

7351

HAMMOND

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: MUKAI, Otomatsu
HOME ADDRESS: R.R. No. 1. Hammond, BC
REGISTRATION NUMBER 14342 SEX: Male AGE: 56
OCCUPATION: Farmer

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

EMPLOYER: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: Toyono 7514ADDRESS OF WIFE OR HUSBAND: R.R. No. 1. Hammond, BCNAMES OF ANY LIVING CHILDREN: May (F) Sono (F) Shogi (M)ADDRESS OF CHILDREN: R.R. No. 1. Hammond, BCAGE OF CHILDREN: 11, 10, 8

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

1. LOCATION AND DESCRIPTION: (1) Subdivision N 10 acres of 1. Section lot 278/279 District of Maple Ridge. (2) Subdivision 4 Section Lot 222 District of Maple Ridge

2. BUILDINGS AND OTHER IMPROVEMENTS: On (1) Four-room dwelling house, 4 sheds, (2) Four-room dwelling house, 4 sheds

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

4. TAXES (Amount and where payable) (1) \$38.44 (2) \$18.27 for 1941, payable at Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself on (1). (2) Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Haney, BC
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, asparagus,
lettuce, cabbage, carrots, black currants, potatoes, fruit trees,

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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Household furniture, in the house at R.R. No. 1, Hammond, BC. Key will be left in care of Custodian if I do not rent the house when I leave.
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)
\$50 Victory Bond, at home
8. BANK ACCOUNTS: \$154.78 Bank of Montreal, Haney, BC. Acc't No. 6225
9. LIFE INSURANCE: None
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 1st day of May 1942

(Signature)

O Mukai

[Signature]
Witness

FOR DEPARTMENTAL USE

7351

INFORMATION FROM R.C.M.P.

Date

June 2/43

Our File No. 7351

Full Name

MUKAI, Otomatsu
(Surname in Block Letters)

Registration No.

14342

Male - Female
(check)

Age

Dec. 3, 1885

Former Address

R.R.#1, Port Hammond, B.C.

Date Evacuated

10/9/42

Naturalized - Canadian-Born - National
(check)

Present Address

New Denver, B.C.

Married - Single
(check)

Name of Wife

(nei) ONO Toyoko #13880

Name of Husband

Name of Mother

(nei) OHATA Shin
(nei)

Name of Father

Senpei (nei)

Names of Children under 16

Sono (F) Nov. 20/31 Shoji (M) Apr. 29/34
(also spelled Shyogo) 2.

Requested by

C. Girard

Registered with Custodian

yes
(Yes or No)

Additional Information

Farmer. Owner of 14
acres + bldg - car 1939 Dodge.

Farm Appraisal Report

File No. J.L.42

Land Description Lot 4, save & except Sketch 8351, Gp.1 D.L.222, Map 2987.

Containing 3.907 Acres

Owner's Name O. MUKAI Post Office Address R.R.#1, Hammond.

Nearest Rail Point Hammond on C.P.R. Distance 1 mile.

Market Town " 1 mile, or New Westminster, 16 miles Distance

Church (give denomination) All denominations Distance 1 mile.

Nearest School Hammond Public School, 1 mile, Haney High School, 3 miles Distance

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

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

Has approx. 380' frontage on Lougheed Highway which hard-surfaced and in good condition.

Is this district a good one? Yes, well-settled area of small acreage holdings.

Employment opportunity fairly good.

Predominating Nationality and religion: British and Protestant but immediate neighbourhood largely Japs.

Describe Fencing and its condition: 4-wire along highway only. Value \$ (incl. in

Water supply: Good adequate supply from a 12' well. Value \$ (land value

BUILDINGS ON FARM

7351

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR ONLY	VALUATION
HOUSE	25' x 30'	Lumber	10'	Shingle	28 yrs	Post	Fair	\$300.00
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
SHED	X							
	X							
	X							
	X							

843-2
DATE 15th April 1944
FILED BY M. Chumack

Electric light available to property along highway at north.

