half ($\frac{1}{2}$) acre of spuds
One (1) acre of grapes
All the fruit trees

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good and husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of

his own with Pacific Co-operative Union:

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any live stock, farm implements or miscellaneous tools which are left by the Lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent on the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated.

PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during the year 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants. The Lessor covenants with the Lessee for quiet enjoyment

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee

shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by
YONEZO MIKI and JOHN A. HAMMER
in the presence of

"Y. Miki"

"M. N. Fletcher"

"J. A. Hammer"

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see YONEZO MIKI and JOHN A HAMMER, the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City
in the Province of British Columbia
this eighth day of April A.D. 1942

"M. M. Fletcher"

"J. M. Campbell"
A Commissioner for taking affidavits
within British Columbia.

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

DATE: April 30, 1948

B. T. Hansen

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

FOR USE WHEN APPLICABLE

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

Detachment
Sub-Division
Division "E"
Date **March 19th**

19 **48**

RE: **MIKI Y. Whomack, B.C.** NAME OF FILE
On **March 19th** 19**48**, **I H.F. Price RCMP** MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDER UNDER O.C.P.C. 1406

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (41) GX439 MAKE & MODEL 33 Chev. light delivery TIRE NUMBERS SERIAL NO. 617075 ENGINE NO. 2336861 SPEEDOMETER READING 77056 CONDITION appears fair
		EXTRA EQUIPMENT NONE
		DESCRIPTION & CONDITION VERIFIED X <i>Yoshiye Miki</i> # 13432 delivered by Yoshiye MIKI Signature of Owner Japanese Registration No.
		Handed over to representative of Custodian whose signature in receipt thereof appears hereunder <i>E. Morris</i> March 10/48
		DATE: <i>Asio</i> SIGNATURE OF MEMBER SUBMITTING REPORT

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

T 213

Division File No. E269-G-13-3

Division "E"

Date March 19th

1942

Re:- MIKI Y , Whonnock, B.C.

ON March 19th 1942, K H.F. Price RCMP

Came into possession of the following goods by:-

SURRENDER UNDER O.C.P.C. 1486

EXHIBIT No. 473-5

DATE 25 Mar 1948

FILED BY

A. G. Virtue

LICENSE NO. (41) CM 439
MAKE & MODEL 33 Chev. light delivery
SERIAL NO. 617075
ENGINE NO. 2335861
SPEEDOMETER READING 77036
CONDITION appears fair

EXTRA EQUIPMENT

NONE

DESCRIPTION & CONDITION
VERIFIED

"Yoshiye Miki" "(this is signed by Daughter)"
Signature of Owner #13432 delivered by Yoshiye Miki
Japanese Registration No.

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder

"E. A. Cruise"

DATE March 10/42

"H. Price"

Signature of Member Submitting Report

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

DATE: April 30, 1948

B. E. Lassen

473-6
EXHIBIT No. _____
DATE 25 Mar. 1948
FILED BY
A. G. Virtue

March 19th, 1942.

To Whom it May Concern:

This is to certify that the driver of the vehicle is delivering same to the Royal Canadian Mounted Police at Hastings Park upon order from the B. C. Security Commission. This truck has been in our care pending decision on possibility of transfer to us by the B. C. Security Commission who have now instructed us to have these trucks delivered at Hastings Park.

Signed

PACIFIC CO-OPERATIVE UNION

Per "J.B. Shinek"
J. B. Shinek Mgr.

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

DATE: April 30, 1948

B. I. Larsen

ALFRED W. McLEOD LIMITED
New Westminster and Vancouver

INSURANCE & INVESTMENTS

McLeod Building, 50-52 Sixth Street

NEW WESTMINSTER, B.C.

January 14th, 1942.

EXHIBIT 473-7

DATE 25 Mar. 1948

FILED BY

A.G. Virtue

Mr. Y. Miki,
WHONNOCK, B.C.

Dear Sir:

We wish to thank you for forwarding
British Empire Policy #40184 to us and herewith en-
close copy of same as promised.

Yours truly,
ALFRED W. McLEOD LIMITED

"F.H. McLeod"

Sec. Treas.

FHM:EB
Enc.

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

DATE: April 30, 1948

ms B. I. Larsen

Attached to this Exhibit is and Insurance Policy - British Empire Assurance Co, No. 44032
on a one storey building at \$800.00, rate 2.00%, Premium \$6.00, Term 3 years, 9th Dec.,
1941 to 9th Dec. 1944, with a mortgage clause attached.

Extract from Lease.

File #3445.

Lessor: Yonezo MIKI.

Lessee: John A. HAMMER.

Date: 8th April, 1942.

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

Consideration: \$400.00, paid, and in the event of a crop failure by Vis Major or act of war the Lessee to have right to use and occupy lands and premises and crops during 1943 without further payment. Crops to be marketted with P.C.U.

Property:

Land: Block 1 of Subdivision of N.E. $\frac{1}{4}$ of Section 5 Township 15 containing 15 acres more or less, Municipality of Maple Ridge, NWD.

Houses: Included, also buildings. ✓

Chattels: Live stock, farm implements & miscellaneous tools. ✓

NATURE OF ENCUMBRANCE .. Mortgage..... or
 (registered) (unregistered)

Name of Owner of Property MIKI, Yonezo Reg. No. 13436

Address Whonock, B.C.

Occupation Farmer Age 62

Registered Owner of Property Yonezo MIKI C.T.No. 54831-E

Property:

Property Address Mun. Maple Ridge

Legal Description Lot 1 of the S.D. of a 48.3 acre portion of a 79.78 acre portion of the N.E. 1/4 of Section 5, Twp. 15, Group 1, Map 3192

Nature of interest L.R.O. 74678C

Particulars of Encumbrance:

Date 29th November, 1935

Parties to document:

Name Yonezo MIKI Mortgagor

Address Whonock, B.C.

Name Westminster Mortgage Corporation Ltd. Mortgagee

Address 50-52 6th Street, New Westminster, B.C.

Principal Amount \$800.00

Terms of Payment \$300 on the 1st day of October in the years, 1936 and '37, and balance of \$200 on the 1st day of October, 1938

..... Rate of Interest .8%

Arrears, if any: Principal \$200.00 Interest ..\$56.00

Balance owing as at this date ..\$700.00

Standing of Taxes: Arrears \$35.07 Current 1942 - \$35.58

Total \$70.65 plus penalty & interest.

Insurance:

(1) Agent Hal Menzies, Haney, B.C. Company British Empire Assurance Co.

Policy No. 44032 Amt. \$300.00 Prem ..\$6.00 Exp.Date Dec.9/44...

(2) Agent Company

Policy No. Amt Prem Exp.Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at New Westminster, B.C. this 4th day of March 1943. A.D. 1943

CERTIFIED CORRECT
 WESTMINSTER MORTGAGE CORPORATION LIMITED

(Signature)
 (Signature)
 (Signature)

SEE
 REVERSE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 15 1942

C. Y. Thiki
Y. L. P. Kane
Picture Suite, Alta
Sept 9, 1942
Richardson

The Custodians Office,
506 Royal Bank Bldg.,
Vancouver, B.C.

3445

Dear sir,

In reply to your letter of
Aug. 19th, I must state that I
cannot understand your procedure,
and therefore I cannot mail
you the mentioned cheque.

I am sure we are entitled to
be paid for whatever we sell, so I'll
appreciate very much if you'll clear
this up at your earliest convenience.

What we make in furs is
not enough to keep us comfortably
throughout the winter, and we would
like to cash this cheque as soon as we
can.

I trust you'll act quickly,
And oblige

Yours truly
Y. Thiki.

3445

12th September, 1942.

Mr. Yonase MIKI,
Registration No. 13436,
c/o David Lepp,
Box 611,
Lethbridge, Alberta.

