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RENTAL STATEMENT
4524

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 MASAO

EXHIBIT No. 846-8

DATE 15 Apr/48

FILED BY

HOME ADDRESS: Bradner P. O., Bradner, B. C.

REGISTRATION NUMBER 13001

SEX: Male

AGE: 42

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: Tamako #4369

ADDRESS OF WIFE OR HUSBAND: Bradner P. O., Bradner, B. C.

NAMES OF ANY LIVING CHILDREN: Patrick (M) Joan (F) Henry (M)

ADDRESS OF CHILDREN: Bradner P. O., Bradner, B. C.

AGE OF CHILDREN: 12, 11, 6 yrs.

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

1. LOCATION AND DESCRIPTION: Title #64487E - Lots: 19 & 20 "a" of NE of Sec. 5, Twp. 14, Map 2514 in the District of New Westminster, B. C.

"b" - "Agreement for sale" Municipality of Matsqui, Blks. 8, 9, 23, 24, 25, 26. Sub. div. NE quarter Sec. 5, Twp. 14, group 2. Dist. of New Westminster. Agreement between Duplex & Duplex & Miki (Rad & Fowler, agents, Vancouver, B. C.)

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 storeyed 6 roomed wooden frame dwelling house, 1 log cabin, 1 chicken house, 1 brooder house, 1 barn, 3 glass houses, 1 boiler house, 2 wood sheds. ("b" & 1 incomplete house) All other buildings on property "a".

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

4. TAXES (Amount and where payable) \$57.89 1941 paid at Municipal Hall-Mt. Lehman

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

"Agreement for Sale" \$213.00 still owing - to E. E. Rand & Fowler Ltd., 543 Granville St., Vancouver, B. C.

6. OCCUPANCY AND LEASES (If vacant so state) Miss Beryl Underhill. All property houses, buildings, crops and flowers etc., have been leased to her as stated in Indenture, made 13/4/42 at Bradner, Before Justice of Peace-Roach.

In owner's possession, Copy
Indenture with Miss Beryl Under
Bradner, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: E. E. Rand & Fowler Ltd., Vancouver.
9. IF FARM LAND STATE CROPS SOWN In greenhouse: tomatoes, carnations,
chrysanthamum, 727 fruit trees, 317200 bulbs, 131 flowering plants. "Leased."

"See page 1 - #1."

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

For details, see list attached.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

None

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

Seven \$10.00 shares in Western Can. Hop Co-operation.

Four \$5.00 War Savings Certificates, (Both in owner's possession.)

8. BANK ACCOUNTS: Royal Bank of Canada, New Westminster, B. C. \$10.00

9. LIFE INSURANCE: Sun Life Assurance Co., Vancouver Branch, \$1000.00

Pol. #657047. Beneficiary, brother, Toranosuke Miki, policy in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS:

None

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

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

Dated this 16th day of April 1942.

(Signature) "M. Miki"

"F. Williams"
Witness

FOR DEPARTMENTAL USE

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

June 2, 1948.

[Signature]

Presumably done 10/12/42

INFORMATION FROM R.C.M.P.

Date Dec 11/42

Full Name MIKI, Masao
(Surname in Block Letters)

Registration No. 13001

Male - Female
(check)

Age Feb 14, 1899

Former Address Bradner, P.O. Bradner, B.C.

Date Evacuated April 20/42 Naturalized - Canadian-Born - National
(check)

Present Address Dufrost Farms, Dufrost, Man.

Married - Single
(check)

Name of Wife (nee) KITERA, Tama 12999

Name of Husband (deid)

Name of Mother (nee) SHIOZAKI, Chiyo Name of Father Yoshitaro (deid)

Names of Children under 16 Patrick Yoshie (M) Nov 21, 1929

Joan Akemi (F) Mar 11, 1931

Henry Masayuki (M) Dec 27, 1933

Our File No. 4524

Registered with Custodian Yes
(yes or no)

Requested By B. McKim

Additional Information

REAL PROPERTY SUMMARY

File 4524

V.L.A. B.C. 376-P

JAPANESE NAME: Masao MIKI - - Reg. No. 13001.

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

PROPERTY ADDRESS: 827 Paterson Road, Bradner, B. C.

LEGAL DESCRIPTION: Parcel "A" - Lots 19, 20 and 21 of the North East quarter of Section 5 Township 14 Map 2514 Municipality of Matsqui in the District of New Westminster.

TITLE: In the name of Masao MIKI.

ENCUMBRANCE: Nil.

Vesting 24871 - 3rd November 1942.

ASSESSED VALUE: 1943 - 19.7 acres.
Land \$493.00
Improvements \$3200.00 Total \$3693.00 Taxes \$43.16.

Parcel "B" - Lots 8, 9, 23, 24, 25 and 26 of the North East quarter of Section 5 Township 14 Map 2514 Municipality of Matsqui in the District of New Westminster.

Registered owner Arthur Harold HEATH, subject to an unregistered Agreement of Sale dated the 25th October 1932, to Robert George Dupleix and Helena May Dupleix for \$329.60. Agreement assigned on the 21st September 1936, to Masao MIKI who assumed payment of balance of \$229.60.

Vesting 24872 - November 3rd, 1942.

ASSESSED VALUE: 1943 - 32.82 acres.
Land \$822.00
Improvements \$100.00 Total \$922.00 Taxes \$29.65.

CLASSIFICATION: Inspector reported on the 17th September 1942, on the two parcels above with a combined acreage of 52.56 acres, of which approximately 6 acres were cleared with about 700 fruit and nut trees and flowering plants and bulbs, area quantity unknown. All in the ground for at least 1 year. With a 1 storey frame house 24 x 32, 6 rooms, poor condition, log cabin 26 x 28, poor, barn 20 x 30, 4 green houses 31 x 100, 20 x 80, 8 x 80, 20 x 30, 2 chicken houses 18 x 20, 18 x 30, poor condition. Reported to be rented to Beryl UNDERHILL of 3382 Roberts Road.

HISTORY OF ADMINISTRATION: Leased on the 13th April 1942, by Masao MIKI to Beryl UNDERHILL for the duration of the war, the consideration being that the lessee undertook to pay taxes and cost of up-keep of the property

property.

Lease included buildings and chattels. The taxes for 1942 amounting to \$72.81 were paid into the Custodian. The lease was handed to The Director The Veterans' Land Act on the 26th July 1943.

The balance of purchase price owing on the Agreement of Sale in respect to parcel "B", on the 15th June 1944, amounted with interest and drafting of assignment to \$243.80 which was paid by the Custodian on the 13th June 1944 and receipt acknowledged by E.E. Rand & Fowler Ltd., on behalf of A.H. Heath on the 18th June 1944 in full payment. The assignment to MIKI was dated the 26th October 1932.

Between the Custodian and the Superintendent of The Director The Veterans' Land Act a dispute arose as to the ownership of some 317,000 tulip and narcissus bulbs, Superintendent Barnett claiming that the bulbs were included in the sale and Mr. W.E. Anderson, contrary, that the bulbs were of the nature of chattels for commercial stock and not included in the sale.

Mr. Barnett stated in his letter of 16th March 1944, that the former owner had instructed the tenant that no bulbs were to be dug or sold. In consequence they were overgrown and were also reported to a considerable extent to be diseased. Mr. Barnett advised the Custodian on the 10th October 1944, that the tenant had been informed that the bulbs were the property of the Custodian. Efforts were then made to dispose of them, but the tenant had replanted some of the area with what were considered by prospective purchasers to be inferior bulbs and no sale could be effected.

SOLD:

To The Director The Veterans' Land Act for \$2509.00 as at 1st January 1943.

Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the credit of Masao MIKI, sale price \$2509.00, less \$243.80 paid to the agents of the vendor in satisfaction of his claim, taxes \$72.81, Certificate of Encumbrance \$2.00, Rand & Fowler for Deed to MIKI - \$5.00, registration fee \$3.00, legal fee \$15.00, total \$341.61. Net amount released \$2167.39.

TITLE:

Included in C. of T. 174666-E and payment of consideration included in cheque to the Custodian dated July 25th, 1944.

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

DATED May 7th, 1946.

IM:ML

Paul Macpherson

February 28, 1945.

MEMORANDUM: File 4524

Re: Masao MIKI. #13001

With reference to the Dodge truck listed on sheet attached to JP, please see report, April 12, 1944, of Mr. S. C. Carlson, which shows this truck to be valueless.

F. D. Carlson

LIABILITY SUMMARY

File No. 4524

Re: Maseo MIKI

Reg. No. 13001.

No record of any liabilities on file.

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

J. W. S. P. H. O. K. E.

DATED May 7th, 1946.

IM:ML

MEMORANDUM

June 30th, 1943.

To: File 4524

From: Specified Articles Department

Re: MIKI, Masao - Reg. 13001

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Marconi Mantel Radio Model 153. Serial No. 1533483.	\$ 12.00

Sold by Auction 20/12/43 - Vancouver Radio 1.

*R.C.M.P. Exhibit report 691
placed on file G/181-27/6/47*

EB

SUMMARY TAKEN FROM VESSELS RECORDS

Date: August 19, 1944

Name: MIKI, Masao

Reg. No. 13001

File: 4524

Boat File No.: Custodian 4524

Name of Vessel: "Awaji", 39'x11'x5.4' (1920) Vivian 30 BHP (1921)

Lic. or Reg. No.: Prince Rupert 150,574

Naval No.: PR.037E

Owner's Valuation: \$600.00

JFVDC Valuation: None

Custodian Valuation: \$300.00

Date of Sale: June 23, 1943

Purchaser: Tom Gosnell

Signature on Sales Papers: Custodian Sale

Selling Price: \$300.00

Paid to ~~JFVDC~~ Custodian: 300.00

Supervision Costs: 34.96

Balance due Owner: 265.04

Paid to: Account of Masao MIKI

Location of Boat at Sale: Arrandale, B. C. - Not in custody

Claims Against Canadian Govt.: None

Additional Information: This vessels had been used by Ichitara MIKI, but was owned by his brother Masao MIKI. Neither man declared ownership, but the registered owner was Masao MIKI. Both men were notified of the sale and of the fact that the funds had been credited to Masao MIKI.

Masao MIKI

840 - 6

EXHIBIT No.

DATE

15 Apl. 1948

FILED BY

S. M. Cherniack

This Indenture.

Made the thirteenth day of April in the year of our Lord,
one thousand nine hundred and forty-two.

Between.

Masso Miki, of Bradner District, in the Province
of British Columbia, Farmer,
Hereinafter called the Owner of the
first part.

and
Beryl Underhill, of Bradner, P. O. in the Province of
British Columbia, Farmer. Hereinafter
called the Tenant, of the second part.

Witness that on certain considerations that the Owner will Rent the following
lands which are more particularly known and described as being in the Municip-
ality of Matsqui Province of British Columbia, namely,
Lots, 8, 9, 19, 20, 21, 22, 23, 24, 25, 26, of the North East Quarter (N.E. $\frac{1}{4}$)
of Section Five (5). Township Fourteen (14). Map 2514. to the said Tenant. the
conditions are as follows:

The Owner agrees to rent the above to the Tenant for the period which he is away
on the following terms viz. The Tenant is to pay all Taxes, to keep in repair
all buildings to keep and take charge all tools, equipment, etc. which are left
on the place according to the list which is attached and included in this agreement,
she is to have full use of all buildings, including Greenhouse, she/ shall have and
sell all produce from the place and grown thereon including Fruits and Flowers, but
it is understood that no bulbs must be dug and sold, but that the Bulbs must be
left in the ground.

LIST OF EQUIPMENT, etc.

1 Electric Washer
1 Electric Pump
1 Stump Puller
75 Ft. of 1" cable
35 Ft. of 1" "
12 Ft. of 1" "
1 Shortning Block
1 Pulley
920 Egg Electric Incubator
1 - Furnise Sawdust Burner
1000 Ft. 1" Water Pipe
200 Ft. of 1 $\frac{1}{2}$ " " "
3 Rolls of New Carpet
2 Basins
1 baby bed.
1 Roll of $\frac{1}{2}$ " mesh 18" wire netting
1 grinding mill
2-6 volt storage batteries
40 lbs. of putty.
1 horse collar.

1 - $\frac{1}{4}$ gal. Sprayer
1 - 20 gal. Gas tank
1 - 45 " " "
30 lb. of "Bulsoal" spray
1 Horse Pulley
2 Picks
1 Iron Bar
1 Hand cultivator
2 Hay Forks
2 Shovels
2 Pitch Forks
5 Hoes
3 Grub Hoes
3 Mathooks
1 pevie
2 pevie irons
1 - 8 pound hammer
6 wedges
6 - 6' to 8' cross cut saws
5 axes

LIST OF EQUIPMENT (Cont'd.)