Total present day value \$ 300.00

Total Value Buildings add to farm

\$ 200.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Dwelling vacant and clean but old and dilapidated. Might suffice for a year or so but a new set of buildings necessary. \$

Describe the basement and chimneys: No basement or cellar. Single flue brick chimney on bracket.

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

Are buildings painted? No Condition of paint

Distance from nearest bush unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.907	Undulating 3 acs. sdy loam 0.9 clay "	18" 8"	Sandy Clay	1 ac. asparagus-fair 1 " straws -fair 1.9" " & plowed land	\$100.	\$390.70
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 390.70

Total added by buildings to value of farm \$ 200.00

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

Total value of farm \$ 590.70

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land in fair tillage and condition. Buildings old, dilapidated and not much value. Occupied by owner for 28 years until he built a better home a short distance away three years ago.

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

Noxious weeds: Fairly clean and free from noxious weeds.

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

1942 taxes - \$19.19.

Municipality of Maple Ridge.

Date: 6th May, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 5th day of May 1942

Inspector's Signature

"J. D. PATTERSON"

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

O. MUKAI

The owner, Mukai, evidently acquired more suitable acreage a short distance away some years ago, where he built a good home and has lived with his family for about the last 3 years. In other words he apparently found it advisable to transfer his farming activities to a bigger area of comparatively virgin land after farming his initial small holding for about the last 20 years.

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL.

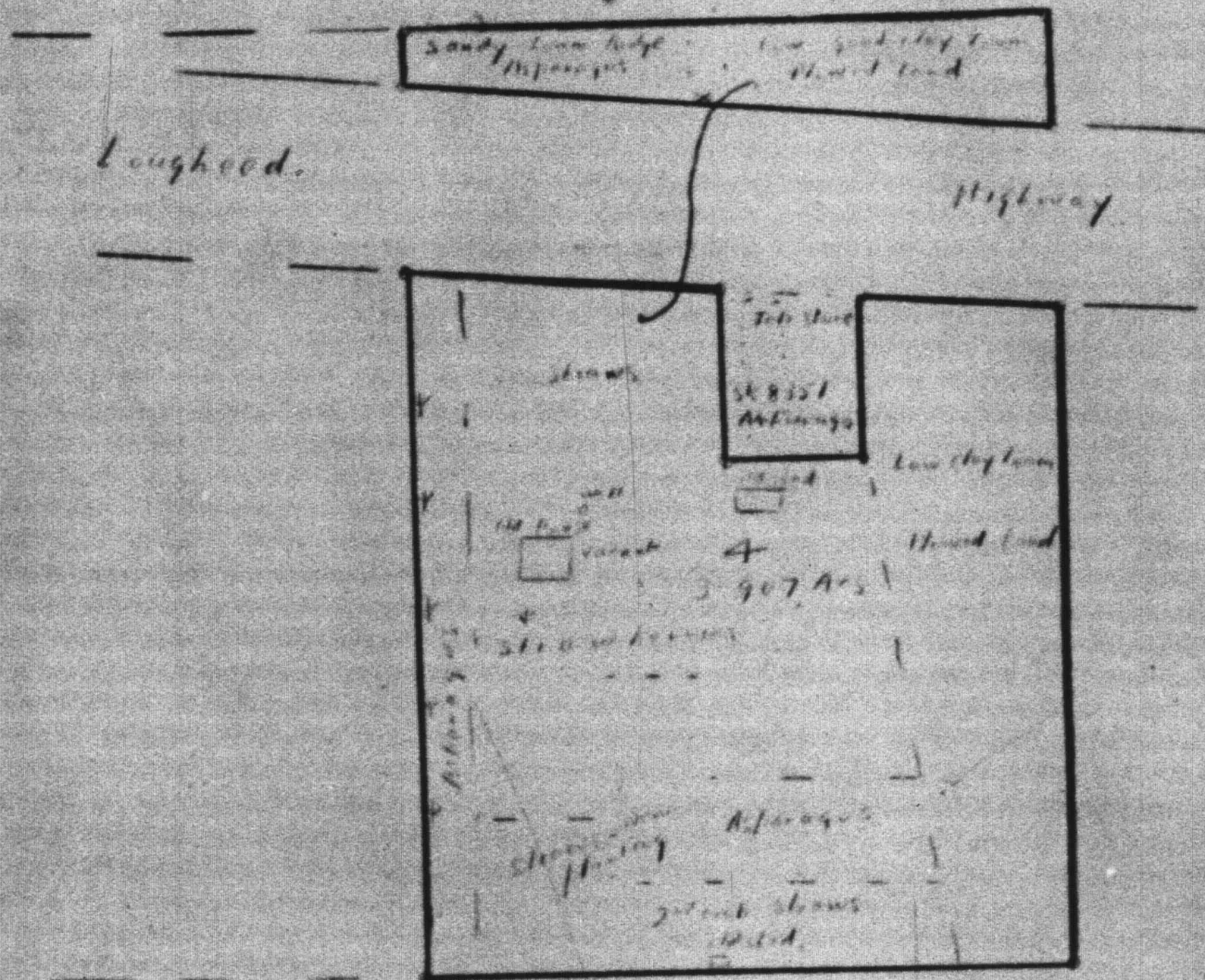
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