Dear Sir:-

For your information we list as follows, claims on our file:-

- | | | |
|-----|--|----------|
| (1) | Union Fish Company - | \$126.06 |
| (2) | M. Nishiguchi Co. Ltd.-
(We have a claim for this amount from
M. Nishiguchi Company which corresponds
with your own declaration). | \$171.09 |
| (3) | B.C. Telephone Company - | \$ 3.50 |
| (4) | B.C. Electric Railway Company-
(The B.C. Electric Ry. Co. have filed
with us a claim for \$1.95 on their
account(5380/6610) against you, although
we observe in your declaration dated April
13th you gave this figure as \$1.19) | \$ 1.95 |
| (5) | Taxes for 1941 -
(When you registered your assets you
declared that you had not yet paid your taxes
for 1941 and that you did not know the amount.
The Corporation of the District of Maple Ridge
advises us that taxes in arrears for 1941 amount
to \$35.07) | \$ 35.07 |
| (6) | Taxes for 1942 -
(We have received relative notice from the
Corporation of the District of Maple Ridge) | \$ 34.83 |
| (7) | Mortgage on your property -
(This bears interest at the rate of 8% per
annum as from January 1st which agrees with
your own declaration and interest amounts to
\$14.00 quarterly) | \$700.00 |

*Then at 7-33
4-33 see B.C.T.
of 11-9-42
7-33*

REPAID

R.P. Alexander,
Manager

Yours truly,

For the sake of regularity we would appreciate your informing us whether the list given agrees entirely with your own records. We would also appreciate receiving from you particulars of the names whereby you intend to effect settlement of the outstanding items in question.

Yours,

These are all the claims we have on file at the present

C/o E. P.
Picture
Elec.

EVACUATION SECTION	
Recd.	DEC 14 1942
File No.	14/42.8
Referred	W. Alister

and to Anderson

Office of Custodian
Japanese Evacuation Sec.
Vancouver, B. C.

Dear sir;

(re. file no. 3445)

The list of claims of the
letter of Sept. 12th checks with
my record. But as for the
settlement of the said claims
I'll not be able to do anything
for the duration of this war.

The Insurance policy
covering the building of my property
is in the hands of the Mortgagee.

Yours truly,
Yonezo Miki

3445

Truck
April 17th, 1943.

Mr. Yoneso MIKI,
Reg. No. 13436,
c/o C. P. Kane Esq.,
Picture Butte, Alta.

Dear Sir:

In reply to your letter of April 5th, we would advise that your truck was sold through the Pacific Co-operative Union for the sum of \$188.12

The following is a statement of your account at this office:

By Pacific Co-operative Union truck sale		\$188.12	
" Account of 1943 lease		25.00	
To Land Registry Office, Certificate of Encumbrance	\$1.00		
" Balance	212.12		
	<u>\$213.12</u>		<u>\$213.12</u>
By Balance at credit - \$212.12			

According to our file, the 1941 and 1942 taxes are not as yet paid and we would appreciate your advising us if they were paid direct by yourself

We have not as yet received the Pacific Co-operative Union cheque for \$200.00 from you and wish to advise that if you will forward same to this office, we will negotiate settlement on it. Please give this your preferred attention.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

"TRUCK"

3445

May 21, 1943.

Mr. Yonese MIKI,
Registration No. 13436,
c/o E.P. Kane, Esq.,
Picture Butte, Alberta.

EXHIBIT NO. 473-9
DATE 25 Mar. 1948
FILED BY J.W. G. Hunter

Dear Sir:

Re: Your Truck and
The Pacific Co-operative Union

According to information supplied to this office by the Pacific Co-operative Union, we are informed that they were successful in effecting sale on your behalf of your 1933 Chevrolet light delivery truck.

Previous to sale being made, the truck was appraised by Messrs. McDermott Motors, Ltd. to which 10% was added for depreciation allowance and your truck was sold for appraised value plus 10% or \$188.12. The Pacific Co-operative Union have forwarded to this office a cheque for this amount and we have credited your account with \$188.12. No doubt the Pacific Co-operative Union have been in touch with you in this connection and this letter is, therefore, sent to you purely as a matter of record and also to solicit your confirmation that the facts and figures given above agree with your own records.

The information contained in this letter supplements reply sent to you by our Farm Department on April 17th in reply to your letter of April 5th enquiring as to proceeds derived through sale made of your truck by the Pacific Co-operative Union from whom you had received a letter.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

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

DATE: April 30, 1948

ms
B. I. Larsen

Farm Appraisal Report

DATE 25 March 1948
FILED BY J. W. L. Hamilton
File No. FL 346

Land Description Lot 1 of 48.03 ac. ptn. of NE 1/4 Sec. 5, Tp. 15, Map 3192.

Containing 13.64 Acres

Owner's Name MIKI, Yonezo

Post Office Address Whonock, B.C.

Nearest Rail Point Whonock, B.C.

Distance 2 miles.

Market Town New Westminster, B.C.

Distance 26 "

Church (give denomination) Whonock, C. of E. & Presbyterian

Distance 2 "

Nearest School North Whonock

Distance 1 "

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

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

Has direct access to 9th Road, fair gravel road.

Is this district a good one? Poor and undeveloped.

Employment opportunity Practically nil in this locality.

Predominating Nationality and religion: Mixed, Japanese owners predominating.

Describe Fencing and its condition: No fences.

Value \$

Water supply: Ample supply from well.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18x28	frame	1	engl	20	wood	poor	300.00
addition	12x28	"	1	"	20	"	"	
Bunk house	12x40	"	1	"	20	"	"	175.00
BARN	x	"	1	shk.	20	"	"	100.00
Shed	21x40	"	1	"	20	"	"	
BARN	x	"	1	"	20	"	"	150.00
Shed	15x60	"	1	"	20	"	"	
GRANARY	x							
	x							
	x	Several smaller sheds of no value.						
	x							
	x							

Electricity:- Power available, lights installed.

Total present day value \$ 725.00

Total Value Buildings add to farm

\$ 450.00

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

habitable? House is so poorly finished that tenant states they will not be

able to winter in it. \$

Describe the basement and chimneys: No basement. Brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? - How finished Wood only.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Approx. 200 feet.

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
9.28	level	sdv.loam to clay 10" to 15"	clay	mixed small fruit, poor quality	50.00	464.00
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
2.36	slightly undulating	sdv.to clay	clay	clearing, stump- ing, breaking.	150.00 to 175.00	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	
2.0	creek and creek bank		scrub bush		1.00	
					2.00	

Total value of Land \$489.60

Total added by buildings to value of farm \$450.00

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

Total value of farm \$939.60

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

Property occupied by tenant. Soil appears to be in a very low state of fertility and weeds are encroaching part.

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

Suitable for small fruits but soil fertility will have to be re-established.

Noxious weeds: Canada thistle, bracken and many lesser weeds.

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

Maple Ridge Municipality.

Imp. \$800.00

Ass'd. Land 800.00

Taxes 1942 - \$34.83
1941 - 35.07

Date: June 20, 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 19th day of June, 1942.

Inspector's Signature

"D. DODDING"

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

Remarks: This is a poor holding generally. the soil is a sandy loam at the north running to a clay towards the south. The growth and condition of all crops indicate strongly that the virtue of the soil has been depleted by chemical fertilizer.

The buildings are all of poor type and structure, the house being little more than a shack.

The property is rented to Mr. J.A. Hammer for \$400.00 for this year, with the choice to renew for the duration at \$200.00 a year. In discussing this situation with Mrs. Hammer she stated that they had financed this situation through the shipping firm at Mission, but could now see no hope of the amount of rent from the crops. The crop is very light in any case and wet weather is rapidly cutting this down.