5 Sacks of Cement	2 30" buck saws
100 lbs. of new #16. Galvanized wire	1 2" - 36" auger
30 lbs. of old #16 " "	2 Japanese hand sythes
60 " of new #6 " "	1 Iron Rake
1 large Chinese Rice Boiler	10 new 6" stove pipes
1 45 gal. galvanized Drum	1 new 6" gal. pipe
1 box of 16" x 16" glass	2 new 6" elbows
1 grass sythe with handle	1 new 6" gal. Cap.
1 sythe handle	1 new 6" gal. roof plate
3 sythe blades	5 lanterns
one box of water pipe fittings	1 24" pipe wrench
1 18" propeller	1 18" " "
1 12" boat steering wheel	1 10" " "
4 gal. of machine oil	1 6 volt generator
3 sets of Japanese plates	1 6 volt starter
1 pipe clamp.	1 vacuum tank
1 long handled pruner	7 32x4 rubber tubes
1 10' 1 1/8 inch brass shaft	8 32x4 tires
30' 1/2 in. water pipe	1 cart
1 scale (200 lb.)	1 truck
Spraying liquid	1 gramophone
1 - 3 1/2 gal. sprayer	1 box of records
1 trunk of books	2 trunks of clothen
1 box of books	1 gas stove
1 6 gal. stone crock	1 electric Iron
3 electric extension wires	1 electric stove
1 electric toaster	3 beds with mattresses
1 electric Fan	1 sofa
10 chairs	1 bureau
9 tables	2 kitchen cabinets
1 Mirror stand	1 wash tub
1 Singer sewing Machine	5 heater stoves
1 Kitchen stove	one box of tins of paint
1 Box Carpenter Tools	50 lbs. lime
10 lbs. sulphur	600 sq. ft., #3 ship-la p
2 wheel barrows	6 cord of wood
36 pieces 2 x 3" 10 x 12'	1 box containing, 2 generators
Greenhouse sash bars	1 pr. Atwater-Kent Timers
1 stool	1 Magneto Iprimus oil stove
12 boxes kitchen utensils	2 lengths of 1" manila rope
1 box of oil and drills	1 " " 1/2" " "
3 boxes of gill net cork lines	2 large wooden pulleys
2 large iron pulleys	4 5 H. P. Propellers
2 pump jacks	1 heater & 50 ft. 1" rubber hose
4 bundles of wood tools	1 large Chinese Rice Boiler
2 large wash tubs	1 Jack Screw
1 box of 10 window blinds	1 kitchen stove
30 10" x 12" - 6 pane windows	1 Baby carriage
1 black-smith bench screw	13 Bed mattresses
2 heater stoves	1 Bed Spring
1 baby bed	2 Boxes Glass jars
4 Iron Beds	1 Roll of 3 pieces of carpet
2 Double beds with springs	12 chairs
1 box containing Oil, Oilcan & wheel	1 box of quilts and cotton
7 - 6' to 7 1/2" cross cut saws	1 box dolls
1 box dresses and clothen	1 basket of clothen
2 trunks of dresses	1 singer sewing machine
1 box of toys	1 box electric blobs and wire
2 boxes carpenters tools	1 new kettle
150 lbs. of sock-eye net web	12 lanterns

In Witness Whereof the said parties have hereunto set their hands and seals, the day and year first above mentioned.

Signed Sealed and Delivered
by the Owner in the presence of

"George Howard Loach"
Bradner, B. C.
A Justice of the Peace in and for
the Province of British Columbia.

"Masao Miki"

Signed Sealed and Delivered
by the Tenant in the presence of

"George Howard Loach"
Bradner, B. C.
A Justice of the Peace in and for
the Province of British Columbia.

"Beryl Underhill"

I hereby certify that on the thirteenth day of April, 1942 at Bradner in the Province of British Columbia; Masao Miki and Beryl Underhill, personally know to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed instrument as the makers thereof and whose names are subscribed thereto as parties and that they know the contents thereof and that they executed the same voluntarily and they are of the full age of twenty-one years.

In Testimony Whereof I have hereto set my Hand and
Seal of Office at Bradner in the Province of British Columbia
this 13th day of April in the year of our Lord
one thousand nine hundred and forty-two.

"G. H. Loach"

A Justice of the Peace in and for the
Province of British Columbia.

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

June 2, 1948.

L. McHugh

4524

aut > Green

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 21 1942

Dufrost Man.
Sept 19th 1942

Mr. H. J. Green
Custodian.
Vancouver B.C.

Dear Sir.

My "Drag Saw machine"
should be in the Drag Saw Co. in Vancouver
City, at 100 block on Main St. and not
at Bradner. It was already fixed in
the last winter but the company
does not know my name. I had
just brought in for repairing.
Please ask again.

Yours very truly
M. Miki

April 16, 1942

LIST OF PERSONAL PROPERTY OWNED BY

Masao MIKI Reg. #13001

Mount Lehman, B.C.

1 Electric pump
1 stump puller,
cable, block, &
pulley
1 Electric incubator
1 Sawdust burner
1000' water-pipe
200' water-pipe
3 Rolls new carpet
2 face basins
1 baby bed
1 roll wire netting
1 grind mill
2 6 volt batteries
1 40 lb. pulley
1 horse collar
5 sacks cement
100 lb. wire
60 " "
30 " "
1 Chinese rice boiler
1 45 gal. drum
1 box 16"x16" glass
1 grass scythe
1 scythe handle
3 blades
1 box waterpipe fittings
1 18" propeller
1 12" boat steering wheel
4 gal. machine oil
3 set Jap. plate set
1 pipe clamp
1 long handle pruner
1 long brass shift
30' gal. water pipe.
1 scale
1 spraying liquid
1 32 gal. sprayer
1 " "
1 20 gal. gas tank
1 45 " "
1 30 lb. spray "Baisool"
1 horse pulley
2 picks
1 iron bar
1 hand cultivator
2 hay forks
2 shovels
1 pick fork
5 hoes
3 grab hoes
3 mattocks
1 peeve
2 peeve (iron)
1 8 lb. hammer
6 wedges
5 axes
6 cross-cut saws
2 30" buck saws
1 16" shake knife
1 8" " "
1 Auger 36"
2 Jap. Hand scythes
1 iron rake
10 6" stove pipes (new)
and parts.
5 lanterns
3 pipe wrenches
1 6 volt generator

1 6 volt starter
1 vacuum tank
7 rubber tubes
8 rubber tires
1 cart
1 truck
1 gramophone
1 box records
1 trunk books
1 box books
1 trunk cloth
1 gas stove
3 electric wires
1 " Iron
1 " toaster
1 " stove
1 " fan
2 beds & mattresses
10 chairs
1 sofa
9 tables
1 bureau
1 mirror stand
2 kitchen cabinet
1 stove
1 heater
1 Singer s. machine
1 box carpenter's tools
1 10 lb white lead
1 qt. shellac
1 " paint remover
1 " varnish
1 " paint
1 " oil paint
10 lbs. sulphur
5 sk. cement
1 50 lb. lime
2 wheel barrows
600' shiplap #3
4 cords wood

FRUIT TREES
Japanese pears-400
Plums-200
Cherries-13
Apples-32
Peaches-8
Chestnuts-35
Walnuts-5
Filbertnuts-8

FLOWERING PLANTS
Japanese cherry-11
Wisterias-3
Snowballs-2
Japonica-2
Lilac-2100
Piony-1500
Rose-8
Dog lily-5
Sweet Dabony-1
Wisterias-12

BULBS
Tulips 30000
Princip 150000
Emperor 50000
Sir Watkin 5000
Arnatus 2000

Berth Flame 2000
Re-covers 60000
Daffodils 60000
English Iris 50
Lily Auratum 1000
Lily Rubrum 1000
Lily Formosa 1000
Lily Tiger 200

3266, 4524

September 29, 1942

The B. C. Security Commission
Marine Building
Vancouver, B. C.

Attention Mr. Fisher

Dear Sirs:

Re: Ichitara MIKI, #08055

We have received a letter from Greenwood dated September 24th from the above Japanese which reads as follows:

"I have made application for getting my sewing machine from Lumberd, B. C. through Security Commission here some time ago which is not come here yet, please forward me immediately as soon as possible as we have lots of things to repair it.

Thanking you in advance for your trouble,"

This sewing machine is being taken care of by Mrs. Beryl Underhill, 3382 Roberts Road, Bradner, and we have no objection to the shipment being made. Could you please do the needful.

Yours truly,


H. F. Green
Protection Department

WGS:MD 
c/c to File 4524

File No. 4524.

CLAIMS DEPARTMENT

October 22nd, 1943.

Masso MIKI - Registration No. 13001

CREDITORS:

NO CLAIMS on file

/DE

NAME MIKI, Masao

REGISTRATION NO. 13001

FILE NO. 4324

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 20, 1943.

Marconi Mantel

\$24.00

Transferred to Chattel

Suspense Acc -

SUSPENSE, MIKI, Masao -
R.C.M.P. 691

27/6/47

Retransferred

on 16/7/47

P.S.

Total:	Auctioneer's Fee	\$ 2.40	\$ 24.00
	Advertising	.33	
Less Expenses:	Moving	.20	\$ 3.93
	Storage	1.00	
Net Proceeds Credited:			\$ 20.07

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver Radio 1.

Remarks.

NAME NIXT. Masse

REGISTRATION NO. 13001

FILE NO. 4324

The following chattels were sold by public *filed 16/7/47*
auction at 32 Powell St., Vancouver, B.C. on December 20, 1943.

Marconi Mantel

\$ 24.00

Re-transferred

*from Chattel Mortgage A/c -
16/7/47 C.S.*

Total	(Auctioneer's Fee: \$2.40	
	(Advertising: 0.33	
Less Expenses:	(Moving: 0.20	
	(Storage: 1.00	

\$	24.00
\$	1.93
\$	20.07

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver Radio 1.

Remarks.

ROYAL CANADIAN MOUNTED POLICE

Form 544A

No. 031

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIVN. & File No. Vancouver, B.C.

DIVISION & File No.

DETACHMENT & File No. Abbotsford, B.C.

J.R.13001.

DATE December 14th, 1943.

Re: ~~Wm. E. H. H. Bradner, B.C.~~ (Name of File)

On March 15th, 1943 1 cpl. G. J. Young (Member's Name)

Came into possession of the following described goods by receiving same from G. H. Lench, J.P.,
as Bradner, who received same from the owner by Voluntary Surrender.
(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		Marconi Mantel Radio Model 153. Serial No. 1533483.

FILE 4524
139R

REMARKS: Handled over to the Custodian of Alien Enemy property.

(State briefly disposition)

DATE DEC 17 1943

W. E. H. H. Bradner
(Signature of Recipient or Witness)

F. R. Jefferson
F. R. Jefferson, Supt. Det.
CERTIFIED CORRECT

MEMORANDUM

File Nos.: 3266
4524

January 22nd, 1944

To: FILE

From: Mr. Green

Re: MIKI, Ichitara
MIKI, Masao

It appears from Custodian Release dated January 17th, 1944 on file 3266, that the undermentioned items are to be shipped by Mrs. Underhill of Bradner:

- 2 Brown trunks
- 1 Box containing gramophone records
- 1 Columbia Portable Gramophone
- 1 Clock (boat)
- 1 Box barometer
- 1 Bundle (6) Saw

Some of these can be identified on the list signed by her on file 4524 under date of September 29th, 1942.

HFG:IF

Original 5th ed 26/40

NAME MTCT, Hesse

REGISTRATION NO. 13001

FILE NO. 4524

The following chattels were sold by public
auction at Abbotsford, N. C. on January 26, 1944.

/Rope & blocks	\$ 5.25
/Rope & blocks	1.00
Keg	0.75
/Block	2.00
Grinder	1.00
/Wood block	1.00
/Wood block	1.00
/Pipe wrench	2.35
/Pipe wrench	3.75
/Big Jack	5.00
Hand Pump	1.25
/Jack	3.00
Bundle of tools	1.75
/Shovel & hoe	1.00
/Choker & hook	0.50
/Pump	1.50
/Iron Jack	6.00
/Pail of nails	4.75
/Keg of screws & bolts	4.00
/Pail of bolts etc.	3.00
/Pail of spikes	2.00
/Coil of wire	2.00
/Can of oil	0.60
Cauldron	1.00
Cauldron	1.00
33 Lengths of pipe	15.00
28 Lengths of pipe	15.00
Evener	2.00
Total:	<u>\$ 88.45</u>
Carried Forward	

~~Excess Expenses~~

\$

~~Less Proceeds of Sale~~

\$

~~Master's account of sale of property~~

~~Estimated value of property sold~~

~~Remarks~~

Original star lot 26/40

NAME MIKI, Masao

REGISTRATION NO. 13001

FILE NO. 452A

The following chattels were sold by public
auction at Abbotsford, B. C. on January 26, 1944.

	Brought Forward	\$88.45
/Peavee		2.75
/Crow bar		1.00
/Pipe vise		5.25
Pipe vise		15.00
/Block		4.00
/Block		4.00
/Toaster		1.00
/Boiler		1.50
/Axe		0.50
/Dresser		5.00
/Dresser		4.25
/Gramophone		5.25
/Rocker		0.50
/5 Chairs		5.50
/4 Chairs		4.00
/Sewing machine		47.50
/Basket		1.00
/Electric fittings		3.75
Crockery		1.75
Lanterns		3.00
Lanterns		1.00
Lanterns		1.00
Lantern		0.50
/2 Axes		3.50
/Axe, hoe & fork		1.50
Table		1.00
/Augur & bar		1.50
Total:	Carried Forward	\$214.92
Less expenses:		\$
Net proceeds credited:		\$

~~Members of Custodian Staff Present:~~

~~Excluded from Auctioneering list no:~~

~~Remarks.~~

Original list Oct 26/41

NAME W. T. Mason

REGISTRATION NO. 13001

FILE NO. 4524

The following chattels were sold by public
auction at Abbotsford, B. C. on January 26, 1944.

Brought Forward	\$214.92
Stove Pipes	1.65
Fork & axe	1.60
Linoleum (3)	19.50
Sledge & cultivator	2.25
Single bed	4.00
Roof Jack	0.70
Buck saw	0.50
Hammer & axe	2.75
Heater, tire pump	1.45
Table	0.25
Tree & hook	0.25
Square & bar	1.90
Table & 2 elbows	0.50
Bed	1.50
Bed	4.50

Total:		\$ 258.25
Less Expenses:		\$ 96.07
(Auctioneer's Fee:	\$25.82	
(Advertising:	10.25	
(Moving:	60.00	
Net Proceeds Credited:		\$ 162.18

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering list No. Abbotsford 4

Remarks.