[illegible]

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

Diagram of Property

O. Muka



Scale 100' = 1 inch

Lot 4 / D.L. 122, G.L. map 2467, cont. 93907 acres more or less

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

value is \$ 600.00

Date 1st June 19 42

"I. T. BARNET"

District Superintendent.

BC-94-P
BC-1007-B

BC/94-P
BC/1007-B

Page 1

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

Farm Appraisal Report

File No. JL-42

Land Description Pt. 10 acs. of Lot 1 of Lots 278/279, Plan 7130.

Containing 10 Acres

Owner's Name O. MUKAI

Post Office Address Hammond

Nearest Rail Point Hammond, B.C.

Distance 1/2 mile

Market Town

New Westminster, B.C.

Distance 16 "

Church (give denomination)

Hammond - All denominations

Distance 1/2 "

Nearest School Hammond (Bus to High School-4 miles)

Distance 1/2 "

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

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

Direct access to 2nd Avenue. Paved highway.

Is this district a good one? Good locality - small farming & industrial.

Employment opportunity 2 saw mills, 1 brick yard, 1 peat plant

EXHIBIT No. 843-2

DATE 15 April 1948

FILED BY P. M. Ch... ..

Predominating Nationality and religion: Immediate neighbors Japanese.

Describe Fencing and its condition: East & part of North boundary.

Value \$

Water supply: Good domestic supply from well.

Value \$

Electricity - Lights installed in house.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 30	Frame-stucco	1 1/2	Shgl.	4 yr.	Cement	Good	2000.00
Garage	12 x 20	"	1	Shake	6 "	Wood		50.00
Shed	12 x 12	"	1	"	10 "	"		25.00
Shed	12 x 12	"	1	Shgl.	10 "	"		20.00
Shed	10 x 14	"	1	Shake	10 "	"		15.00
Shed	15 x 30	"	1	"	20 "	"		60.00
	X							
ANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 2170.00

\$ 2000.00

Total Value Buildings add to farm

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

habitable? House in good condition.

\$

Describe the basement and chimneys: Cement basement, brick to ground.

No. rooms downstairs? 4 Upstairs? 2 How finished Wood & paper

Are buildings painted? No - stucco Condition of paint

Distance from nearest bush Approximately 100 yards.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.19	Level	Sandy loam 18"	Gravel & sand.	Mixed small fruits and truck.	100.	319.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
6.53	Level	Sandy loam 18"	Sand & gravelly	Clearing & stumping	175.00 to 200.00	10.00
						65.30
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 \$ 384.30

Total added by buildings to value of farm \$ 2000.00

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

Total value of farm \$ 2384.30

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

House occupied by owner, cultivated land in excellent condition
and soil appears to be in a good state of fertility.

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

Small fruit and truck.

Noxious weeds:

No noticeable weed condition.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Maple Ridge Municipal Assessment
1942 - \$42.94Date: New Westminster, B.C.
Place:I certify that the above report is based on a personal examination
of the whole farm made on the 13th day of May 1942.

Inspector's Signature

"D. DODDING"

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

7L-42-MUKAI, O.