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

N11.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil-w

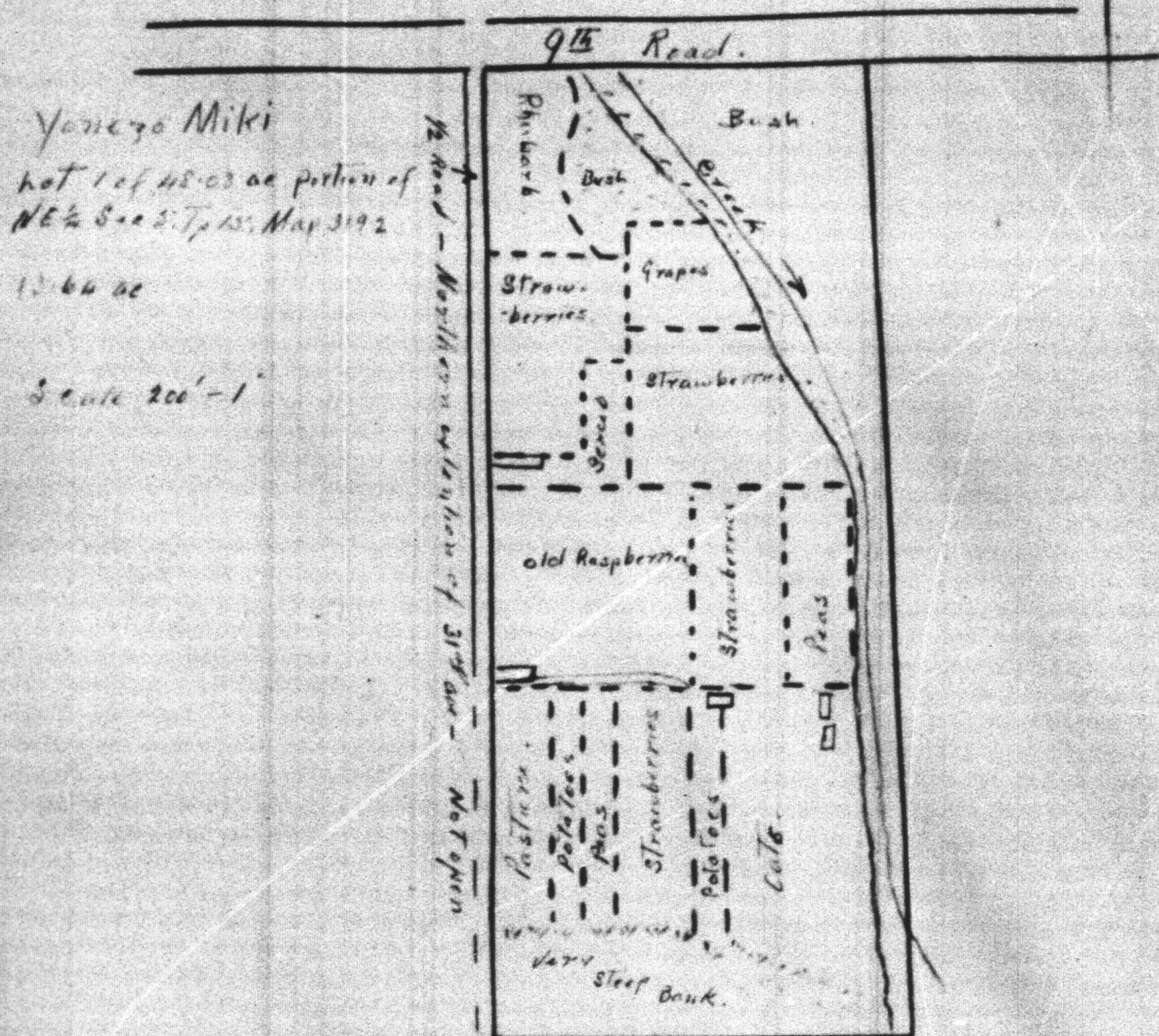
ORCHARDS, SMALL FRUITS, ETC.

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

		<u>Present Value</u>
Strawberries - very poor	- 3.98 ac.	\$
Raspberries - " "	= 1.49 "	\$
Rhubarb - fair	- .71 "	\$
Grapes - " "	- .48 "	\$
Potatoes - " "	- .62 "	\$
Peas - very poor	- .53 "	\$
Fasture - " "	= .32 "	\$
Oats - fair	= 1.15 "	\$
	9.28 "	\$
	2.00 "	\$
Waste Bush	= 2.36 "	\$
	13.64 "	\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
Total		\$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 900.00

Date 24th June, 1942.

"I.T. BARNET"
District Superintendent.

3445

January 24th, 1944.

Registered A/R

Mr. Yonesu MIKI,
Registration No. 13436,
c/o E.P. Kane,
Picture Butte, Alta.

Dear Sir:

RE: Lot 1 of a 48.03 portion of the N.E. $\frac{1}{4}$
of Sec. 5. Tn. 15. Rng 3192.

The Postmaster Mortgage Corporation Limited, Mortgagees,
has filed with us a statement dated 4th March, 1943, showing that
you are indebted to them in the sum of \$700.00 and interest, being
balance of Mortgage. Details as follows:

Balance of Principal \$700.00
Interest @ 5% 0

Will you be good enough to confirm this by signing the
duplicate of this letter and return the copy you sign at once to
this office using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full partic-
ulars.

Failing to hear from you by return of mail we will have
no alternative but to decide that the claim is correct.

Yours truly,

IM:EL
Encs.

Ian Macpherson
Title Examiner

APPROVED CORRECT: _____
(Japanese Name)

3445

February 16th, 1944.

The Westminster Mortgage Co. Ltd.,
50-52 - 6th Street,
New Westminster, B. C.

Dear Sirs;

RE: Lot 1 of a 48.03 acre portion of the
North East Quarter of Section 5, Town-
ship 15, Map 3192, Munc. of Maple Ridge.

Your Company holds a Mortgage dated 29th November,
1935, covering the above described land. The Custodian is
negotiating a sale of this land and we shall be pleased if
you will send us a statement of the amount owing your Company
in respect to this Mortgage, with interest computed to the
29th of this month.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

ESTABLISHED 1888 INCORPORATED 1917
PHONES: WESTMINSTER 82 & 83
VANCOUVER 827. 1488

ASSETS OF COMPANIES REPRESENTED
EXCEED ONE BILLION DOLLARS

MORTGAGES AND CONVEYANCING
ESTATE BUSINESS TRANSACTED
NOTARIES PUBLIC, INVESTMENTS



ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Alfred W. McLeod Limited

NEW WESTMINSTER AND VANCOUVER

Insurance & Investments

MCLEOD BUILDING, 50-52 SIXTH STREET

New Westminster, B.C.

February
Eighteenth
1944

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Mortgage - Yonezo MIKI,
Westminster Mortgage
Corporation Limited.
Lot 1 of 48.03 ac portion
NE 1/4 Sec 5 Tp 15 Map 3192.

EVACUATION SECTION	
Rec'd	FEB 19 1944
File No.	3445
Ans.	
Referred	Anderson

We are in receipt of your letter of the
16th inst. and wish to advise that the amount required
to retire the above loan as at February 29th, is as
follows:

Principal	- \$ 700.00
Interest to Feb 29/44	- 65.33
Bonus Interest	- 14.00
Release of Mortgage	- 3.50
	\$ 782.83

*Done
Jan 12/1943
8/10
correct sum*

Yours very truly,

ALFRED W. McLEOD LIMITED,

R. Sterling
R. Sterling
Collection Department.

*offer 3/9/44
ok.*

RS.

EST. 1898 INC. 1817
PHONES: WESTMINSTER 82 & 83
VANCOUVER PACIFIC 1331

MORTGAGES AND CONVEYANCING
ESTATE BUSINESS TRANSACTED
NOTARIES PUBLIC, INVESTMENTS



ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Alfred W. McLeod Limited

NEW WESTMINSTER AND VANCOUVER

Insurance & Investments

MCLEOD BUILDING, 30-32 SIXTH STREET

New Westminster, B. C.
MAR 23 1944

Office of the Custodian,
Japanese Evacuation
506 Royal Bank Bldg.
Vancouver, B. C.

EVACUATION SECTION	
MAR 24 1944	
File No.	3445
Ans.	<i>McLeod</i>
Referred	<i>McLeod</i>

Re Mortgage - Yonezo MIKI, Maple Ridge.

Please be advised that a payment of \$ 770.00

becomes due on Apr 1st/44 under the above
transaction in accordance with particulars given below.

Kindly note that cheques or drafts are required to be payable
to the order of ALFRED W. McLEOD, LIMITED, AND AT
PAR NEW WESTMINSTER.

For Principal	in full	\$ 700.00
For Interest to	Apr 1st/44	\$ 70.00
		\$
		\$
Total		\$ 770.00

Kindly have remittance reach this office by due date.