4524 Telephone:
Pacific 7174

E. E. RAND & FOWLER LIMITED

*Rental and Insurance Agents
Property Management and Real Estate*

Cable Address:
"Rand, Vancouver"

545 Granville Street
Vancouver, B. C.

February 5th, 1943

4524

Custodian of Enemy Property,
675 West Hastings Street,
City.

Dear Sir:

Re: Your Reference File 4524
Masao Miki

We have now been able to obtain the signature of Mr. and Mrs. Dupleix to the Assignment of the Option Agreement for Sale covering the property purchased by Miki from Dupleix, and enclose herewith a pencilled signed Assignment dated the 21st of September 1936 and a typewritten Assignment, the same as the pencilled copy, duly executed by Mr. & Mrs. Dupleix.

The Pencil copy was made out by the writer and sent to Dupleix sometime in 1936, together with two forms in blank, requesting the Dupleix to write out the Assignment, filling in blanks where necessary and have the documents signed and return one copy to us, but so far as we can gather this was never done and the pencil copy was signed by all parties.

The writer made a mistake in making out the copy, as the particulars on Page 3 will show that an amount of \$64.81 was left out of the past payments that were due. This has been rectified in the typewritten copy and the error pointed out to Mr. & Mrs. Dupleix before they signed the Assignment.

We presume you will obtain the signature of Masao Miki to the Assignment and forward us the duplicate for the records of Mr. Heath, the original owner of the property.

We also enclose herewith a statement setting forth the amount due, being principal \$198.60, interest to February 28th, 1943 \$26.30 and cost of drawing Assignment of Option Agreement of Sale \$3.50. The last payment received from Miki was on December 19th, 1940. All the payments are now in arrears and Mr. Heath is anxious to obtain payment of the amount owing.

Custodian of Enemy Property

- 2 -

February 5th, 1943

If Miki wishes to sell this property we would ask what price and terms he is asking as it is possible we may be able to find a buyer.

Yours truly,
E. E. RAND & FOWLER LIMITED

H. J. Flowerden

HHF:D

File No. 4524

February 19th, 1944.

Registered Mail

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	FEB 23 1944
File No.	4524
Ans.	
Referred	<i>Macpherson</i>

Attention Ian Macpherson

Dear Sir:

RE: Lots 8,9, 23,24,25 and 26 of the
N.W. 1/4, Sec. 5, Tp. 14, Map 2514,
Municipality of Matsqui, N.W.D.

We, the Vendors in an Agreement for Sale dated
October 26th, 1932, covering the above described property
to Robert George Dupleix and Helen Mae Dupleix, assigned
21st September, 1936, to Masao MIKI, certify that on the
29th of February, 1944, there will be owing to us in respect
to said Agreement the sums below stated:

Unpaid balance of Purchase Price \$ 198.60

Interest on \$ 198.60 @ 6%
from Dec 19/40
to 29th February, 1944.

\$ 38.40

Total amount owing on Agreement \$ 237.00

Cost of drawing assignment of
agreement of sale Dupleix to Miki

3.50

240.50

If you have paid any taxes or insurance to protect
your interest in this property please add the amount to the
above total, giving each payment separately.

A. E. RAND & FOWLER, LIMITED

H. H. D. Dupleix

offer #2509-

NAME MIKI, Masao (Mr.)

Original sent Oct 26/44

REGISTRATION NO. 13001

FILE NO. 452A

The following chattels were sold by public
auction at Abbotsford, B. C. on March 1, 1944.

- Stump puller & cable	\$ 36.00
- Cable	13.00
- Choker	2.00
- Cable	6.00
- Choker	7.00
- Pulley	6.00
- Pulley	6.00
- Rasp. wire	.50
- Shingles	1.50
- Trailer	6.00
- Bdle. broken shovels	1.00
- Car chains	1.00
- Oil can	.50
- Hub & can	.25
- Box fittings	3.25
- Sledge & mattock	1.00
- Tray handles, etc.	1.35
- Box nails, etc.	.50
- Asbestos rope	1.00
- Chicken wire	1.50
- Can oil	.25
- Can oil	.45
- Can oil	1.00
- Can oil	.35
- Pulley	.50
- 4 Propellers	5.00
- Hot water bottle	.25
- Hot water bottle	.35
Total:	Carried forward \$103.50

~~Less Expenses:~~

~~Net Proceeds:~~

~~Monies of Custodian Staff Present.~~

~~Monies from Auctioning List etc.~~

~~Monies.~~

Original sent Oct 26/45

NAME WILL. Mason (Mr.)

REGISTRATION NO. 13901

FILE NO. 452A

The following chattels were sold by public
 auction at Abbeysford, B. C. on March 1, 1944.

	Brought forward	\$103.50
Jars		.25
2 Lamps		.25
Jars		.35
Galvin. tank		1.00
Sprayer		1.50
Sinkers		.35
Bench vise		1.50
Roof brushes		.60
Rope		.50
Baby cart		.50
2 Chairs		1.20
2 Chairs		.50
2 Chairs		.50
Sacks		.50
Sundries		1.00
Solder		1.80
Iron pot, etc.		1.10
5 Jap tube @ 25¢ ea.		1.25
Basins		.50
Basins		.75
Basins		1.00
Pans, etc.		.30
Pans, etc.		.60
Pans, etc.		1.00
Pans, etc.		.25
Pans & jug		1.00
Pans		.25
Total:	Carried forward	<u>\$23.80</u>
Less: Expenses		<u>0</u>
Net Proceeds - Credit		<u>\$</u>

~~Monetary of Custodian Staff Present~~

~~Extracted from Auctioneering List~~

~~Remarks~~

NAME MIKI, Masao (Mr.)

Original sent Dec 26/45

REGISTRATION NO. 13001

FILE NO. 498A

The following chattels were sold by public
 auction at Abbotsford, B. C. on March 1, 1944.

	Brought forward	123.80
Pot		\$.25
Spoons, strainer & dipper		.60
Pan		1.35
Pan		1.25
Pan & contents		1.00
Mattress		.75
3 Mattresses		2.25
Bags		.25
Berry boxes		.80
Sledge & Mattocks		1.00
Budles, etc.		1.75
Shovel		.75
Level		.50
Wrench, etc.		1.75
Blinds		1.40
6 Folding cots		11.00
Cable spring		4.50
Tub		1.00
Coil		3.50
Pans		.50
Pans & cutlery		.75
Pans		.60
Teapot, etc.		.50
Pan of dishes		2.20
Cutlery		.70
Cutlery		.60
Bowl, etc.		.50

Total: Carried forward \$165.00

~~Less Expenses~~ \$

~~Net Proceeds~~ \$

~~Number of Custodian Staff Present~~

~~Exempted from Auctioneering List No.~~

~~Remarks~~

Original sent Dec 7/45

NAME WIKI, Masao (Mrs.)

REGISTRATION NO. 13001

FILE NO. 4524

The following chattels were sold by public
auction at Abbotsford, B.C. on March 1, 1946.

Brought forward	\$265.80
Basin & contents	.35
Pans, etc.	.50
Sundries	.90
Rope	2.35
Rope	1.25
Rope	2.80
Rope	2.75
Rope	2.35
Rope	1.50
Rope	2.00
Plates	1.00
Dishes	1.00
Tub & contents	1.00
Tub & contents	.75
Tub & contents	.25
Glasses	.25
Tub & contents	.25
6 Broken chairs	1.00
Highchair	.50
Highchair	.50
Toilet	3.50
C. C. saw	3.00
C. C. Saw	2.00
Sundries	2.00
Sundries	2.00
Ex pails, etc.	1.50
Box sundries	1.75
Total;	Carried forward
	\$205.80
Less expenses	\$
Net proceeds	\$

~~Received of Custodian Staff Present~~

~~Received from Auctioneer for the Estate~~

~~Witness~~

Original sent Oct 26/45

NAME MIKI, Masao (Mr.)

REGISTRATION NO. 13001

FILE NO. 4524

The following chattels were sold by public
auction at Abbotsford, B. C. on March 1, 1944.

	Brought forward	\$206.80
Hammer head		1.25
Putty		.50
7 Wedges		3.00
Pipe fittings		.25
Camp stove		.25
Umbrella, etc.		.50
Net & tar paper		.25
Boiler		1.00
Toilet wash basin		2.00
Dishes		.50
Dishes		.25
Dishes		.50
Dishes		.50
Dishes		.50
Dishes		.50
Dishes		.70
Dishes		.25
Dishes		.50
Dishes		1.00
Clothes pgs & basket		1.00
Mixing bowl		1.00
Tank		1.00
Old heater & sink		2.00
Knives		.50
Lantern		.90
Lantern		.60
Lantern		.25
Lantern		.25
Total:	Carried forward	\$227.50
Less: Expenses		0
Net Proceeds		\$

~~Members of Auction Staff Present~~
~~Exempted from Auctioneer's Duty~~
~~Remarks~~

Original sent Dec. 26/45

NAME NIKI, Nasso

REGISTRATION NO. 13001

FILE NO 4524

The following chattels were sold by public
auction at Abbotsford, B. C. on March 1, 1944.

	Brought forward	\$27.50
Lantern		.25
Lantern		.25
Paint		1.90
Iron & hammer		1.00
Wrench & hammer		2.30
Axe & hammer		1.25
Knives, etc.		.50
3 Broken windows		6.00
Range		15.00
12 Windows (5 lots)		13.90
Garden hoses		4.75
Garden hoses		4.00
Child's cot & mattress		2.35
Broken buggy		.75
Bicycle (broken)		1.25
Tools & junk		1.25
Toilet basin		2.00
2 Chambers		.25
Wall drill post		7.00
Barrel & junk		.25
Upright heater		1.00
Boiler & contents		1.00
Pans, etc.		.35
Basket funnel, brush & tray		.60
Gas lantern and Lamp		1.00
Pump and blades		.50
Oil pump		1.00
Total:	Carried forward	\$298.75
Assessors expenses		\$
Notary fees & costs		\$
Members of Custodian Staff Present		
Returned from auctioneering list		
Remarks		

Original rec Oct 26/45

NAME NIKI, Masao

REGISTRATION NO. 13001

FILE NO. 4524

The following chattels were sold by public
auction at Abbotsford, B.C. on March 1, 1944.

	Brought forward	\$298.75
- Vice & pulleys		.70
Vice and pulleys		1.00
Ice saw		.25
Choker		.35
2 Pails		.35
Pail		.25
Boots		.25
Oil & gas lantern		.25
Boots & speedometer		.50
- Putty, etc.		.50
Electric motor		7.00
Pipe die		4.50
Generator		2.25
Gas stove		1.75
Gas lantern		.50
Can, pipe & shovel		.85
Can & contents		1.00
Electric wire		1.00
Water bottle & kitchen utensils		.35
- Shovel & axe		.50
Tobacco cutter		.25
Wheel		.50
Box of sulphur & parts		.50
Box of contents		.50
Pipe fittings		.85
Harness		.50
Total:	Carried forward	\$325.95
Less expenses:		\$
Net proceeds received:		\$
Number of auctioneer's staff present:		
Received from auctioneer's staff:		
Remarks:		

NAME NIKI, Nasso

Original sent Oct 26/45

REGISTRATION NO. 13991

FILE NO. 4524

The following chattels were sold by public
auction at Abbotsford, B.C. on March 1, 1944.

	Brought forward	\$25.95
Yarn winder		.25
Starter		.25
Box of nets & pot		1.75
Cross-cut saw		.25
Car seat		1.00
Linoleum		2.00

Total:		\$331.45
Less Expenses:	(Auctioneer's Fee: \$33.15	
	(Advertising: 13.30	\$102.85
	(Moving: 56.40	
Net Proceeds Credited:		\$228.60

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Abbotsford 5

Remarks.

NAME MIKI, Masao

Original sent Oct 26/45

REGISTRATION NO. 13001

FILE NO. 4524

The following chattels were sold by public
auction at New Westminster, B. C. on March 15, 1944.

Bronze Propeller

\$ 4.00

Total:	(Auctioneer's Fee: \$ 0.40	\$ 4.00
	(Advertising: 0.11	
Less Expenses:	(Moving: 0.15	\$ 0.91
	(Rent: 0.25	
Net Proceeds Credited:		\$ 3.09

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering list No.

New Westminster B.

Remarks.

CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

518 Rogers Building,
VANCOUVER, B.C., March 16, 1944.

YOUR FILE NO.

PLEASE QUOTE BC/376P
BC/405P, BC/404P
BC/365P, BC/364P

Mr. F. G. Shears,
Director - Office of the Custodian,
608 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

Re: Your files 4524; 13385; 13930;
4988; and 14041

EVACUATION SECTION

Rec'd MAR 18 1944

File No. 4524, 13385, 13930, 4988, 14041

Ans.

Referred Shears

① I have for acknowledgment your letter of the 14th instant. When you called at this office on February 22nd accompanied by Messrs. Wright and Anderson, and your solicitor, Mr. McMaster, you will recall Colonel Chandler advised you that anything in the land at the time of purchase went with it, and Mr. McMaster agreed with this.

② The transaction for sale of these properties was consummated last July with the date made retroactive to the beginning of 1943. It would seem peculiar, therefore, that your officials had not taken steps prior to the date of your interview to even express your views on the matter. At no time has there been any indication, either verbally or in writing, that you were taking the stand you had the right to remove the bulbs.

③ I do not know either why you again bring up the purchase price of these properties as you admitted at the interview that it had nothing to do with the question of bulbs, and was not a matter for discussion, as the Secretary of State had undertaken to sell the properties to the Director of the Veterans' Land Act. I advised you at the time that instructions had gone out from this office to rent these properties in the same manner as any of the others.

BC/376P (Your file 4524) MIKI, Masao

④ You state in your letter that there is alleged to be 317,000 bulbs on this place of which 30,000 are tulips.