Farm Appraisal Report

Remarks: This is a desirable holding reasonably close to the town of Hammond.

The land is good but development is limited, what land is cleared is intensively cropped.

The house is comparatively new and in good condition, served by electric light and generally a good type of structure.

It would be an expensive proposition to clear and bring into production the balance of the land, but if cleared this would be a very good holding.

(FOR ORCHARD LANDS ONLY)

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

W11.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

N11.

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

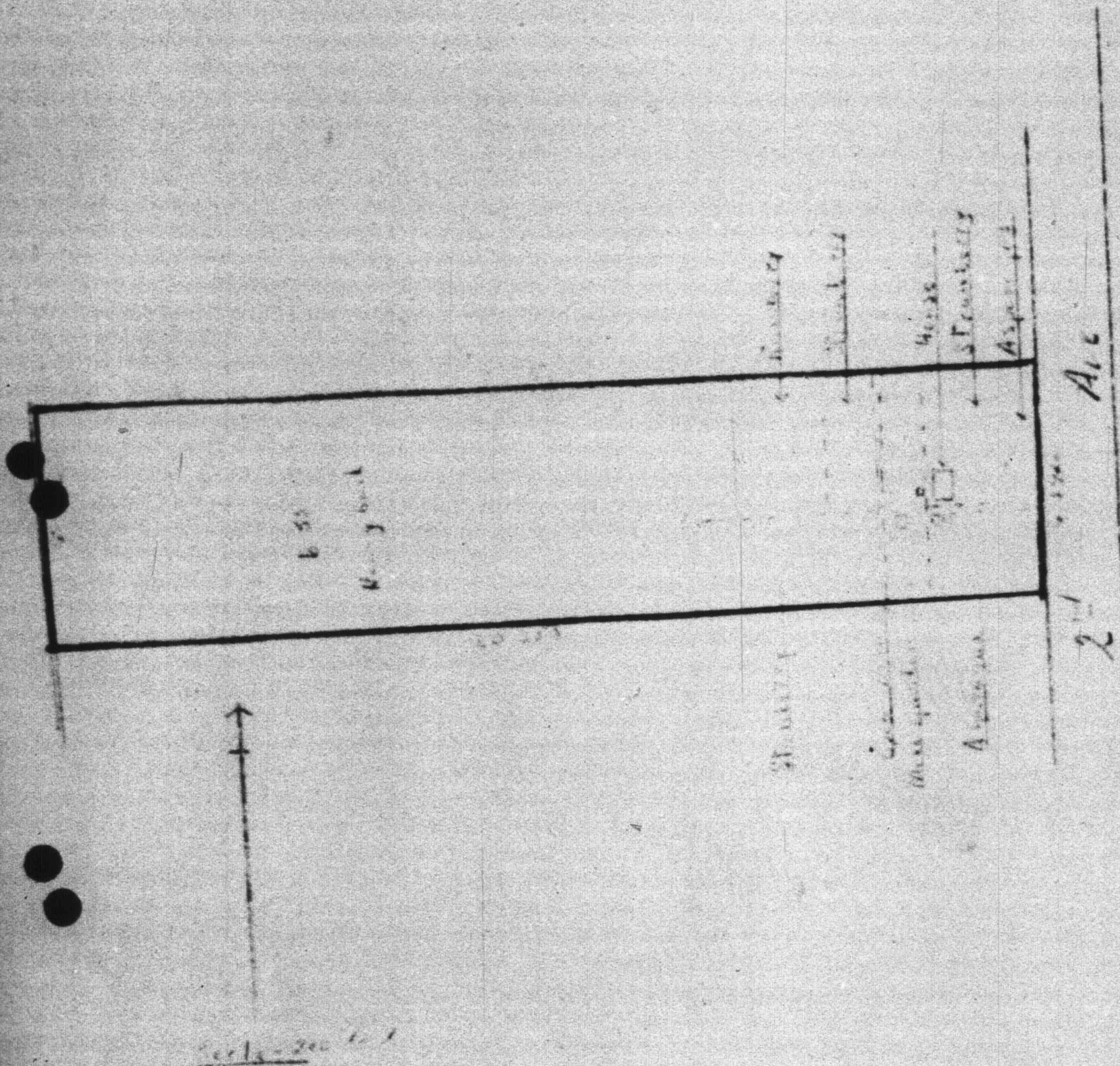
[illegible]

Amount fruit trees add to value of farm \$

Diagram of Property

Plot 1000 of lot 1 of lot 20/01
Plot 1000 - 1000

O. Mukherjee



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

value is \$ 2200.00

Date 15th May 19 42.