Thanking you in anticipation of a prompt reply.

Yours truly,

ALFRED W. McLEOD, LIMITED,

per *Alfred W. McLeod*

IT WOULD BE TO YOUR ADVANTAGE TO CONSULT
US FIRST REGARDING RENEWAL OF MORTGAGE

3445

May 4, 1944.

Alfred W. McLeod Limited,
50 -6th Street,
New Westminster, B. C.

Dear Sirs:

Re: Yonozo MIKI - Lot 1 of 44.03 ac.
portion NE $\frac{1}{4}$ of Sec. 5, Twp. 15,
Map 3192, Municipality of Maple Ridge.

According to advice received from you the balance owing on the mortgage in the name of the Westminster Mortgage Corporation Limited which you hold on the above property amounted to \$782.83, as of February 29, 1944.

This property has been sold to the Director, Veterans' Land Act, and discharge of mortgage is now required in order to complete the sale.

We are enclosing herewith form of discharge for your signature and we would be obliged if you would sign the document and deliver same forthwith to our representative, Mr. W.E. Anderson whose signature appears in the margin of this letter.

The Custodian hereby undertakes to forward you a cheque for the above mentioned sum together with interest as soon as the sale is completed. We expect that this transaction will be closed in the course of the next two weeks but if for any reason the sale is not completed, the discharge of mortgage will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup).
RDR/EG

Discharge of Mortgage

Know all Men by these Presents

That **WESTMINSTER MORTGAGE CORPORATION LIMITED** o/o Alfred McLeod,
of **New Westminster,** in the Province of **British Columbia,**

DO HEREBY CERTIFY

That **YONEZO MIKI #13436**

in the Province of **British Columbia,**

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

YONEZO MIKI #13436

as Mortgagor, to **Westminster Mortgage Corporation Limited,** as Mortgagee
for the sum of **Eight Hundred Dollars (\$800.00)** ----- Dollars,

which said Mortgage ~~was made~~

and was registered in the Land Registry Office in the City of **New Westminster,** in the Province
of **British Columbia** on the **29th** day of **November, A.D.,**
1935, under number **746780.**

The following is the description of the lands and premises released and discharged hereunder:—
All and singular that certain parcel or tract of land and premises situate, lying and being
in the Municipality of Maple Ridge, in the District of New West-
minster, and more particularly known and described as Lot One (1)
of a 48.03 acre portion of the North East quarter of Section 5,
Township 15, Map 3192.

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am
entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at **New Westminster**
this **tenth** day of **May** **A.D. 1944.**

SIGNED, SEALED AND DELIVERED
in the presence of

Signature

Address

Occupation

(If given by a Company) The Common Seal
of

was herewith affixed in the presence of:

WESTMINSTER MORTGAGE CORPORATION LIMITED

[Handwritten signature]

RP 5

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 10th day of May

New Westminster

oath of HENRY LEONARD WILSON TUPPER
who subscribed his name to the annexed instrument as
WESTMINSTER MORTGAGE CORPORATION LIMITED
Managing-Director
and affixed the seal of the
of the said
in the Province of British Columbia,
(whose identity has been proved by the evidence on-
May 1944

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at New Westminster, this 10th day of May
in the year of our Lord one thousand nine hundred and forty-four.
A Notary Public in and for the Province of British Columbia
NOTE:—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Discharge of Mortgage

The Grange & Stuart Co. Limited, Law Firms and Solicitors
Vancouver, B.C.

CRUX & MCMASTER

SOLICITORS

RANDALL BLDG

VANCOUVER B.C.

HONEYO MIKI #13436

— TO —

WESTMINSTER MORTGAGE CORPORATION
LIMITED

Dated 1944

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the

day of May 1944, at
in the Province of British Columbia,
(whose identity has been proved by the evidence on
the person mentioned in the annexed instrument as
subscribed thereto as part
executed the same voluntarily, and
contents thereof, and that
before me and acknowledged to me that
the maker thereof, and whose name
oath of

NOTE:—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

FOR WITNESS

Province of British Columbia
To Wit:

of the
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by
the part
thereof, for the purposes named therein
2. The said instrument was executed at
3. I know the said part, and that
4. I am the subscribing witness to the said instrument and am of the full age of twenty-one years.
Sworn before me at
in the Province of British Columbia, this
day of May 1944

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

3445

May 11, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Yonezo MIKI - Lot 1 of 48.03 ac.
portion NE $\frac{1}{4}$ of Sec. 5, Twp. 15,
Map 3192, Municipality of Maple Ridge.

We enclose herewith Discharge of Mortgage which
was registered November 29, 1935 under number 74678C
for the full sum of \$800.00, duly executed by the
Westminster Mortgage Corporation Limited May 10, 1944.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.)
RDR/EG

3445

August 7th, 1944.

Mr. Yonazo MIKI,
Registration No. 13436,
c/o Mr. H. P. Kane,
Picture Butte, Alta.

Dear Sir:

re: Claims

Please refer to our letter of the 7th February last regarding claim of Dr. Morse for \$22.00, a copy of which we enclose to you herewith. Let us have reply by return mail so that we shall know if you agree to this account.

The other claims referred to are as follows:

1. Union Fish Co.	\$126.06
2. M. Nishiguchi Co. Ltd.	171.09
3. B.C. Telephone Co.	7.33
4. B.C. Electric Co. Ltd.	1.95
5. B.C. Security Commission	175.55 ✓
6. Dr. Hori	3.00

and these we understand you agree are correct as listed, amounting in all to \$484.98.

Yours truly,

B. R. Dusenbury,
Claims Department.

BRD:DE

Encl.

C
O
P
Y

BRITISH COLUMBIA SECURITY COMMISSION

1102 - 5th Avenue South,
Lethbridge, Alberta,
December 9, 1944.

Mr. J. N. Lister, General Manager, Vancouver, B. C.

Re: Yonezo MIKI, Reg. No. 13436

Replying to your letter of December 5th, 1944, we will not be able to contact Mr. Miki personally respecting this matter as he is working this winter in the lumber camp, and we do not expect him back until Spring.

In checking the statement sent with your letter, I find that the notice we received of this man's property being sold for \$364.79 was really in error, as your statement shows the greatest portion of this money was made up from a \$200.00 Pacific Pacific Co-op. Union cheque forwarded from Lethbridge by Mr. Miki to be cashed and held to his credit for the purpose of paying a Doctor and Hospital account.

As this \$200.00 apparently from our records, was particularly earmarked for the purpose of paying Dr. Bigelow and the St. Michael's Hospital, I would be of the opinion that this amount of money should be applied as requested, and the B. C. Security Commission reimbursed in that amount. The balance would naturally be divided to pay as much as possible of each claim against Mr. Miki, and as to his ability for paying any balance, I might state that until the war is over, and he is able to apply himself to whatever work or industry he is capable of, he will not have very much opportunity to reduce or pay these accounts as his earnings for the beet contract are no more than enough to take care of the present needs of his family.

(Sgd.) A. Wright

A. Wright

AW/N

cc - M. L. Brown

PP 2

File No. 3445

Date June 10 / 45

SUMMARY

Name: Miki Yonezo

Address: Whonoch

(1) - We have today moved to auction room at Munich effects as per enclosed list at a total cost of \$ 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 small valued items missing
as this property was vacant for some time
and in rather an isolated position
Abandoned as of no value for resale: Kitchen goods, HH stove
sewer pipe, heavy trays, wheel bays, aerial, stone boat
HH table, benches, stove, metal bed, heater, beds

The tenant gave us the following explanation:

Whonoch

NAME MIKI, Yoneso

16/4/42
15/4/42
ppc
3

REGISTRATION NO. 13436

FILE NO. 3445

The following chattels were sold by public
Mission, B. C. January 10, 1945
auction at _____ on _____

-1 Scraper	5.00
-1 Plow	4.00
-1 Cultivator and stump digger	3.00
-1 Grind stone	1.25
-1 Harness	0.25
-1 Shovel and digger	0.10
2 Knives	0.75
1 Box of sundries	0.40
1 Dog chain	0.35
Spray mixture	0.50
Spray mixture and wire	1.25
-1 Axe and maddock	0.35
1 Pick and axe	0.25
-1 Shovel and maddock	0.35
1 Shovel	0.35
1 Shovel, splitter and small iron board	0.25
1 Iron board	0.10
1 Iron board	0.10
1 Box sundries	0.10
1 Saw handle and knife	0.40
1 Duster	4.00
1 Box sundries	0.25
1 Collar	0.10
1 Collar	0.10
1 Trap	0.25
Sundries	0.10

Total	(Auctioneer's Fee: \$ 2.40	\$ 24.00
Less Expenses:	(Advertising: 0.18	
	(Moving: 2.25	\$ 4.83
Net Proceeds Credited:		\$ 19.17

Members of Custodian Staff Present.