May I point out that when the former owner rented this place he instructed that no bulbs were to be dug or sold. My information is that the tenant never touched the bulbs, and they are now a solid mat of grass. They have not been lifted, or any work done on them, since 1941 and the value today, if any, is problematical.

BC/405P (Your file 13385) YAMAMOTO, I.

⑤ You state here that there is approximately 250,000 to 285,000 daffodil, tulip and narcissus bulbs.

*The lease remains on this property
over by a collateral agreement which
only extended the term beyond
and terminating
stated acreage
of the municipality
which we had, but leaving
all other claims
as stated.*

*As there are
figures these
should be much
7500*

*all these remarks
are correct but the only
reason Mr. Fatkin would not
take on the operation of these
properties is that he has some
other business to attend to
and his own place
would not handle any
more. Mr. Fatkin
is not an owner
but only because he
is taking care of some
other bulbs which would not be
disposed of but would only
be a hindrance to the
business. He is not
interested in the
bulbs and after our
discussion saw that
he was not the person
to handle them. He
has had the
opportunity of liquidation
at least a portion of the bulbs
longer than others.*

When the owner rented this property he set out the exact acreage in strawberries, raspberries and loganberries, and described the bulbs as follows:- some daffodil and tulip bulbs. When your Department re-rented the property to the same tenant I can find no mention whatsoever of bulbs, or any instructions in the lease for the care of them.

BU/404P (Your file 14041) YAMADA, S.

With reference to this property on which there is alleged to be bulbs which should sell for \$1500.00, I may say that Mr. P.L. Ramsay, our Field Supervisor in the district, took different bulb growers to the property but none of them would rent it. One grower stated, after examining the bulbs, that at least fifty per cent of them were diseased. In fact, Mr. Ramsay could not interest any local man who knows bulbs in the holding.

BU/304P and BU/305P (Your files 13030 & 4988) - IMAMURA, K. and K.

You state here that Mr. Fatkin values the bulbs on this place at \$5000.00, and should net \$4000.00, if sold.

It may be of interest to you that when Mr. Ramsay tried to rent these holdings he first approached Mr. Fatkin who held a Power of Attorney from the previous owners which was given in 1942. Apparently he operated the property in 1943. Mr. Fatkin has been very co-operative with our officials, but indicated he was not interested in leasing the properties on any basis. I understand the ground in which the bulbs are located has become very weedy. Mr. Fatkin indicated that a small percentage over and above taxes was all that could be expected as rental for these properties this year.

Several experienced horticulturists have looked over these holdings but, in the end, they would not even make an offer to rent. In fact it is only within the last few days that Mr. Ramsay has been able to make arrangements to rent them. You can see that the condition in which they were when this Department took them over does not bear out the alleged values of the bulbs. I am afraid you have overlooked the fact that bulbs must receive the most careful attention of an experienced man if the value is to be maintained. The evidence clearly indicates that the cultural methods followed by tenants in 1942 and 1943 was so far below what is required to maintain a bulb plantation that any value they might have had has been lost.

With regard to your suggestion that we give you permission to remove the bulbs later in the year and, if need be, you will pay a nominal rental for the ground, may I point out that I am unable to agree to this. The leases entered into with the tenants do not exempt the ground in bulbs.

Yours truly,

[Signature]
(J. T. Barnett)
District Superintendent.

ITB:B

March 21, 1944.

FILE NOS. 4524
1988
13385
13990
14041

MEMORANDUM

TO: Mr. Shears
FROM: W. E. Anderson

Re: Acreage in Bulbs on Lands Purchased By the V.L.A.

After scrutinizing Mr. Barnett's letter of March 16, 1944, in reply to yours of the 14th instant, I wish to express my views:

(1st pp.) This is not so. Mr. McMaster stated that while strawberry plants, raspberry plants and fruit trees planted for the yielding of crops were, and usually are, sold with the property, nursery stocks, bulbs and the like, where such a business existed, were not included and are always valued separately more or less as a chattel upon an appraisal separate from the property, unless the property is sold as a business.

(2nd pp.) Upon the consummation of the V.L.A. deal and in the well-remembered rush of transferring property titles we had no time to deal with such items as these, however, on file 13385 under date of October 15, 1943, permission to remove bulbs situated on this property was asked for but was refused by the V.L.A.

(3rd pp.) The assessed value of the properties and V.L.A. offer prices were quoted only to show that it did not appear that the bulbs had been taken into account when appraisals were made. That they were not appraised was more or less admitted by Mr. Barnett at our meeting as he stated that the bulb-plants would not be showing at that time of year.

(4th pp.) The lease renewals on file 13385 and 14041 were by Collateral Agreement which only extended the term period for additional consideration, eliminating stated acreage because of misrepresentation trouble we experienced, but this agreement left all other clauses of the original leases intact.

(5th pp.) At their own figures this should be worth \$750.00.

(6th pp.) Mr. Fatkin would not renew operations on these properties as his two sons are now drafted in'to the services and while he is able to work his own property he could not handle any more.

To Mr. Shears.

Mr. Patkin's figures re rental are correct but only because he is taking into consideration that the bulbs would not be disposed of but used, for forcing in the greenhouse. As the majority of the properties is planted in bulbs very little other use could be made of same.

(9th pp.) Mr. Barnet admitted they were not interested in the bulbs and, after our discussion, I cannot understand why he did not give us the opportunity of renting any of these properties when we would have had the opportunity of liquidating at least a goodly portion of the bulbs to the larger retail outfits in Vancouver.

WEA/EG

File No. 4524

Date 7-3-44

SUMMARY

Name: MIKI Inoue #13001

Address: 527 Patterson Rd Alderpoint (Natgun Inoue)

(1) - We have today moved to auction room at _____ 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:

as per attached list

The tenant gave us the following explanation:

When chattels were moved the tenant
was in the east. The house etc. has
been vacant since Japanese were evacuated.
fl

Mr. R. D. Richardson.
Farm Dept. Custodian
Vancouver B.C.

Selkirk Man.
March 23rd 1944

EVACUATION SECTION	
Recd	MAR 27 1944
File No.	4524
Ans.	
Referred	Referred Security

Dear Sir -

We depend upon the B.C. Security Commission and the Custodian; and we handed in all of our properties which you said will surely kept untill the end of the war. We left B.C. unwillingly, now I heard all of our moveable properties sold at the auction sale; the things that we listed or not. You are now trying to sell my land. I wish to keep it in your hand till the peace comes. Please do not sell.

I do not know neither you the time of armistis day be come, but I advise you that you do not such violation for the racial prejudice, and hope not repented of your action taking now.

Canada is the democratic country and also Christendom. It is evidently contrariety what you are doing now to the Canada's principle. Please mind of our properties

which we toiled for many years day by
day, also our present poor situation
compare ^{to} those other enemy aliens.

Yours truly
Masao Miki.

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File No. **BO/376P**
J.L.679

Vancouver, B.C.

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

July 27, 1944

mini, Maria

Dear Sir:-

Re: **Lots 8, 9, 19, 20, 21, 23, 24, 25, & 26 of the**
H.R. 1 of Sec. 5, Tp. 14, Map 2514, N.W.D.

(Indigenous)

I beg to acknowledge receipt of Duplicate
Certificate of Title No. **174666E** of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ **2509.00** , in favour of The Secretary of State,
dated **July 25, 1944** , being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price

- \$ **2509.00** ✓

Less arrears of taxes to
January 1st, 1943,

- \$ **N11**

Amount paid to Secretary
of State:

- \$ **2509.00**

Ray H. Allen
3rd

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

Yours truly,

T. Todrick
T. Todrick,
DISTRICT SOLICITOR

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

JUL 28 1944

Date

Solicitor for The Secretary
of State.

EXHIBIT No. 840-2DATE 15 April 1961FILED BY L. M. H. H. H.

Farm Appraisal Report

File No. 98679Land Description lots 19-20-21-22-23-24-25-26 and lots 27-28-29-30 Twp 14
Containing 50.65 ac. AcresOwner's Name Mass. Miki.Post Office Address Bradner

Nearest Rail Point

Lombard station on B.C.E.R.Distance 40 yards.Market Town AbbotsfordDistance 11 miles

Church (give denomination)

United at BradnerDistance 2 miles

Nearest School

BradnerDistance 2 milesState how property was identified: Map location and enquiry.

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

Yes. It is in off the main road a mile a fair gravel road to N.E. corner.
Is this district a good one? no, a lot of undeveloped land in the vicinity.Employment opportunity seasonal onlyPredominating Nationality and religion: mixed.Describe Fencing and its condition: none except along north end

Value \$

Water supply: well with electric pump

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 50	frame	6'6"	shing	old	none	poor	125.00
old shed	11 x 20	frame	6	shing	old	none	poor	25.00
BARN	X	X	X	X	X	X	X	X
Greenhouse	31 x 100	glass	7'6"	glass	new	concrete	good	1200.00
BARN	20 x 30	glass	7'6"	glass	10	wood	fair	800.00
Greenhouse	8 x 30	glass	6'6"	glass	old	wood	poor	75.00
GRANARY	X	X	X	X	X	X	X	X
Old shed	18 x 30	shakes	6	shakes	old	no value		
old hen house	18 x 30	shakes	6	shakes	old	no value		
	X	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	X

Total present day value \$ 1925.00

Total Value Buildings add to farm

\$ 1800.00Is dwelling habitable without repairs? No

If not what is your approximate estimate of cost to make it

habitable? Actually the house is not fit for habitation, a new dwelling is
needed. This one was originally a hen house, and should remain as such.Describe the basement and chimney: dug out basement no floor, dirty & wet, no brick
chimney, just roof jacks for stove pipes.No. rooms downstairs? 6 Upstairs? none How finished bare studdingAre buildings painted? no Condition of paint N.A.Distance from nearest bush twenty five yards.

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

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.	undulating 5 acres	8 to 10 in clay loam	12 in loam	old orchard and some bulbs.	\$50.00	\$ 250.00
Area which can be cultivated without cost other than for breaking.						
nil	nil					
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
47	undulating 47 acres	10 to 12 in. clay loam	loam 12 in	medium to thick bush and stumps	\$75.00 \$150.00	\$15.00 \$705.00
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	

Total value of Land \$ 965.00

Total added by buildings to value of farm \$ 1500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 100.00

Total value of farm \$ 2555.00

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

The cultivated land has been allowed to get into a poor state, there has been no work done on it this season, and the grasses and weeds are thick in among the fruit trees, that are close together and have had little or no attention for quite some time. There is a caretaker in charge at present. State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

This has the makings of an enterprise, from a mixed farm to a small fruit & greenhouse proposition, when the bush land is cleared.

very few, some Canada thistle and a little couch grass.

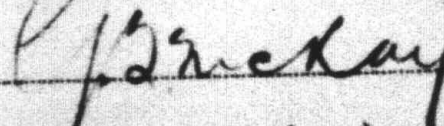
Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Matsqui Municipality Taxes \$ 52.56.

Date: June. 14th 1942
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 11th day of June 1942 19

Inspector's Signature



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

Farm Appraisal Report

Page 3

S.S. Form No. 43
(Sheet 2)

Remarks:

This layout appears to have been run strictly as a greenhouse production. The five acres under cultivation is a mass of grass and weeds in among several hundred badly kept fruit trees. South of the Greenhouses are two hundred and ten young pear trees two years old. The others on the north are a mixture of apple pear prune, cherry and some ornamental.

The balance of the area is the wood supply for the home made heating plant installed for heating purposes in the greenhouses.

There is an occupant on the place, she has the use of the building including the greenhouses, just for protecting them against damage by trespassers.

There is electric power serving the property, and the road up the east side is fair.

The house is very poor, it had been used as a henhouse and was converted into a dwelling, dug-out cellar below with no floor very wet and dirty. It can hardly be classed as fit for white habitation, without considerable expense, might better be used for the purpose for which it was originally intended and a new dwelling erected.

The soil throughout the place is of good quality loam with considerable moisture lying all through the timbered area.