"I.T. BARNET"
District Superintendent.

CLAIM ON REAL AND PERSONAL PROPERTY

File 7351.

Claimant: Otomatsu MUKAI.

<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>VLA Appr.</u>	<u>Realized</u>
(1) \$4,000.00	Small Fruit & Truck Farm (10 acres), Hammond, B.C.	\$4,000.00	\$ 900.00	\$ 384.30)	\$2,341.00
(2) \$1,500.00	Buildings on above land	\$1,500.00	\$1,250.00	\$2,170.00)	
(3) \$1,600.00	Small Fruit Farm (3.9 ac.), Hammond, B. C.	\$1,600.00	\$ 400.00	\$ 390.70)	\$ 579.00
(4) \$ 800.00	Buildings on above land	\$ 800.00	\$ 600.00	\$ 300.00)	
\$7,900.00	Real Property total (gross)				
\$2,920.00	Acknowledged Custodian credit				
\$4,980.00	<u>Amount of Real Property Claim</u>				
(5) \$ 607.74	Chattels as confirmed by Custodian Inventory dated Oct. 18/42	\$ 607.74	—	—	\$ 16.00
(6) \$ 100.00	Rental income	\$ 100.00	—	—	—
\$ 707.74	Personal Property total (gross)				
\$ 7.74	Acknowledged Custodian Credit				
\$ 700.00	<u>Amount of Personal Property Claim</u>				
\$5,680.00	<u>Total amount of Claim</u>				

(1) & (2) This property is described by appraiser as a desirable holding close to the town of Hammond, the land being good, 3.19 acres being in production and 6.53 acres needing clearing and stumping, which would be expensive. The House is described as comparatively new and in good condition.

(3) & (4) This property is described as a "small property well situated on Lougheed Highway near Hammond and Haney" but is spoiled to some extent by having about $\frac{1}{2}$ acre severed by the highway. The dwelling (vacant) is described as clean but 28 years old and dilapidated.

(5) Custodian Inventory of chattels dated Oct. 10/42 was confirmed by owner Oct. 17/42. One shipment was made to owner on Feb. 11/43 and another on Jan. 18/44. A small quantity was auctioned on different dates in February, 1945, realising \$16.00. There is nothing in this file that would indicate that anything of commercial value remains unaccounted for and usual Personal Property Analysis is therefore omitted.

Vancouver, B. C., Mar. 12/48.
RGR/P.

7351
14342

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/94P
File No. (JL-42)

Vancouver, B.C.

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

-MUKAI, O Tomatsu.

Dear Sir:-

Re: Part 10 acres, more or less, of Lot 1 of
Lot 278 & 279, Gp. 1, Map 3497, as
shown Red on Sketch No. 7130.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169803-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

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

Purchase Price	- \$ 2,341.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State -	<u>2,341.00</u> ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

MAY - 4 1944
Date

Solicitor for
The Secretary of State

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 7221

Reg. No. 14342

506 Royal Bank Building,

Vancouver, B. C.

Mr. Otomatsu NIKAI,
New Denver, B. C.

MAY 30 1944

Dear Sir:

Re: Lougheed Highway, Hammond, B. C.
Mun. of Maple Ridge, Lot 4 of a 38.85 acre portion of Lot 222,
Group 1, Map 2967, save & except part 0.215 acres shown on
sketch 8351, Dis. of New Westminster, C. of E. 50734.

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	\$ 579.00
Add:	
Unexpired insurance premium as at January 1st, 1943	579.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 576.00

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 conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

R

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 7351

Reg. No. 14342

506 Royal Bank Building,
Vancouver, B. C.

Mr. Otsunori MUKAI,
New Denver, B. C.