Mr. W.E. Anderson

Extracted from Auctioneering List No.

Mission 13.

Remarks.

File No. 3445

August 2nd 1945.

MEMORANDUM

TO: File

FROM: Mr. W. E. Anderson

Re: Chattels

Yoneso MIKI, Reg. No. 13436

Complete liquidation of chattels on this file have now been made. The chattels were all of low value and a considerable amount were missing as this property was vacant for some time and in rather an isolated position.

The following are letters and memorandums pertaining to the Administration of same.

April 13, 1942, Declaration re chattels & supplementary list.

April 17, 1942, Tennant Mr. J. A. Hammer.

June 22, 1942, Field report and inventory. Note Horse sold by Miki to Mr. Bond.

July 8, 1942, Tennants list of chattels and remarks.

July 15, 1942, Tennant explained that Miki sold main tools and horse before evacuation.

July 30, 1942, Inventory signed Mrs. J. O. Hammer as being responsible.

Sept. 29, 1942, Letter from tenant notifying his vacating and asking for checking of chattels. Was done and found OK.

Dec. 29, 1942, Offer from F. Diadero to purchase rhubarb roots.

Jan. 7, 1943, Property leased to R. C. McGregor

Jan. 10, 1945, Auction results.

WEA/IMS

W. E. Anderson

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

4th June, 1949

PLEASE REFER TO FILE NO. 3212 - 76

D. T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Yonezo Miki, Case No. 473
Custodian File No. 3445

We are obliged to ask for some further information in this case.

Our file discloses that we never received any Analysis of Personal Property Sales, and we would like to have this.

Apparently the chattels claimed consisted of
Household furniture as itemized.....\$200.00
and Farm Implements as itemized..... 275.00

Total - - \$475.00

The present settlement award claim only purports to deal with articles valued respectively at \$145.00 sold by auction, and \$116.00 declared not found. *\$6.10 + \$9.90*

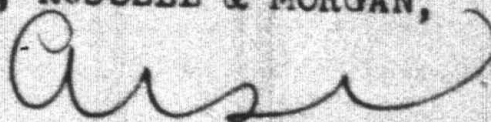
Perhaps in addition to the Analysis of Personal Property you can give us some further information. *abandoned \$216.-*

Thanking you, we are,

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L

506 Royal Bank
Building,

3212-76

11th June 1949.

A.G. Virtue, Esq., K.C.,
McFarland Building,
Lethbridge, Alberta.

Dear Sir,

Case No. 473 - Yonago Wiki

With reference to your query concerning the above mentioned case, I have had our Accounting Department prepare an analysis, copy of which I enclose herewith.

Yours very truly,

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

MC FARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

13th June, 1949

PLEASE REFER TO FILE NO. 3212 - 76

D. T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Yonezo Miki, Case No. 473,
Custodian File No. 3445

We thank you for the additional information
given in connection with this case.

It would appear that the Settlement Award
form deals only with the farm chattels totalling in value
\$275.00.

The furniture claim, amounting to \$200.00,
does not seem to be included in the award.

We shall be glad if you will go over the
matter and, if possible, let us have a new Award form.

We point out that of the furniture,

\$160.00 is listed as abandoned;
20.00 lost;
20.00 not found.

We therefore think we are entitled to a per- Is THAT So?
centage on the whole \$200.00.

again find With regard to the farm chattel claim, we

Abandoned..... \$54.00
Lost..... 36.10
Not found..... 39.90

VC
276.00
39.90
6
11
show on form

D. T. BRAIDWOOD, ESQ.,
Vancouver, B.C.

13th June, 1949

- 2 -

RE: SETTLEMENT AWARDS
Yonezo Miki, Case No. 473,
Gustodian File No. 3445

The farm goods actually auctioned, and bringing a total of \$19.35, do not seem to bear a fair resemblance to the actual value, viz: \$145.00. For instance, we find two plows valued at \$55.00 *by whom?* selling for \$4.00. We find four horse-collars valued at \$10.00 selling for 20¢.

We suggest that you go over the whole claim and endeavour to indicate a figure which would represent a fair settlement, having regard to all the circumstances.

Of course, if we cannot get together by mail then it will be necessary to have a discussion in person.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per

V/L

Mr. Virtue's figures are absolutely correct, as given above.

What do we do? Change the rules of the game for each play of Mr. V. does not like the rule applied in any play of his.

Mr. Justice Lind said ABANDONED - out. etc. etc.

Should we beat that into Mr. V's head with a club? Give the word!

506 Royal Bank
Building,

3212-76

14th June 1949.

A.G. Virtue, Esq.,
McFarland Building,
Lethbridge, Alberta.

Dear Sir,

Case No. 473 - Yousef Miki

I have your letter of the 13th June and have ascertained further information from our Accounting Department.

Of the furniture claimed amounting to \$200, \$160 is listed as abandoned, \$20 lost and \$20 not found. This leaves \$40 in this group on which the settlement will be used.

With regard to the farm chattel claim, we show \$54 abandoned, \$36.10 lost and \$39.90 not found. This makes a total, as you will see, of \$76 on which the award will be used. When the two totals are added together the amount is \$116 which is the amount shown on the settlement form.

With regard to the last three paragraphs of your letter, we would point out that His Lordship has made recommendations on the basis outlined in the settlement. The two plows which you say are valued at \$55 represent a claimed value of \$55.

If, of course, you wish to make the subject matter of this a special case I shall be pleased if you will so indicate.

Yours very truly,

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

MPFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

17th June, 1949

PLEASE REFER TO FILE NO. 3212.- 76

D. T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Yonezo Miki, Case No. 473,
Custodian File No. 3445

We thank you for the additional information
given in your letter of June 14th.

RE FURNITURE CLAIM:

We consider that we are entitled to an ad-
justment on,-

(a)	Abandoned goods.....	\$160.00
(b)	Not found goods.....	20.00
(c)	Lost goods.....	20.00

RE FARM CHATTELS:

We consider that we are entitled to an ad-
justment on,-

(a)	Abandoned goods.....	\$54.00
(b)	Lost goods.....	36.10
(c)	Not found goods.....	39.90

We also consider that the percentage of 13.34
is not a fair basis on which to calculate the allowances.

Probably it will be necessary to let this
claim stand for discussion, and failing agreement, refer
it as a special case.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

V/L

Per

27th July, 1950.

Mr. Yoneso MIKI,
 Regn. No. 13436,
 Picture Butte, Alta.

Dear Sir:

We wish to advise you that as requested by you some time ago, we have paid the Department of Labour the sum of \$175.55 to cover cost of Hospital and Haig Clinic bills which they paid on your behalf.

We have also made a pro rata distribution of the balance of your funds to your creditors as follows:-

Union Fish Company	\$126.06	73.56
M. Nishiguchi Co. Ltd.	171.09	97.84
B.C. Telephone Co.	7.33	4.28
B.C. Electric Railway Co.	1.95	1.14
Dr. G.C. Hori	3.00	1.75
Dr. G. Morse	22.00	<u>12.84</u>

\$193.41

We have asked these creditors to accept this payment in full of their account, and shall advise you of their replies.

Your account at this office has now been closed.

Yours truly,

Office of the Custodian.