(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

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

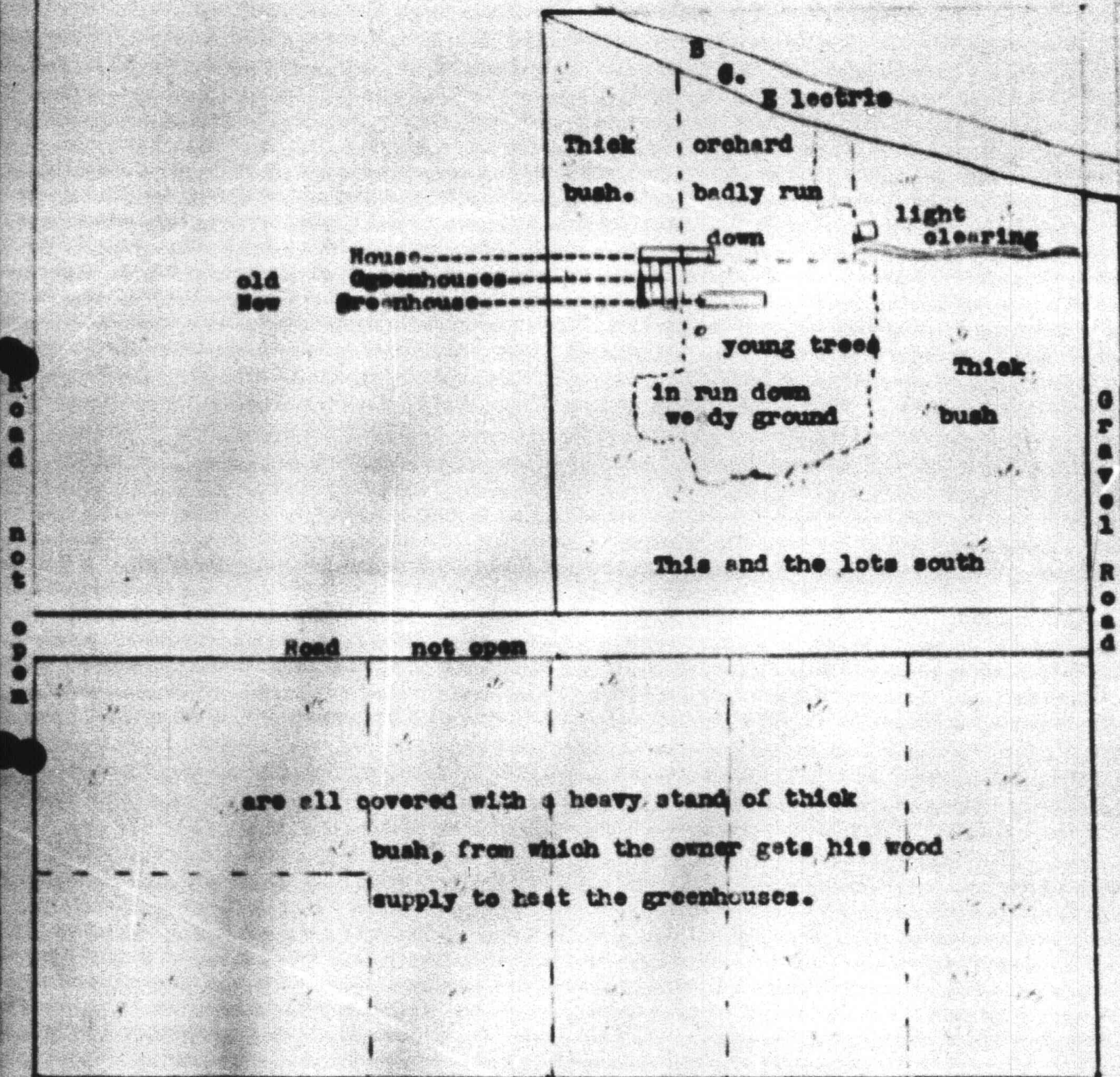
Mase Miki. Lots 19-20-221 of N.W. Sec. 5Tp. 14. and
Lots 8-9-23-24-25-26. Matsqui.

4 Chains to 1 inch.

EXHIBIT NO.

DATE

FILED BY



Following careful review of this appraisal report, it is my opinion that the present
value is \$ 2000

Date 30th July 19 42.

"I. T. BARNET"

District Superintendent.

J.L. No. 679

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

AUG 13 1944

506 Royal Bank Building,
Vancouver, B. C.

File No. 4524

Reg. No. 13001

Mr. Masao MIKI,
Dufrost Farms,
Dufrost, Man.

Dear Sir:

Re: Municipality of Matsqui - Lots 19, 20 & 21 of the North East
Quarter of Section 5, Township 14, Map 2514, District of New
Westminster and Lots 22, 23, 24, 25 & 26 of the North East Quarter of
Section 5, Township 14, Map 2514, District of New Westminster. C. of T.

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

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

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

Sale price of above described property	\$ 2,509.00
Add:	
Unexpired insurance premium as at January 1st, 1943	2,509.00

Less:

Tax arrears to December 31st, 1942

\$ 3.00

Registration fee

198.60

Encumbrance—Principal

50.20

—Interest

251.80

2,257.20

Net proceeds of sale

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

Yours truly,

F. G. SHEARS,
Director.

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
Jan. 1	Cr. re Sale of Property		2,257.20	
	Land Registry Office- Certificate of Encumbrance	2.00		
	Brackman-Ker Milling Co.		3.90	
June 16	Proceeds of Boat Awaji		267.19	
1944				
Jan. 28	Proceeds of Auction Sale		20.07	
April 26	" " " "		162.18	
26	" " " "		228.60	
May 4	" " " "		3.09	
		<u>2.00</u>	<u>2,942.23</u>	<u>2,940.23</u>

C O P Y

BRADNER BULB GROWERS ASSOCIATION

Speialists in all types of bulbs.

F. Fatkin
Bradner, B. C.
Sept. 14, 1944.

Report on the Bulb Situation on the I. T. Yamamoto, Miki, Yamada,
and Inamura Farms situated in Bradner & Rand, B. C.

1. I. T. YAMAMOTO

There is nothing here to salvage. Mr. Ratzloff, the present tenant, informs me he shipped two sacks of bulbs last year to I. T. Yamamoto at Kelowna. Anything left there is so badly overgrown with weeds, never having been either dug or cultivated since YAMAMOTO left, that it would cost more to salvage them than they could possibly be worth. We tried digging on this farm, but it is hopeless.

2. Maseo Miki

On this farm, there are few bulbs dug this year, and the operator, Miss Underhill, has replanted, unfortunately, about 5000 King Alfred. This appears to be all she could be expected to do, under a penalty clause which, on payments, seems to be a sufficient discharge of her obligation. The greater quantity, by far, of the bulbs on this farm are still in the ground, and, in my opinion, will likely stay there, as after investigation, we find it almost impossible to find them, they are down so deep and very badly diseased. Here, I would like to point out that the conditions regarding the bulbs on this farm are entirely the fault of the owner, Maseo Miki, who resolutely refused to allow Miss Underhill to handle the bulbs, with the consequences as above. The 5000 King Alfred replanted by Miss Underhill will not be salvaged this year. From my inquiries, I gathered they were very small, and would be almost impossible to trace in newly worked soil, and most certainly not at any advantage to anyone.

3. YAMADA

I cannot see any greater value than on hundred dollars here. Stock reserved for planting is of the smallest and least useful varieties, with the exception of a few King Alfred. These carry the only value there. The present tenant does not want them.

4. INAMURA PROPERTY

There are a lot of stock reserved there for planting, but again much of it is of little value, and like the rest, of the smallest size. Harvey Konrad has told me he was offered eight hundred dollars for this stock. Well, it is more than I would care to give, including the stock from the greenhouse after forseeing, so I am not mentioning any value.

.....Continued Over.....

Continued:

In conclusion, I wish to state one or two reasons for what may appear to be rather a pessimistic estimate of bulb values on these four Japanese properties.

Reason No. 1: is that none of this planting stock has any chance to gain any marketable value for three years. Practically none of it is King Alfred, and very little of it is of varieties with any value when other bulb producing countries are in a position to ship again. Three years will likely make considerable difference.

Reason No. 2: is that most of this stock will be unsaleable at once if any reasonable quantities are available from England or Holland after the war is over. The sale or dump of most of this stock entirely depends on the continuance of the war.

I do not know how an auction sale of this stock would go, but I am of the opinion the varieties, when mentioned, would cause a stalemate while enquiries were made as to their relative values. If I can help further, I will be happy to do so.

All of which is respectfully submitted

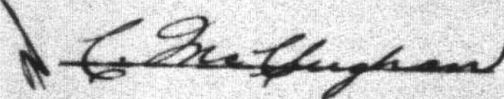
Yours very truly,

Fenwick Fatkin

RDR/pls

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

June 3, 1948



attached to 840-7

C O P Y

BRADNER BULB GROWERS ASS'N
Specialists in all types of Bulbs

#4524

F. Fatkin
Bradner, B. C.
Sept. 14, 1944

To the Custodian Alien Enemy Property.

Dear Sir:

Herewith is enclosed my report on the four Japanese properties of I. T. Yamamoto, Masao Miki, Yamada, and the brothers Imamura (Kasuo and Kojiro). In the cases of the last three, some part of the present conditions can be charged to inexperience on the part of practically all connected with the disposition of these properties. To cite one phrase as an illustration. No provision was made where the lease or rental called for replanting to compel the lessee or rentor to plant any particular variety of Daffodil or Narcissi, nor was any grade such as ten centimetres or up called for. The consequence is that only the smallest grade of planting stock has been held for replanting, and, in the main, only the varieties with the least value have been retained for this purpose. There are other reasons, but I cite these two as the particular reasons why the remaining stock on these four places is of small value, and it is the value I was asked to assist in determining.

Yours very truly,

Fenwick Fatkin

"Original on Claim File #13930"

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

June 2, 1948.

W. C. Hughes

attached to 840.7

4524
Your File BC/376P

October 11, 1944.

Soldier Settlement & Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Attention Mr. T. Todrick.

Dear Sir:

Re: Masao Miki

Before arrangements would be made to dispose of the bulbs on this property, the tenant had re-planted the salvaged, planting bulb stock and it was, therefore, impossible to negotiate sale of them.

Under the circumstances, it will be necessary that the Custodian be allowed to dispose of this stock next spring when bloom is showing and we have no doubt that some mutual arrangement can be made regarding this situation.

Yours truly,

W. E. ANDERSON,
Farm Department.

WEA/EG

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

June 2, 1948.

L. MacHughan

Attached to 840-7

SOLDIER SETTLEMENT and VETERANS' LAND ACT

Your File No. 4524

Please Quote BC/376P

Vancouver, B. C.
October 13th, 1944.

Attention - Mr. Anderson

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Masao Miki

This will acknowledge receipt of your letter of the 11th instant in which you inform us that the tenant has already replanted the salvaged bulb stock on the above noted property.

In arranging a new lease for the land with Miss Underhill we shall point out to her that these bulbs are the property of the Custodian and we take it that you will come to a mutually satisfactory arrangement.

Yours truly,

I. T. Barnet,
District Superintendent

AB/GW

Per

"A. S. Berner"

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

June 2, 1948.

[Signature]

attached to 840.7

4524

Your File BC/376P

January 13th, 1945.

The Director,
Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Attention: Mr. A. Berner

Dear Sir:

Re : Masao Miki - Reg. No. 13001

In reply to your letter of January 5th in reference to your file numbers 364, 365, 376, 404 and 405P, we wish to confirm that the Custodian has no interest in bulbs other than the Masao Miki property, to which we would refer you to your letter of October 18th, 1944. It is the intention of this office to dispose of the bulbs on this property this spring at a time when the bloom can be seen to distinguish the quantity and varieties.

It is possible that someone from the Experimental Station might be interested in seeing what is on the property at that time and, if so, we would be only too pleased to co-operate in any way possible.

Yours truly,

We E. Anderson,
Farm Department.

WEA:OH

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

June 2, 1948.

ms. C. McHugh

Copy - Mr. W. E. Anderson, Farm Department, Office of the Custodian.

attached to 240-7

Your File No. 4524

SOLDIAR SETTLEMENT and VETERANS' LAND ACT

Please Quote BC/376P

518 Rogers Building,
Vancouver, B. C.
January 15, 1945.

Mr. J. J. Woods,
Superintendent, Experimental Station,
Saanichton, B. C.

Dear Mr. Woods:

Re: Daffodil and Tulip Bulbs

In reply to your letter of the 3rd instant and further to the copy of my letter written to the Custodian regarding your inquiries about bulbs, I now have an answer from Mr. W. E. Anderson of the Farm Department, copy of which I am enclosing.

The property to which Mr. Anderson is referring, and where you might find some bulbs, is the former Masao Miki property located 400 yards from Lombard Station on the B. C. Electric and approximately 2 miles from Bradner Station. This holding is now under lease to Miss Berl Underhill whose address is Bradner, B. C. and you could communicate with her direct if you so desire. You will note that the Custodian's Department is still interested in the bulbs and I take it that any dealings you have with the tenant would require their sanction.

Yours truly,

I. T. Barnet
District Superintendent
Per / "A. S. Rerner"

AB:MN
ENCL.

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

June 2, 1948.

C. McHugh

Attached to 840 - 7.

BRADNER BULB GROWERS ASSOCIATION

Bradner, B. C.

May 10, 1945.

Claim Dept.,
Office of the Custodian,
Vancouver, B. C.

Sirs:

On April 23rd we were advised by the regional supervisor of the Soldier Settlement and Veterans' Land Act, New Westminster, B. C. that they had passed on to you a copy of our April 13th letter regarding the diseased bulbs on the M. Miki (former Japanese property) Lots 19, 20, 21, 23, 24, 25 and 26 and Lots 8 & 9 of the N. E. $\frac{1}{4}$ Sec. 5, Twp. 14, Map 2514, Matsqui Mun.

We would very much appreciate an early reply as these bulbs are a menace to our industry here in Bradner.

Yours truly,

BRADNER BULB GROWERS' ASS'N.

"Jay W. Scofield" Sec.-Treas.

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

June 2, 1948.

W. C. McHugh

attached to 840-7

3424

June 6th, 1945.

The Bradner Bulb Growers Association,
Bradner, B. C.

Attention: Jay W. Seafield - Secretary-Treasurer

Dear Sir:

Re: Masao Miki - Bulbs

In reply to your letters of April 23rd. and May 10th, we regret that we have not answered your letters but have been, however, attempting to sell these bulbs. We realize that it is entirely a salvage proposition and were attempting to dispose of them on that basis, with a guarantee that the bulbs on the property would be handled in such a way to alleviate any menace of pests spreading to surrounding bulb farms.

We have been unable to obtain any reasonable sale of these bulbs but it may be that your association would have some suggestion as to how it could be handled. This office can arrange a year's lease on this property for consideration of the taxes, amounting to approximately \$80.00, to assist anyone who might be interested, thereby giving them two summers to remove the bulbs. Any way you can help us in this matter would be appreciated and in the long run would be, no doubt, very much to the advantage of your Association.

Yours truly,

W. E. Anderson,
Farm Department.

WEA:OH

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

June 2, 1948.

m/ *L. McHugh*

Attached to Ex. 840 - 7

BRADNER BULB GROWERS ASSOCIATION

Bradner, B. C.

June 18, 1945.