HA



Japanese Division

EVACUATION SECTION

Rec'd AUG 8 1950

File No. 3441

Ans. [Signature]

Referred [Signature]

640 W. Hastings St.,
Vancouver, B.C.
August 7, 1950.

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

Dear Sirs:

Re: Yonezo MIKI - Reg. No. 13436

We have for acknowledgment your letter of July 27 enclosing cheque in the sum of \$175.55 to cover payments made by the B.C. Security Commission in December, 1943, on behalf of Mr. Yonezo Miki to the St. Michael's General Hospital, Lethbridge - \$50.00, and the Haig Clinic - \$125.00.

Official receipt is enclosed herewith. (No. 14404-A).

Yours truly,

C.V. Booth
C. V. Booth.
Japanese Division
Department of Labour.

Encls:

*Arthur Russell
attendant
4/11/48*

*12 346
AC 83 P 23 RB
Inv. 11*

Proof of Claim

NOV 27 1947

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

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

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

3445

1. Name of Claimant in full:

YASUO MIKI
Registration No.

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

Whonook, B.C.

3. Claimant's present address:

Picture Butte, Alberta.

4. Claim relating to real property:

- (a) Street address of real property:

Miller Road, Whonook, B.C.

- (b) Legal description of property:

**Municipality of Maple Ridge.
Lot 1 of a 48.03 acre portion of North East Quarter of Section 5
Township 15, Map 3192 in the district of New Westminster.
C. of T. 54831K**

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

Fruit Farm

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

Title No. ~~54831K~~ / 54831K

Sole owner - mortgaged to Westminster Mortgage Corporation Limited, 50-52 6th Str., New Westminster, B.C.

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

6900.00

(I) Land— \$ 1800.00

(II) Buildings— \$
House 28' X 30' \$1000.00
Hot House 20' X 50'
Barn 18' X 40' \$500.00
5 Other Buildings \$300.00

Wood Shed 12' X 26'
Chicken House 8' X 12'
Picker's House 12' X 44'
Garage 20' X 20'
Packing House 14' X 18'

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

\$ 8700.00

5. Claims relating to personal property, etc.

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

Lot 1 of A 48.03 portion of the T.R. 1 of Sec. 5, Tp. 15, Map 3192

- (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:

Furnitures - Stored in the House

Farm Implements - Stored in the Picker's House.

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

Custodian's

- (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:

Furniture	\$200.00
Farm implements	\$275.00
1933 Light Delivery Truck	\$500.00

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

\$975.00

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

7. An Interpreter will be required.

Yes

DATED this

day of October, A.D. 1947.

J. Savada

Witness to Signature of Claimant.

4

Miki

Signature of Claimant.

TUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, **Yonezo MIKI**
(Full Name of Claimant)

Picture Butte, Alberta,

of
(Present Address)

None
(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:

None

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

DECLARED at *Picture Butte*

in the Province of Alberta,

this *13th* day of *November*

A.D. 1947.

Rene D. Luss
A Commissioner for Oaths in and for
the Province of Alberta.

Y. Miki

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lethbridge, Alberta,
March 25th, 1948.

IN THE MATTER OF THE CLAIM OF
YONZO ET AL.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
A.G. VIRTUE, Esq., K.C.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

30

2
Y. Niki,
In Chief,
Discussion.

MR. VIRTUE: The next case is No. 3 on the list for today,
Yonene Niki.

~~YONENE NIKI~~, the claimant herein, being first
sworn, testified through the
Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q I show you a statement of your real estate with
the improvements and buildings placed on it.
Did you prepare that statement with the help of your
Interpreter? A: Yes.

Q Is that a true statement?

A Yes.

MR. VIRTUE: I will offer that as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Now, I show you a statement of your personal property
which refers to the proof of claim which you put in
in the first place. Did you prepare that in the same
way? Is that a true statement?

A Yes.

MR. VIRTUE: I will offer that as the second exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

Q I also show you what we call a brief summary of
evidence showing when you bought the property, the
price you paid, and what improvements you put on,
and so on. Did you prepare that in the same way?

A Yes.

Q Is that a true statement?

A: Yes.

MR. VIRTUE: I offer that as Exhibit 3.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VIRTUE: I will ask my learned friend to admit a lease

3
Y. Niki,
In Chief.

which was made of this property on the 8th of April, 1942, from Mr. Niki to a man named John A. Hammer.

MR. HUNTER: I don't know whether this is the original lease. Would you have him identify it?

MR. VIRTUE: Do you want me to examine him on it?

MR. HUNTER: I don't know anything about it.

1
10 MR. VIRTUE: Q: I show you what seems to be a lease dated the 8th of April, 1942, that was the year you were evacuated, made between yourself and John A. Hammer. Would you look at that and tell me if that is the lease you made?
A: Yes.

Q And in that lease you rented the land described in your claim for a rental of \$400.00 for the year?

A That is not the rental. I sold the crop for \$400.00.

Q Well, at any rate, he either rented the land or sold it.

20 THE COMMISSIONER: Now, who is giving the evidence? The witness said he sold the crop for \$400.00.

MR. VIRTUE: All right, sir.

Q At any rate, this is the agreement which he made at that time?

A: Yes.

MR. VIRTUE: All right, I will put that in.

(AGREEMENT MARKED EXHIBIT NO. 4).

Q You had, I believe, a Chevrolet light delivery truck?

A Yes.

Q Was that turned over to the Mounted Police?

A Yes, I took it to the R.C.M.P.

30 Q Is that the form or a copy of the form that was

Y. Niki,
In Chief.

turned in at that time? You might show him the signature on it?

my daughter's signature.

A: This is

Q Your daughter signed that form, did she?

A Yes.

Q And did she take the truck to the police when she signed that form?

A: Yes,

at Hastings Park.

MR. VIRTUE: I put this in as the next exhibit, please,
Mr. Secretary.

10

(REPORT MARKED EXHIBIT NO. 5).

Q When did you buy that truck?

A In 1936.

Q And what was the full price of the truck that you agreed to pay?

A: I think \$650.00.

Q Was the truck second-hand when you bought it?

A It was second-hand.

Q What condition did you keep it in and in what condition was it when you turned it over to the Police?

20 A It was in good condition from the time at which I bought it.

Q Was it kept in repair?

A: I made

any repairs, or at least repairs were made that were necessary, and it was kept in good working condition.

Q What do you consider it was worth when you turned it over to the police?

A About \$500.00.

MR. VIRTUE: I am going to put this in, sir, because it may shed a little light on the subject of the

30

Pacific Co-op and cars. I don't know whether it helps

W. Hiki,
In Chief.

with this particular case, but it does shed a little light on this subject.

Q Ask him if this is a letter he got from the Pacific Co-op regarding this truck?

A Yes, I received it.

MR. VIRTUE: This evidently appears to be a form letter dated March 19th, 1942, which reads (reading).

Now if I might see the last exhibit, the R.C.M.P. receipt. It would appear these are dated the same day, that is the letter turning it over to the R.C.M.P., and the police receipt for the car.

I will put it in for what it may be worth.

THE COMMISSIONER: You will probably have to get an explanation from this man Shimok later.

MR. VIRTUE: Yes, I think probably that whole situation will have to be cleared.

(LETTER MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Just before you go on with the personal property, I understood the witness to say a moment ago that he had bought this land in 1936? Am I right in that or does that relate only to the car?

MR. VIRTUE: The land, sir, or the car?

THE COMMISSIONER: Was the land bought in 1922?

MR. VIRTUE: It was the car I think he was speaking of as having bought in 1936.

THE COMMISSIONER: I misunderstood him then.

MR. VIRTUE: It was the car I was asking him about and he bought it in 1936. By the way, there is no analysis of claim here because when the statement of chattels was sent in, apparently the statement was sent in

Y. Niki,
In Chief.

and not the values, and I was only able to give it to my friend last night and he kindly agreed that we might go ahead with the matter, and for that reason there is no analysis to put in at the present time. The chattels consist of very ordinary furniture valued at \$200.00, and quite ordinary farm implements valued at \$275.00. I don't think very much turns on it.

10 Q I just want to ask you about a couple of items here. You list two plows which you value at \$55.00. Was that a fair value for the plow?

A Those were the prices at which I bought them.

Q And when did you buy the two plows?

A I think about five or six years before.

Q Before the evacuation? A: Yes, before evacuation.

Q What was the condition of repair of the plows when he was evacuated, with regard to their condition when he bought them?

20 A They were not damaged in any way and the condition was the same as when they were bought.

Q And with regard to the household furniture, you valued the whole of it at \$200.00?

A Yes.

Q Was that a fair valuation?

A Yes.

MR. VIRTUE: I would ask counsel for the Crown to admit that there was an insurance policy on the dwelling house. I only have the copy, and the carbon is a bit faint but it looks like \$800.00.

30 MR. HUNTER: May I see it, please?

7
F. Miki,
Is Chief.
Cross-Exam.

MR. VIRTUE: Well, I will simply put in this letter.

Q Is that a letter from the agents who were handling your insurance that was written to you in January of 1942?

A: Yes.

Q Perhaps he will remember. Is that \$800.00 there that it was insured for, or what?

A No, \$300.00.

MR. VIRTUE: \$300.00. Well, that settles that. I will just offer that letter. It is from McLeod & Company.

10

THE COMMISSIONER: It is just an office copy of the policy.

MR. VIRTUE: All right, thank you, Mr. Miki.

(LETTER MARKED EXHIBIT NO. 7).

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It is submitted that any personal property which was sold was sold for its fair market value.

It is submitted that the prices asked for property which was abandoned, lost, destroyed or stolen, are very exorbitant. I will file the Soldier Settlement appraisal.

20

(APPRAISAL MARKED EXHIBIT NO. 8).

CROSS-EXAMINATION BY MR. HUNTER:

Q I produce a copy of a letter, Mr. Miki. Did you receive that letter?

A: Yes, I received this letter. This is about the truck being sold for \$186.00.

MR. HUNTER: I put this letter in, my lord. This is a

30

Y. Niki,
Cross-Exam.

letter dated May 21st, 1943, from the Custodian's office to the claimant. (Reading).

(LETTER MARKED EXHIBIT NO. 9).

MR HUNTER: It is submitted, my lord, that the vehicle was transferred to the Pacific Co-Operative Union, was sold by them, and accordingly does not come within the terms of reference.

THE COMMISSIONER: That seems to dispose of your truck claim, does it not, Mr. Virtue?

10 MR. VIRTUE: I was going to ask the witness about it later.

THE COMMISSIONER: All right.

MR. VIRTUE: It may be that the Pacific Co-Op took on themselves a great deal more authority than they possessed in a great many of these cases.

MR. HUNTER: Q: Now, Mr. Niki, did you make any arrangement with the Pacific Co-Operative in connection with your vehicle? A: No.

20 MR. HUNTER: This appears to be like the other case. I suggest, my lord, we apply to the Department of Motor Vehicles and get a photostatic copy of the transfer.

THE COMMISSIONER: I think you had better. Will you ask him that question, as to whether he signed the transfer of the truck and its license to the Pacific Co-Operative Union.

MR. HUNTER: Q: Did you sign a transfer of the truck and its license to the Pacific Co-Operative?

A No, I didn't sign any papers at all.

30 Q Do you know if the Pacific Co-Operative sold your vehicle?

A According to my own thought, the Pacific Co-Operative did not sell my truck -- according to my own thought.

MR. HUNTER: Is there some way that this man can be brought back so we can get that from the Provincial Government if it is there and ask him about it. I wonder where he lives, my lord.

MR. VIRTUE: I have no objection to bringing him back. I am just wondering when he could be worked in.

THE COMMISSIONER: It would only take a moment. I think perhaps what we better do is get the transfer of licence and then determine if it is necessary to bring him back.

MR. VIRTUE: All right, that is satisfactory.

MR. HUNTER: Did you file this sheet here, Mr. Virtue, that gave the farm implements? The one I received last night.

MR. VIRTUE: I think I did.

THE COMMISSIONER: Exhibit 2 is a statement of chattels, which includes ploughs and harness, \$100.00. Other farm machinery as per list and proof of claim.

MR. VIRTUE: I will file this now unless my friend intends to file it. This is the detailed list about which I was questioning him. Perhaps it might be attached to Exhibit 2.

MR. HUNTER: It probably could be made part of Exhibit 2, my lord.

THE COMMISSIONER: That is all right.

MR. HUNTER: If you have Exhibit 2 complete, my lord, I just received the inventory last night, but I have checked it off and I can tell you what happened to

F. Niki,
Gross-Issan.

these various items. Insofar as the ones shown on the first part of Exhibit 2 are concerned, the furniture, 3 beds were abandoned, the 6 chairs were lost, destroyed or stolen, the two tables were homemade, and were abandoned. The bureau was not declared and not found.

MR. VIRTUE: Would you mind letting me see the J.P. form?

MR. HUNTER: The next 4 items were abandoned.

THE COMMISSIONER: Including the range?

20 MR. HUNTER: Down as far as the gas stove, including the range.

MR. VIRTUE: It was abandoned, did you say?

MR. HUNTER: They were abandoned. The gas stove was homemade. Then if we turn over to the inventory attached to Exhibit 2, my lord, one of the ploughs was not found. One was sold for \$4.00. The cultivator was sold for \$3.00. The harness was sold for 25 cents.

THE COMMISSIONER: How about the dust sprayer?

MR. HUNTER: The dust sprayer was sold for \$4.00, my lord.

20 The 3 double-bit axes, one was found and lost, and two were sold for 60 cents. Three wedges and one sledge, I presume that is a sledge hammer, the three wedges were found and then lost. The sledge was never found, in other words, not inventoried.

The peevce and crowbar were declared, inventoried and lost. The log chain and cable, the log chain was declared, inventoried and lost; the cable was undeclared and not found. The three mattocks and one pick, the pick was declared, inventoried and lost; similarly with one of the mattocks. The

Y. Niki,
Cross-Exam.

11

other two were sold for 60 cents. Of the 6 shovels, 4 were sold for \$1.70. Incidentally they were all declared. 5 were inventoried, my lord, four sold for \$1.70. The other one was lost, and one wasn't found and not inventoried. Of the 5 hay forks, 2 only were declared. They were inventoried and lost.

MR. VIRTUE: Well my learned friend might explain, they were listed as 3 manure forks and 2 hay forks.

MR. HUNTER: If my friend wishes to change it, I will
10 analyze it, because there were some others found. I can only go on what is claimed.

THE COMMISSIONER: You are getting down to minutiae now.

MR. HUNTER: Yes, my lord. 6 Japanese sickles, they were declared, they were inventoried and lost. The hothouse heater was abandoned. Of the 120 strawberry traps, 100 only were declared and they were abandoned. The wheelbarrow was home-made and abandoned. The single block was declared, inventoried and lost. The scraper was sold for \$5.00, and the
20 4 horse collars that were declared, 2 were not found and 2 were sold for 20 cents. The 5 dozen raspberry picking cans that were declared were inventoried and they were abandoned. I don't think there is anything else, my lord. The real property seems to be entirely a question of valuation. An analysis was made but it is of very little use in view of the general terms of the claim.

MR. VIRTUE: I just want to ask about a couple of items, sir.

30 THE COMMISSIONER: Very well.

Y3 Miki,
Re-Direct Exam.

RE-DIRECT EXAMINATION BY MR. VIRTUE:

Q You listed a dust sprayer among the articles you left behind?

A: Yes.

Q What did you pay for that sprayer?

A \$25.00.

Q How long had you had it? A: About three years.

Q What condition of repair was it in?

A It was good and useable.

10 MR. VIRTUE: I don't think I will go on through this list, sir. I am doing it to give a basis of comparison of values and sale prices.

Q I want to ask you this: In your J.P. form you didn't list the bureau but you did list a bookcase. Now what sort of an article of furniture did you mean by bureau, and has it anything to do with the article listed as a bookcase?

THE COMMISSIONER: That is hardly conceivable, is it?

MR. VIRTUE: Sir?