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

Sir:

Replying to your letter of June 6th, File 4524, re conditions on the Miki farm regarding bulbs. We regret we are unable to help you in any way. Our members are all well aware there is no salvage of bulbs to be had on this farm and that the remedy is to employ someone to remove these diseased bulbs. At present the larger Narcissi fly is being released in very large quantities. This being the time of year when this pest is most active. Re renting: The Miki place is in such poor shape, heating apparatus, housing, greenhouses, etc. that it is not likely anyone who knows about it will take a chance on renting. Certainly anyone asking for advice around here from the members of our Association re the property will be advised as above. In the meantime, conditions are simply scandalous especially for our members living adjacent to this farm.

Yours truly,

BRADNER BULB ASS'N.

"Jay W. Scofield" Sec.

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

June 2, 1948.

L. McHughan

840 - 7

EXHIBIT No. 15 Apl. 1948
DATE
FILED BY J. W. G. Hunter

BRADNER BULB GROWERS ASSOCIATION

BRADNER, B. C.

July 10, 1945.

To the Custodian,
Alien Enemy Property,
Vancouver, B. C.

Re: Miki Property at Lombard

Dear Sir:

Referring to the diseased bulbs on the above property it is my contention this should be cleaned up immediately and the costs charged to the Japanese owner, Masao Miki for these reasons.

Mr. Miki consistently refused to adopt the sanitation required to keep these bulbs in a healthy condition, and also refused to allow the person renting the property from him upon his evacuation to handle the bulbs in any shape, form, or manner. It is thus clearly the responsibility of the owner, Masao Miki that the present dangerous condition exists on this farm and as a life time bulb grower as well as being President of the above Association, I know the existing conditions to be intolerable and the expense of rectifying these conditions should be properly charged as above.

Yours truly,

"Fenwick Fatkin"

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

June 2, 1948.

A. C. McHughan

840 - 8

EXHIBIT NO. 15 Apl. 1948
DATE
FILED BY J. W. G. Hunter

548 College Ave.,
Winnipeg, Manitoba,
Jan. 23, 1947.

The Custodian Farm Dept.,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Sirs:

Re: Sold Property of my farm land at Bradner, B. C.

In 1943 the above property had sold compulsory by you to the Director the Veterans Land Act at the price of \$2,509.00 for 53 acres of land with 10 buildings, 727 fruits trees, and 317,000 bulbs of daffodils, tulips, lilies, etc. and I got only \$2,207.00 out of it. I was not consented of course with such unreasonable price at all and sent letter at the time. My wishing was to keep until we are returned.

I am a Canadian. I got the naturalization paper in 1923 at Bradner, B. C. I think it is unlawful that the Custodian or the government would act such compulsory sale on the Canadians' property without understanding, and even though the forcing act had been proceeded in the war time, it should be returned to the owner or compensate fully for the total loss upon one's property at the later date.

The government of the United States had already sent all Japanese people back to their coastal homes who wished to be returned. I believe that we the Canadians too should be sent to the old homes in B. C. Coast anyone wishes to do so.

In the regal agreement of renting my property to Miss Beryl Underhill which we signed on April 13th, 1942 is written - "The crops on this property would have and sell but is understood that no bulbs must be dug and sold but that the bulbs must be left in the ground."

My old neighbours informed me a few weeks ago that those over 300,000 bulbs had almost been dug out and took away from this property. The wartime emergency powers of the federal government are due to expire on or before Mar. 31st in this year, and if we would be allowed to be returned in B. C. Coast, my intention is to pay the sum what I got from you back and go to the old home and continue the old business. Therefore, I beg to you that let no one have this property or send into until everything set. I forward this letter before I request the indemnity for my total loss on my property.

Yours truly,

"M. Miki"

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

June 3, 1948.

[Signature]

January 31, 1947.

Mr. Masao Miki,
Reg. No. 13001,
548 College Avenue,
Winnipeg, Manitoba.

Dear Sir:

We wish to acknowledge your letter of the 23rd January, and we have carefully noted its contents, expressing your dissatisfaction regarding the liquidation of your property.

The liquidation of properties in the Protected Area was carried out by this office on instructions from the Canadian Government at Ottawa on the basis of appraised valuations. We are, therefore, not in a position to consider any alternative in the matter.

You undoubtedly had a considerable quantity of bulbs on the property, and as soon as possible after the sale of the land, the Custodian's representatives did everything in their power to liquidate them to your benefit. We solicited the aid of the Bradner Bulb Association of which you were a member, and also outside parties in an attempt to salvage the bulbs. However we regret to report that we had no success whatsoever, and according to experienced bulb men, the reason for being unable to salvage them was that you had not allowed your original lessee to handle the bulbs. The writer was personally on your property from time to time, and the number of tulip bulbs seen were not worth considering. According to the bulb men who were with me, they stated that as the ground was not kept cultivated and cared for, it was quite possible that the fieldmice, moles and insects ravaged them.

As previously stated we are not in a position to take any further action in the matter. However your letter showing your dissatisfaction is being placed on your file where it will be available at any time.

Yours truly,

W. E. ANDERSON,
Office of the Custodian.

WEA:HA

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

June 3, 1948.

W. E. Anderson

FILE: 4524

March 17, 1948

REAL PROPERTY MEMORANDUM

Re: Masao NIKI, Reg. No. 13001

Veterans' Land Act Transaction

Two real properties, being:

"A" Lots 19, 20 and 21 of the North East Quarter of Section 5, Township 14, Map 2514, Municipality of Matsqui in the District of New Westminster.

Registered Owner: Masao NIKI

"B" Lots 8, 9, 23, 24, 25 and 26 of the North East Quarter of Section 5, Township 14, Map 2514, Municipality of Matsqui, in the District of New Westminster.

Registered Owners: Arthur Harold HEATH, subject to an unregistered Agreement of Sale dated October 25, 1932, to Robert George Duplex and Helena May Duplex for \$329.60. Agreement assigned on September 21, 1936, to Masao NIKI who assumed payment of balance of \$229.60.

Sold to Director, Veterans' Land Act for \$2,509.00

Assessment (1942):

"A"	Land	\$ 493.00	
	Improvements	<u>3200.00</u>	
			\$3,693.00
"B"	Land	\$ 300.00	
	Improvements	<u>822.00</u>	<u>1,122.00</u>
	Total		4,815.00

/TH

Emathison

VLA
NOV 28 1947
IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

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

(1) NAME Miki MASSO
(Print) Surname Given Name (RCMP) Reg. No. 13001

(2) Pre-Evacuation Address Bradner, B.C.

(3) Present Address 548 College Avenue, Winnipeg, Manitoba.

(4) REAL ESTATE
(a) Street Address (if any) R.M. of Matsqui, B.C. Province

(b) Legal description (lot number, block number, section number, etc.)
R.M. of Matsqui, Lots 8, 9, 19, 20, 21, 23, 24, 25, and 26 N.E. 1/4 of Section 5
Township 14, Map 2514, District of New Westminster.

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

(i) Farm
(ii) ~~Residence~~ Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land only - - - - - \$2,835.00

(ii) Buildings Dwelling, Greenhouses (3) - - - - - \$ 350.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) Bulbs, Fruit Trees, Flower plants - - - - - \$4,400.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$8,693.00

(v) Amount at which Custodian sold property and credited your account - - - - - \$16,403.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 2,257.20

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation N/A

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) N/A

(c) How stored or packed at time of evacuation N/A

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

Property leased to Beryl, Underhill, Bradner, B.C. and taken over by Custodian latter part of 1942 according to Custodian's statement.

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

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6. N/A	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$14,545.80

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

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

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

DOMINION OF CANADA,
Province of Manitoba,
TO WIT;

I, Masao Miki
of Winnipeg

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City
of Winnipeg
in the Province of Manitoba
this 7th day of November.
A.D. 1947.

in the City
Province of Manitoba

M. Miki

A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
MASAO MIKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

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N. Niki,
In Chief.
Discussion.

THE COMMISSIONER: What are you starting with, Mr. Cherniack?

MR. CHERNIACK: I would like to proceed with the case left over from yesterday, my lord, No. 17, Masao Niki. I have an amendment, my lord, but I think it would be more readily presented if I file the statement first.

THE COMMISSIONER: Very good.

10

MASAO NIKI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Niki, I show you a typewritten statement. Was this prepared in accordance with your instructions?

A Yes.

Q Is this your signature?

A: Yes, sir.

Q Do you swear the contents to be true to the best of your information and belief?

A: Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

20 MR. CHERNIACK: At the same time, my lord, I will file, on behalf of my learned friend, the S.B.B. appraisal as Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: You will note, my lord, on Exhibit 1 the estimate for the land is totalled there at \$2,835.00. That is correct, as shown in the original claim.

THE COMMISSIONER: He is claiming 7 acres at \$150.00 an acre, 12.7 acres at \$50.00 an acre, and the remainder at \$35.00 an acre.

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MR. CHERNIACK: That is correct. He then shows his fruit trees as adding to the value to the extent of \$1450.00 and if your Lordship will turn to the page attached to the original claim, you will find the trees itemized with the exception he has shown his estimate of the value of the trees at the date of evacuation. We have changed that to average \$2.00 per tree cost. That is how we arrive at the figure of \$1450. 00. The next item, the flowering plants, is also changed in the same manner.

10 THE COMMISSIONER: Was the claimant growing bulbs with a view to the sale of the bulbs or flowers?

MR. CHERNIACK: Of the bulbs, yes. There was a question that was brought up yesterday as to whether this is personal or real property. In this claim it has been included with the real property, mainly because there is no other chattel claim, so it is all combined.

THE COMMISSIONER: I see.

20 MR. CHERNIACK: At the bottom there, my lord, of the right hand margin of Exhibit 1 is the estimated value of the property, \$15,460.00. The gross sale, my lord, was \$2,509.00, showing a loss of \$12,951.00. If I may proceed now, my lord.

THE COMMISSIONER: I notice that the credit is \$2257.00 for the sale price. The gross was \$2509.00, was it?

MR. CHERNIACK: Yes. There was an encumbrance, apparently, of almost \$250.00, my lord.

THE COMMISSIONER: Oh, I see. Is that all?

30 MR. CHERNIACK: No, my lord. According to Exhibit 1, the

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claimant states that he bought this property in two portions. Lots 19, 20 and 21, were purchased by his father and his uncle in 1926, and subsequently or rather, correction, my lord, in 1926 the claimant's father gave him his half interest in 19, 20 and 21, and he purchased the other half from his uncle at \$850.00. In addition, in 1936, he purchased the balance of five lots from Robert George Duplex and Helena May Duplex for ^{329.60} \$379.60. At the time of purchase all land was uncleared. Of the total of 52 acres, he cleared 7 acres, 12 acres he used as a reservoir for fuel for the various buildings he had on the premises, and 33 acres were uncleared, and at the time of purchase your Lordship will note there was a shack and an old log house upon the land. In addition to clearing the 7 acres, the claimant put in about a thousand feet of cedar covered ditching, dug two wells, equipped with an electric pump, and built fencing and replanted 727 mixed fruit trees with an estimated crop which is shown on Exhibit 1. In addition there were 52 flowering plants at a cost also shown in Exhibit 1.

The reference in the appraisal is to old orchard and some bulbs, my lord. The appraiser states, "This layout appears to have been run strictly as a greenhouse proposition. The five acres under cultivation is a mass of grass and weeds in among several hundred badly kept fruit trees. South of the greenhouses are 210 young pear trees, 2 years old. The others on the north are a mixture of

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apple, pear, prune, cherry", etc. He sets out, "There is an occupant on the place, she has the use of the buildings including the greenhouses, just for protecting them against damage by trespassers". That would refer only to the buildings, my lord, and at the bottom of the comment he states, "The soil throughout the place is of good quality loam with considerable moisture lying all through the timbered area."

10 As to the buildings, my lord, a fairly substantial discrepancy in the ages is shown in some of the buildings. The house is stated to be old, but it was 12 years at that time. The greenhouse is stated to be 18 years old and it was only seven years old. Another greenhouse shown as old was five years old, according to Exhibit 1. The estimated values of the buildings are as shown.

Q Witness, I show you a snapshot of a greenhouse. Can you identify that?

20 A This is my newest greenhouse.

Q Do you know when this snapshot was taken?

A In 1947.

Q Has the building changed in any way from its condition when you were evacuated?

A Yes, a few broken panes of glass.

Q And can you identify what that white line would be at the feet of the building?

A It is snow.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

30 Q I show you a further snapshot. Can you tell me

what that is?

A: This is a 12 year

old cherry tree.

Q And what is this low bush?
are strawberry beds.

A: These

Q When was this snap taken?
1938.

A: In

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. HUNTER: Mr. Cherniack, I presume that is of his
property?

10 MR. CHERNIACK: Yes, he said it was his cherry tree.

Q Is this on the property for which you are claiming?
A Yes.

MR. CHERNIACK: The comment, my lord, in Exhibit 1 says,

"The appraiser ignores the large number of fruit
trees and flowering plants and bulbs 317,250,
although this was referred to in my J.P. form.
The buildings are much newer than the appraiser
states, and he has left out two buildings from
his list. The greenhouses were in very good state
20 of repair. When I was evacuated the land was
clear of weeds and grasses. The soil is excellent
for orchard and bulb growing purposes."

Turning to the bulbs, my lord, may I ask my
learned friend to produce the J.P. form? My lord,
I produce from the Custodian's file J.P. form,
dated the 16th of April, 1942, signed by the
claimant. I would like to read into the record, my
lord, only two of the clauses. There is the item
which is as to occupancy and leases, "Miss Beryl
Underhill. All property houses, buildings,
30 crops and flowers etc., have been leased to her

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N. Miki,
In Chief,
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as stated in Indenture, made 13/4/42, at Bradner,
before Justice of Peace Roach". And item 9,
"In greenhouses: tomatoes, carnations, chrysanthemum,
727 fruit trees, 317,200 bulbs, 131 flowering plants".
May I draw to your Lordship's attention that although
this form is typewritten, the signatures are in
ink, and in pencil, opposite clause 9 which I have
just read, is written the word "leased". I file
that as an exhibit, my lord.

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

THE COMMISSIONER: Q: Miki, where is Brander? Is it
on the south side of the Fraser?

A Yes, on the south side.

Q It is between Aldergrove and Abbotsford, is it?

A Yes, my lord.

MR. CHERNIACK: My lord, I also produce the lease
referred to in that J.P. form, dated April 13th,
1942, between Miki and Underhill. The excerpt
which I would like to read into the record is
20 "The owner agrees to rent the above to the
tenant for the period which he is away on the
following terms viz. The tenant is to pay all
taxes, to keep in repair all buildings, to keep
and take charge all tools, equipment, etc.,
which are left on the place, according to the
list which is attached and included in this agree-
ment, she is to have full use of all buildings
including greenhouse, she shall have and sell
all produce from the place and grown thereon in-
cluding fruits and flowers, but it is understood

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M. Niki,
In Chief.
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that no bulbs must be dug and sold, but that the bulbs must be left in the ground." I file that as Exhibit 6, my lord.

(LEASE MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Q: What was your water supply?
Was it dependent on a well?

A Yes.

10 MR. CHERNIACK: It will be argued later, my lord, that the Custodian was made immediately aware of a large quantity of valuable bulbs on the premises, and was also made aware that the lease did not provide for the care of the bulbs.

THE COMMISSIONER: How do you say the Custodian was made aware? Was there written notice of some sort?

MR. CHERNIACK: The J.P. form.

THE COMMISSIONER: You are relying on the J.P. form?

20 MR. CHERNIACK: And the fact it is so clearly shown in the J.P. form identifying this lease, and the appraisal, my lord, which comments that the tenant is looking after -- well, it speaks of the buildings just for protecting them against damage by trespassers. That will be our contention, my lord. I might make this statement that in perusing the Custodian's file, I received the impression the first time the bulbs were looked at by the Custodian was in September, 1944, and this would be as good a time as any to correct me in that if I am wrong.

30 THE COMMISSIONER: Mr. Hunter, have you anything to say in that regard?

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MR. HUNTER: I don't know when he first looked at them, my lord. I don't know whether he ever did look at them. They were in the ground.

THE COMMISSIONER: You are not aware that there was any inspection of the property with a view to determining how it was looked after following evacuation by the claimant?

10 MR. HUNTER: No, my lord. All I know is the claimant insisted on leaving the bulbs in the ground and the Custodian acceded to his request.

MR. CHERNIACK: Q: Witness, could you tell us something about the care of bulbs while they are in the growing stage? that is, when they are planted, when they are taken out, and in what form they are taken out as compared to the original form? Is that a little too much, Mr. Interpreter?

20 THE COMMISSIONER: I do not know that you need it. It is my impression, and the claimant will correct me if I am wrong, that bulbs are taken out of the ground and dried out at least once annually and then re-planted. Would you put that to him?

Q Is that a correct conclusion?

A That is true in the case of tulips but not in the case of daffodils.

Q And what were your bulbs? A: A few tulips but largely daffodils.

THE COMMISSIONER: Does that meet the situation?

MR. CHERNIACK: I would like to go into the daffodils.

30 THE COMMISSIONER: He has said there was no need to lift the daffodils. They are left in, except to

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break them up periodically because they do multiply.

MR. CHERNIACK: That is the idea, my lord.

Q Other than leaving them in the ground and keeping the place clean, that is to clean out the weeds, is there anything else that has to be done in the care of these bulbs?

A: Once a year they have to be fertilized. I have to put down fertilizer.

Q Once a year they have to be fertilized. What is the normal length of time that the bulbs are left in the ground?

A: Three years.

Q And how much longer can they be left in the ground before they are destroyed?

A They are quite all right up until five years, but after five years they flowers are not so good.

Q Should the place become overrun with weeds and neglected, what will be the result to the bulbs?

A The flowers will become smaller and less in number.

Q And will the bulbs rot? A: Yes. They will be attacked by insects.

20 MR. CHERNIACK: I think that covers the bulbs fairly well, my lord. My learned friend, no doubt, will inform your Lordship as to the assessed value of the property. I am wondering whether he has the 1941 assessment in addition to the 1942.

MR. HUNTER: I have the 1943 one. That seems to be the only one I have, my lord. Land, \$822.00, improvements, \$300.00, a total of \$1122.00, my lord.

MR. CHERNIACK: Is that for all the land?

MR. HUNTER: That is for 32.82 acres.

30 MR. CHERNIACK: Well we are speaking of 32 acres.

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MR. HUNTER: For 19.7 acres, \$493.00 for the land,
\$3200.00 for the improvements, a total of \$3693.00.
So that the total assessment for the two properties
would be ^{4,815.00} \$4,875.00.

THE COMMISSIONER: Yes

MR. CHERNIACK: ^{4,815.00} \$4,875.00 in 1943, my lord. I only want
to point out that the 1941 assessment, my lord, is
\$4,815.00.

10 THE COMMISSIONER: What are you concerned about, Mr.
Cherniack, the 1941 assessment?

MR. CHERNIACK: The 1941 assessment, my lord. Land,
\$1255.00, improvement \$1600.00. My only purpose in
bringing this to your Lordship's attention is to
show there is a large increase in the valuation
of improvements which I can tell you substantiates
the reference in Exhibit 1 to the building of his
greenhouse at an estimate of \$2500.00.

THE COMMISSIONER: It goes to show the assessor was on
the job to realize on it for taxation. Is that all?

20 MR. CHERNIACK: Yes, my lord.

MR. HUNTER: It is submitted, my lord, that this property
was sold for its fair market value. There are a
number of letters that I would like to put in for
information to be verified later by the writer in
connection with these bulbs. The odd letter is
from the claimant which will be, of course,
identified.

The first letter, my lord, is a copy of a
letter from a rather Dickensian character,
Penwick Fatkin, dated September 14th, 1944.

"Dear Sir: Herewith is enclosed my report on the

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four Japanese properties of I.T. Yamamoto, Meano Niki, Yamada, and the brothers Imamura (Kasuo and Kojiro). In the cases of the last three some part of the present conditions can be charged to inexperience on the part of practically all connected with the disposition of these properties. To cite and phase as an illustration. No provision was made where the lease or rental called for replanting to compel the lessee or renter to plant any particular variety of daffodil or narcissi, nor was any grade such as ten centimetres or up called for. The consequence is that only the smallest grade of planting stock has been held for replanting, and, in the main, only the varieties with the least value have been retained for this purpose. There are other reasons, but I cite these two as the particular reasons why the remaining stock on these four places is of small value, and it is the value I was asked to assist in determining."

Attached thereto is his report addressed apparently to the Bradner Bulb Growers Association, and referring to the claimant here he says,

"On this farm, there are two bulbs dug this winter, and the operator, Miss Underhill, has replanted, unfortunately, about 5000 King Alfred. This appears to be all she could be expected to do, under a penalty clause which, on payments, seems to be a sufficient discharge of her obligation. The greater quantity, by far, of the bulbs on this farm are still in the ground, and, in

my opinion, will likely stay there, as after investigation, we find it almost impossible to find them, they are down so deep and very badly diseased. Here, I would like to point out that the conditions regarding the bulbs on this farm are entirely the fault of the owner, Masao Niki, who resolutely refused to allow Miss Underhill to handle the bulbs, with the consequences as above. The 5000 King Alfred replanted by Miss Underhill will not be salvaged this year. From my inquiries, I gathered they were very small and would be almost impossible to trace in newly worked soil and most certainly not at any advantage to anyone."

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THE COMMISSIONER: That is speaking as of 1944, is it?
MR. HUNTER: September 14th, 1944, my lord. That is within the period alleged by this claimant to preserve the health of these bulbs.

The next is a letter from the Custodian to the Soldier Settlement & Veterans Land Act, my lord, dated October 11th, 1944. "Re: Masao Niki. Before arrangements could be made to dispose of the bulbs on this property, the tenant had replanted the salvaged, planting bulb stock and it was, therefore, impossible to negotiate sale of them.

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"Under the circumstances, it will be necessary that the Custodian be allowed to dispose of this stock next spring when bloom is showing and we have no doubt that some mutual arrangement can be made

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regarding this situation."

In reply to that is a letter from the Soldier Settlement and Veterans Land Act, I.T. Barnet, District Superintendent, to the Custodian.

"This will acknowledge receipt of your letter of the 11th instant in which you inform us that the tenant has already re-planted the salvaged bulb stock on the above noted property.

10 "In arranging a new lease for the land with Miss Underhill, we shall point out to her that these bulbs are the property of the Custodian and we take it that you will come to a mutually satisfactory arrangement."

By a further letter of January 13th, 1945, from the Custodian to the Director Veterans Land Act, "Re: Masao Miki. In reply to your letter of January 5th in reference to your file numbers 364, 365, 376, 404, and 405P, we wish to confirm that the Custodian has no interest in bulbs other than the Masao Miki property, to which we would refer you to your letter of October 13th, 1944. It is the intention of this office to dispose of the bulbs on this property this spring at a time when the bloom can be seen to distinguish the quantity and varieties.

20 "It is possible that someone from the experimental station might be interested in seeing what is on the property at that time, and if so, we would be only too pleased to co-operate in any way possible."

Next is an original copy of a letter from I.T. Barnet to J.J. Woods, Superintendent, Experimental Station, Saanichton, B.C. This letter is dated January 15, 1945.

"In reply to your letter of the 3rd instant and further to the copy of my letter written to the Custodian regarding your inquiries about bulbs, I now have an answer from Mr. W.E. Anderson of the Farm Department, copy of which I am enclosing.

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"The property to which Mr. Anderson is referring, and where you might find some bulbs, is the former Masae Niki property located 400 yards from Lombard Station on the B.C. Electric and approximately 2 miles from Bradner Station. This holding is now under lease to Miss Berl Underhill whose address is Brander, B.C., and you could communicate with her direct if you so desire. You will note that the Custodian's Department is still interested in the bulbs and I take it that any dealings you have with the tenant would require their sanction."

20

The next is a letter from the Bradner Bulb Growers Association, Jay W. Seefield, Secretary-Treasurer, May 10th, 1945, addressed to the Custodian.

"Sirs:

"On April 23rd we were advised by the Regional Supervisor of the Soldier Settlement and Veterans Land Act, New Westminster, B.C., that they had passed on to you a copy of our April 13th

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letter regarding the diseased bulbs on the M. Miki (former Japanese property) Lots 19, 20, 21, 23, 24, 25, and 26, and Lots 8 and 9 of the N.W. $\frac{1}{4}$ Section 5, Twp. 24, Map 2514, Matsqui Mun.

"We would very much appreciate a early reply as these bulbs are a menace to our industry here in Bradner."

The next letter is June 6th, 1945, from the Custodian to the Bradner Bulb Growers Association.

"Re: Masao Miki - Bulbs.

"In reply to your letters of April 23rd and May 10th, we regret that we have not answered your letters but have been, however, attempting to sell these bulbs. We realize that it is entirely a salvage proposition and were attempting to dispose of them on that basis, with a guarantee that the bulbs on the property would be handled in such a way to alleviate any menace of pests spreading to surrounding bulb farms.

"We have been unable to obtain any reasonable sale of these bulbs, but it may be that your Association would have some suggestion as to how it could be handled. This office can arrange a year's lease on this property for consideration of the taxes, amounting to approximately \$80.00, to assist anyone who might be interested, thereby giving them two summers to remove the bulbs. Any way you can help us in this matter would be

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appreciated and in the long run would be, no doubt, very much to the advantage of your Association."

Letter of July 10th, 1945, from the Bradner Bulb Growers Association, Fenwick Patkin, re the claimant's property.

"Dear Sir:

10 "Referring to the diseased bulbs on the above property, it is my contention this should be cleaned up immediately, and the costs charged to the Japanese owner, Masao Miki, for these reasons.

20 "Mr. Miki consistently refused to adopt the sanitation required to keep these bulbs in a healthy condition, and also refused to allow the person renting the property from him upon his evacuation, to handle the bulbs in any shape, form, or manner. It is thus clearly the responsibility of the owner, Masao Miki, that the present dangerous condition exists on this farm, and, as a lifetime bulb grower, as well as being president of the above Association, I know the existing conditions to be intolerable, and the expense of rectifying these conditions should be properly charged as above. Yours truly".

I am sorry, my lord, there is an earlier letter that should have gone in before. This is dated June 18th, from Mr. Scofield, addressed to the Custodian.

"Sir:

30 "Replying to your letter of June 6th, file 4524, re conditions on the Miki farm, regarding bulbs. We regret we are unable to help you in any

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way. Our members are all well aware there is no salvage of bulbs to be had on this farm and that the remedy is to employ someone to remove these diseased bulbs. At present the larger narcissi fly is being released in very large quantities. This being the time of year when this pest is most active. Re renting: The Niki place is in such poor shape, heating apparatus, housing, greenhouses, etc., that it is not likely anyone who knows about it will take a chance on renting.

10

Certainly anyone asking for advice around here from the members of our Association, re the property, will be advised as above. In the meantime conditions are simply scandalous especially for our members living adjacent to this farm."

A letter of January 23rd, 1947, from the claimant to the Custodian, which I presume my learned friend will admit.

MR. CHERNIACK: Yes.

20 MR. HUNTER: My learned friend has admitted this as a letter from the claimant. It is dated January 23rd, 1947, to the Custodian.