20 THE COMMISSIONER: Could anyone possibly mistake a bureau for a bookcase?

MR. VIRTUE: Well I don't know what they call their articles of furniture. I notice, sir, there is listed in the statement of personal property--this is evidently an attempt to give a list of household articles, because it reads this way (reading J.P. form). Now I don't find any statement of a sale of a bookcase, and there is no claim for it.

Q Did you leave a bookcase there and what was it like?

A Yes, I left a bookcase.

30 Q Was it one he had bought or one he had made?

T. Miki,
Re-Direct Exam.

A I made it myself.

MR. VIRTUE: All right, thank you.

THE COMMISSIONER: That is all, thank you, Mr. Miki.

(Witness aside)

MR. VIRTUE: Before we leave this case, my lord, I don't think my learned friend has filed an assessment, and I would ask him to either put in the assessment or to admit that the assessment in this case was \$1600.00 for the year 1942, whereas the appraisal was \$900.00 and the property was sold for \$922.00.

10

MR. HUNTER: \$1600.00 is correct, my lord, \$800.00 for land, \$800.00 for improvements.

MR. VIRTUE: That is right, sir.

THE COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrabin
"T.P. HORRABIN"
Official Reporter.

20

DEFENCE BRIEF

Yonozo MIKI

File No. 3445

Case No. 473

V.L.A. Land & Bldg.
and
Chattels

- Ex. 1 - Real Property Statement
Ex. 2 - Personal Property Statement
Ex. 3 - Brief summary of evidence
Ex. 4 - Lease - Claimant to Hammer - dated Apl 8/42.
Sold crop for \$400.
Ex. 5 - R.C.M.P. Vehicle receipt
Ex. 6 - Letter - Pacific Co-Op. Union - To whom it may concern.
"No different from time I bought it" - 1936-1942."
Ex. 7 - Letter & Agent's copy of Insurance (\$300)
Ex. 8 - Farm Appraisal Report (SSB)
Ex. 9 - Letter - Custodian to claimant re sale of car.

REAL PROPERTY CLAIM

Lot 1 of a 48.03 acre portion NE $\frac{1}{4}$ Sec. 5, Tp 15, Map 3192, Mun. of Maple Ridge.
(3352 Miller Rd., Whonnock, B.C.)

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$8700.00	1600.00	939.60	922.00

Appraised by D. Dodding. (S.S.B.)

The dwelling house was insured for \$300.

Submission: Real estate sold for fair
market value.

Question of value only.

PERSONAL PROPERTY CLAIMS

Chevrolet Truck Claim

<u>Claimed</u>	<u>Appraised at</u>	<u>Sold</u>
\$500.	\$175.00	\$188.12 (net)

Appraised by McDermott Motors Ltd. (Vancouver)

Submitted: That the vehicle was transferred
to the Pacific Co-operative
Union, was sold BY THEM, and
accordingly does not come within
the terms of reference.

See Transcript Page 8 line 12: Claimant's
counsel states that the P.C.U. may have
assumed "a great deal more authority than
they possessed....."

See Trans. Page 8 line 12 anent photostatic
copy of transfer of the truck by claimant to
P.C.U. - Claimant to be recalled to identify
his signature. Copy of this transfer is on
file No. 6623.

Although it was submitted that the truck was sold by P.C.U., our file shows the Custodian, in the claimant's interest, had the truck appraised and fixed a price, at less than which the truck could not be sold.

Mr. Shears should be called to advise as to the details of this transaction with the P.C.U.

Household Chattels & Farm Implements Claim

	<u>Claim</u>
Household	200.00
Implements	275.00

New Analysis of this claim has been attached to this defence brief.

Witness: W. E. Anderson - moved goods to auction and attended auction. Anderson also took Custodian inventory 30/7/42, so can be questioned to show missing articles, etc.

Summary:

D. Dodding - Appraised Real Estate.

McDermott Motors - Appraised Chevrolet.

Mr. Shears - Evidence as to P.C.U. selling the truck.

W.E. Anderson - Handled & sold chattels etc.

HAI/mw

FURNITURE CLAIM

	Claim	Auction	Not Found	Lost	Abandoned
3 Beds	35.				35.
8 Chairs	20.			20.	
2 Tables	10.				10.
1 Bureau	20.		20.		
1 Range	55.				55.
2 Heaters	10.				10.
1 Kitchen Cabinet	20.				20.
Picker Stove	20.				20.
Gas Stove	10.				10.
	200.		20.	20.	160.

Recap.

Claims 20. for goods not found.
 " 20. ~~WANA~~ lost, theft, etc.
 " 160. " " abandoned.
 200.

Witness: W. E. Anderson

FARM CHATTELS CLAIM

2 Plows	55.	4. (1)	27.50		
1 Cultivator	17.50	3.			
Harness	45.	.25			
Dust sprayer	20.	4.			
3 double bit axes	10.50	.60 (2)		3.50 (1)	
3 wedges, 1 sledge	4.		1.	3. (3)	
Peavey & Crowbar	8.00			8.	
Log chain & cable	8.50			8.50	
2 Mattocks, 1 pick	8.	.60			
Shovels	7.50	1.70 (4)	2.50 (2)		
5 Hay forks	6.50		3.90 (3)	2.60 (2)	
6 Jap Sickles	7.50			7.50	
Hot House Heater	11.				11.
120 Stbry. Trays	30.				30.
Wheelbarrow	7.				7.
Single Block	3.			3.	
Scraper	10.	5. (2)			
4 Horse Collars	10.	.20	5. (2)		
5 doz. Rasp. cans.	6.				6.
	275.	19.35	39.90	36.10	54.

59.90 56.10 214

Recap:

Claims 145.00 for goods sold by auction for 19.35.

Witness: W. E. Anderson - attended
 auction, took inventory &
 moved goods to auction.

" 39.90 for goods not found. ~~Recd. not found~~
 " 36.10 " " ~~lost, theft, etc. Recorded now~~
 " 54. " " ~~abandoned. missing~~
 275.00

Handwritten calculations:
 20.00
 36.10
 56.10
 20.00
 39.90
 59.90

Handwritten calculations:
 56.10
 59.90
 214.00
 33.00
 1.50
 475.00

FURNITURE CLAIM

	Claim	Auction	Not Found	Lost	Abandoned
3 Beds	35.				35.
8 Chairs	20.			20.	
2 Tables	10.				10.
1 Bureau	20.		20.		
1 Range	55.				55.
2 Heaters	10.				10.
1 Kitchen Cabinet	20.				20.
Picker Stove	20.				20.
Gas Stove	10.				10.
	200.		20.	20.	160.

Recap:
 Claims 20.
 " 20.
 " 160.
200.

Decl. not found
 Rec. now missi
 Abandoned

FARM CHATELS CLAIM

2 Plows	55.	(1) 4.	27.50		
1 Cultivator	17.50	3.			
Harness	45.	.25			
Dust sprayer	20.	4.			
3 double bit axes	10.50	.60(2)		3.50(1)	
3 wedges, 1 sledge	4.		1.00	3. (3)	
Peavey & Crowbar	8.00			8.	
Log chain & cable	8.50			8.50	
3 Mattocks, 1 pick	8.	.60			
6 Shovels	7.50	1.70(4)	2.50(2)		
5 Hay forks	6.50		3.90(3)	2.60(2)	
6 Jap Sickles	7.50			7.50	
Hot House Heater	11.				11.
120 Stbry. Trays	30.				30.
Wheelbarrow	7.				7.
Single Block	3.			3.	
Scraper	10.	5.			
4 Horse Collars	10.	.20(2)	5. (2)		
5 doz. Rasp. cans.	6.				6.
	275.	19.35	39.90	36.10	54.

Recap:

Claims 145.00 for goods sold by auction for 19.35.
 " 39.90 for goods declared not found.
 " 36.10 for goods recorded now missing
 " 54. for goods abandoned.

275.00

el 475

145 all by auction

Name of Claimant **MIKI, Yonosu**Case **473**Custodian File **3445**

<u>REAL PROPERTY</u>										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		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
					222.		1176.07				1398.07	
<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					
145.00	29.35	5.80	46%	300.00	136.00		143.00					
TOTAL RECOMMENDATION										1540.07		