"Dear Sirs: Re: Sold property of my farmland at Bradner, B.C. In 1943 the above property had sold compulsory by you the director the Veterans Land Act, at the price \$2,509.00 for 53 acres of land, with 10 buildings, 727 fruit trees, and 317,000 bulbs of daffodils, tulips, lilies, etc., and I got only \$2,207.00 out of it. I was not

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consented of course with such unreasonable price

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at all, and sent letters at the time. My wishing was to keep it until we are returned.

"I am a Canadian. I got the naturalization paper in 1923 at Bradner, B.C. I think it is unlawful that the Custodian or the Government would set such compulsory sale on the Canadian's property without understanding and even though the forcing act had been proceeded in the war time, it should be returned to the owner or compensate fully for the total loss upon one's property at the later date.

10

"The Government of the United States had already sent all Japanese people back to their coastal homes who wished to be returned. I believe that we the Canadians too should be sent to the old homes in B.C. coast anyone wishes to do so.

"In the regal agreement of renting my property to Miss Beryl Underhill"—

I presume he means "legal", but it is "regal", —"which we signed on April 13th, 1942, is written 'The crops on this property would have and sell, but it is understood that no bulbs must be dug and sold but that the bulbs must be left in the ground'.

20

"My old neighbours informed me a few weeks ago that these over 300,000 bulbs had almost been dug out and took away from this property.

"The wartime emergency powers of the Federal Government are due to expire on or before March 31st in this year, and if we would be allowed to be returned in B.C. coast, my intention is to pay the sum what I got from you back and go to the

30

M. Niki,
Discussion.

old home and continue the old business. Therefore I beg to you that let no one have this property or send into until everything set.

"I forward this letter before I request the indemnity for my total loss on my property. Yours truly."

THE COMMISSIONER: Since that letter has been proved, it should be filed as a separate exhibit.

MR. HUNTER: Very good, my lord.

10 THE COMMISSIONER: The bulk of the correspondence can be marked Exhibit 7, all of which is subject to later proof.

MR. HUNTER: This will go in first and then the protesting letter will be the next exhibit. Is that satisfactory, my lord?

THE COMMISSIONER: Yes.

(GROUP OF LETTERS MARKED EXHIBIT NO. 7).

(LETTER MARKED EXHIBIT NO. 8).

20 MR. HUNTER: This is a reply to the letter previously filed from the claimant, my lord, and I suggest it go in as part of the same exhibit, Exhibit 8. This is the 31st of January, 1947, my lord, addressed to the claimant and says,

"We wish to acknowledge your letter of the 23rd January, and we have carefully noted its contents, expressing your dissatisfaction regarding the liquidation of your property.

30 "The liquidation of properties in the Protected Area was carried out by this office on instructions from the Canadian Government at Ottawa on the basis

H. H. H.
Discussion.

of appraised valuation. We are, therefore, not in a position to consider any alternative in the matter.

10

"You undoubtedly have a considerable quantity of bulbs on the property, and as soon as possible after the sale of the land, the Custodian's representatives did everything in their power to liquidate them to your benefit. We solicited the aid of the Bradner Bulb Association of which you were a member, and also outside parties in an attempt to salvage the bulbs. However, we regret to report that we had no success whatsoever, and according to experienced bulb men, the reason for being unable to salvage them was that you had not allowed your original lessee to handle the bulbs. The writer was personally on your property from time to time, and the number of tulip bulbs seen were not worth considering. According to the bulb men who were with me, they stated that as the ground was not kept cultivated and cared for, it was quite possible that the field mice, moles and insects ravaged them.

20

"As previously stated we are not in a position to take any further action in the matter. However your letter showing your dissatisfaction is being placed on your file where it will be available at any time."

That is a letter from Mr. Anderson of the Custodian's Office, my lord.

30

I should like to merely call to your Lordship's attention next, to the next to last paragraph on

M. Miki,
Discussion.

the appraisal, where the appraiser in no uncertain terms gives a very adverse opinion on the dwelling.

THE COMMISSIONER: Yes, I have read that, Mr. Hunter.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Now, your issue is pretty clearly defined there now with regard to the bulb situation.

16 MR. CHERNIACK: I believe it is, my lord, and I don't want to press the point but I would like to point out to your Lordship that a detailed list of the types of bulbs is shown on the sheet attached to the original claim form and I would like to make one comment on the exhibits filed by my learned friend, and that is to confirm what I said at the beginning that the evidence so far shows that although the J.P. form was dated in April of 1942, the first reference of any attempt to examine the bulbs is shown in a letter which is dated September, 1944, and that the Custodian's letter of January 31st, 1947, states that as soon as possible the Custodian had the bulbs inspected.

20 THE COMMISSIONER: You are not overlooking the position taken by Government counsel, namely that the fact that the claimant had made this lease imposing upon the tenant the obligation to leave the bulbs in the ground was the cause of the claimant's misfortune?

MR. CHERNIACK: Yes. It is our submission, my lord, that in view of that clause, and in view of what the Custodian knew at the time of evacuation, it was his responsibility to see to it that the bulbs were properly cared for, just as it was his responsibility to store goods and personal property.

M. Miki,
Discussion.

THE COMMISSIONER: I follow you there. Do you wish to examine on the subject of the correct husbandlike procedure to be adopted in the handling of bulbs, or are you content to rest on the evidence you have secured from the claimant, namely that the bulbs should be left in the ground?

MR. CHERNIACK: And I think he said properly weeded and fertilized once a year and kept clean.

THE COMMISSIONER: All right.

20 MR. CHERNIACK: We will no doubt bring other evidence in Vancouver.

THE COMMISSIONER: It will be open to you to do so.

MR. CHERNIACK: I might point out there are a number of local conditions shown in the exhibits that have yet to be proven, and no doubt the bulb men will be able to justify themselves that they know something of the legal position.

THE COMMISSIONER: That is all, Miki.

(Witness aside)

20

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Harrobin
"T.P. HARROBIN"
Official Reporter.

30

DEFENCE BRIEF

Winnipeg, Man.
15 April 1948

Masao M I K I

File No. 4524

Case No. 840

REAL PROPERTY CLAIMS

(All claims shown are Gross)

Ref. Amendments as outlined in Memo of attached Defence Brief.

1. Real Property Claim

\$15,460.

Appraised at

\$2,555.

Sold for

\$2,509.

- Witnesses: 1. G. B. McKay - S.S.B. Appraiser
Exhibit No. 2 - 'only 7
buildings have any value,
greenhouse is 18 years old,
etc.'
2. S. A. Carlsen and H.J. Logan
Report on Evacuated Japanese
Property, dated Sept. 17/42 -
'only 6 acres of land cleared,
house 24 x 32 in poor condi-
tion'. - to be filed.
3. S. C. Bardwell - Report dated
May 5, 1942 - describes house
as a shack and other buildings
are in bad condition. -
to be filed.

Summary of Defence
Witnesses

Where
Required

Summary of Documents
to be filed

Witness
Proving Same

G. B. McKay

1

S. A. Carlsen and
H. J. Logan

1

Report on Evacuated
Japanese Property
dated Sept. 17/42

S. C. Bardwell

1

Report dated May 5/42.

HAC/mw

DEFENCE BRIEF

Form A, Sheet No.
19-5.

In the Matter of the Claim of
Masao M I K I

File No. 4524

Case No. 840

Winnipeg, Manitoba
April 15, 1948

Memo

Amendments to be made in the Transcript

1. P.4, line 9 - the sum of \$379.60 should be amended to read \$329.60 as can be shown by the Assignment of an Option Agreement for Sale, dated Sept. 21/36, between Robert George Dupleix, Helena May Dupleix - Assignor, and Masao Miki - Assignee. (In Claim File)
2. P.11, line 4 - the sum of \$4,875.00 should be amended to read \$4,815.00.
3. P.11, line 6 - the sum of \$4,875.00 should be amended to read \$4,815.00.

Claim: Farm Land and Buildings, sold under the V.L.A. Deal.

Gross Amount of Claim: - \$15,460.00

Custodian's Sale Price: - \$ 2,509.00 - as of Jan. 1/43 -
approved by Advisory Committee June 1/43.

Details of Claim:

Land - 52.56 acres:-

7 acres @ \$150.00 1 acre	\$1050.00)
12.7 acres @ \$ 50.00 1 acre	635.00)
32.86 acres @ \$ 35.00 1 acre	1150.00)
Total Claim for land alone	\$2835.00

S.B.B. Appraisal

\$ 955.00

Fruit Trees 727 @ \$2.00 1 tree cost \$1450.00

100.00

Flowering Plants 52 75.00

Bulbs 317,200 6325.00

Total Claim for land, fruit trees, etc. \$10685.00

\$1055.00

Buildings:

1 House (24 x 50)	350.00)
1 Greenhouse (31 x 100)	2500.00)
1 Greenhouse (24 x 86)	1100.00)
1 Greenhouse (9 x 76)	300.00)
1 Log House (18 x 24)	100.00)
1 Chicken House (20 x 30)	75.00)
1 Brooder House (18 x 20)	100.00)
1 Wood Shed (20 x 30)	50.00)
1 Shack (14 x 20)	200.00)

\$1500.00

Total Claim for Buildings

\$5775.00

\$1500.00

Land, Fruit Trees, etc.

10685.00

1055.00

Total Claim - Land & Buildings, etc.

\$15460.00

\$2555.00

Point in Issue - A Question of Valuation.

Defence - Property was sold for its fair market value.

Evidence:

1. S.A. Carlsen and H.J. Logan Report on Evacuated Japanese Property, dated Sept. 17/42, states - Only 6 acres of this land were cleared, whereas the Claimant alleges 7 acres were cleared; the house, which the Claimant alleges was 24 x 50, was in fact only 24 x 32, and was in poor condition.

N.B. See S. C. Bordwell Report, dated May 5/42, describing the said house as a shack. Other buildings are described as being in bad condition.
(Reports are in Claim File No. 4524)
2. Exhibit 2, Mr. McKay's S.S.B. Appraisal, dated June 14/42, only 7 buildings are shown as having any value, whereas the Claimant claims for 9.
3. The main point in this claim is the \$6325.00 for 317,200 bulbs, which the Claimant refused to allow anyone to remove from the ground - See Exhibit 6, referred to on P.8 in the Transcript, Lease, dated April 13/42, between Miki and Underhill. Accordingly, these bulbs were left in the ground and deteriorated to such an extent that they may be considered a total loss. Since these bulbs were handled in the manner in which the Claimant himself so requested, then such loss may be solely attributed to the Claimant. (Letters marked Exhibits 7 and 8)
4. There are several discrepancies, apart from valuations, between Exhibit 2 - the S.S.B. Appraisal, and Exhibit 1 - the Claimant's Statement - namely:-

One old house Claimant alleges is only 12 yrs. old, yet this house was on the land when the latter was purchased in 1926, as shown by the said Exhibit 1. One 18 year old greenhouse Claimant alleges is only 5 years old. This is a large discrepancy, and perhaps an inference can be drawn.

Name of Claimant **NIKI, Maseo**
Custodian File **4324**

Case **840**

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award Price	Total Award 125% of all Sale Prices: % of Amount 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			
					2509.					1940.70
PERSONAL PROPERTY										Total
Motor Vehicles		Boats and Boat Gear						Total Award Price	Total Award 45% of amount in next preceding column	
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing				
NETS										Total
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
MISCELLANEOUS CHATTELS										Total
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1940.70

4524

February 20th, 1951

Mr. Masao MIKI,
548 College Avenue,
Winnipeg, Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 840

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$1,940.70.

Cheque in your favour is enclosed for \$1,828.44
and we have paid the Co-Operative Committee .. \$ 112.26
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
Encl.

CLAIM NO. 840 - Masao MIKI

This claim is made in respect of a 52.65 acre parcel of land developed for greenhouse and bulb production, situate near Bradner B.C., in the Fraser Valley. 5 acres of land were cleared and under cultivation at the date of sale.

The property was sold by the Custodian to the D.V.L.A. in July 1943, the purchase price being based upon S.S.B. appraisal made in June 1942, a break-down of the appraisal being as follows:

3 greenhouses 31x100, 20x20, 8x90 respectively	\$1384.50
Other buildings	115.50
5 acres cleared land	250.00
47 acres wild land	705.00
Fruit trees	100.00
	<u>\$2555.00</u>

The fair market value of the farm, based upon the formula adopted in relation to other greenhouse properties is as follows:

80% of Fatkin's depreciated value of greenhouses	\$2996.80
S.S.B. valuation on other buildings, plus 80%	197.90
5 acres cultivated land, plus 80%	450.00
47 acres wild land	705.00
S.S.B. valuation of fruit trees	100.00
Total -	<u>\$4449.70</u>

A further claim is made in respect of the alleged value of bulbs in the ground. The property was inspected by Fenwick Fatkin, on instructions of the Custodian, in 1944, and prior to that date had been examined by Fatkin in the interests of other adjoining bulb producers. Fatkin reported in 1942 that there were pests in the soil of this farm, due to the failure of the claimant or his tenant to lift and treat the bulbs. This condition became so aggravated during the latter part of 1942 that the owners of adjoining properties complained to the Custodian that pests were spreading from the Miki farm to adjoining properties. Upon the Custodian's investigation, the occupant of the farm declared that she had instructions from Miki that bulbs must not be lifted. She refused to do so.

As a result it was found early in 1943 that the bulbs had depreciated to the point of being valueless, a condition created by the claimant's failure to permit the bulbs to be properly cared for. In the circumstances, I have rejected the claim for bulbs.

Since I have reached the conclusion that the fair market value of the farm at the date of sale by the Custodian was \$4,449.70, I RECOMMEND payment to the claimant of the sum of \$1940.70, being the difference between the fair market value and the price paid by the D.V.L.A.

*checked
Jan*

H.S. Bond

Commissioner.

December 29th 1949.