MAY 30 1944

Dear Sir:

Re: 35 - 2nd Avenue, Hammond, B. C.
Wm. of Maple Ridge, Part 10 acres more or less of Lot 1 of Lot 278
and 279, Group 1, Map 3497, as shown outlined in red colour on
sketch dep. No. 7130, Dis. of New Westminster, C. of E. 50745.

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	2341.00
Add:	
Unexpired insurance premium as at January 1st, 1943	15.00
	<u>2356.00</u>
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	<u>\$ 2353.00</u>

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 conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

STATE OF ILLINOIS
 RECEIPTS AND DISBURSMENTS

1942		Debit	Credit	Balance
Jan. 1	Balance brought forward		\$ 62.26	\$ 62.26 CR
	Credit re Sale of Property		2353.00	
	Ditto		576.00	
	Land Registry Office C/E (2)	\$ 2.00		
5	Rent Oct. Nov. Dec. '42		30.00	
June 7	Cheque to you	100.00		
July 14	" " "	100.00		
Dec. 4	Sale of Mail box		2.00	
		<u>\$202.00</u>	<u>\$3023.26</u>	<u>CR\$2821.26</u>

2351
14342

SOLDIER SETTLEMENT and VETERANS' LAND ACT

BC/95P
File No. (JL-42)

Vancouver, B.C.

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

MUKAI, Otomatsu

Dear Sir:-

Re: Lot 4 of a 38.85 acre portion of
Lot 222, Gp. 1, Map 2987, EXCEPT pt.
0.215 acs. shown on Sketch 8351.
MUNICIPALITY OF MAPLE RIDGE

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169802-E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

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

Purchase Price

- \$ 579.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ -

Amount paid to Secretary of State -

579.00 ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

MAY - 1 1944
Date

Solicitor for
The Secretary of State

REAL PROPERTY SUMMARY

Property "B."

JAPANESE NAME: Otomatsu MUKAI Reg. No. 14342 File No. 7351.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/95-P. First Offer.

PROPERTY ADDRESS: Lougheed Highway, Maple Ridge, B. C.

LEGAL DESCRIPTION: Lot 4 of a 38.85 acre portion of Lot 222, Group 1, Map 2987, Save and Except part 0.215 acres shewn on sketch 8351, in the D. N. W.

TITLE: Registered in the name of Otomatsu MUKAI.

ENCUMBRANCES: Dewdney Trunk Road Map 4754.
No indication of any unregistered charges.
Vesting Order filed No. 25102, dated December 10th, 1942.

ASSESSED VALUE: Land - \$400.00
Improvements - \$600.00 - \$1000.00. Taxes - \$19.99.

CLASSIFICATION: Small Fruit Farm, with dwelling and out-buildings.
The Custodian's representative reported on September 14th, 1942, that this property had an area of $4\frac{1}{2}$ acres (assessed as 3.907 acres), planted to the following crops: 27 mixed fruit trees, and 6 Hazel nut trees.
1 - 1 storey 4 room dwelling, 1 woodshed, 1 root house, 1 packing shed, 1 storage shed, 1 buggy shed.

HISTORY OF ADMINISTRATION: This property was leased by the Custodian on 10th December, 1942, to Tom Louie, for a term of 15 months, from 15th September, 1942, to 15th December, 1943. Consideration - \$90.00, payable \$45.00 on the 15th September, 1942, and a further sum of \$45.00 on the 1st December, 1942 - paid.
Lease handed to The Director, The Veterans' Land Act.

SOLD: To The Director, The Veterans' Land Act for \$579.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Otomatsu MUKAI as at May 10th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$561.00 from said transaction.
In view of the rents for 1943 having been collected by the Custodian, a cheque for \$75.00, covering same was issued to The Director, The Veterans' Land Act, on November 17th, 1943.
Certificate of Title No. 169802-E in the name of The Director, The Veterans' Land Act.

PROTEST: This man protested the sale of the above property - see letter dated June 6th, 1944, on file.

The above summary is certified to be in accordance
with information on file.
April 10th, 1946.

DAC:JS

D. A. Cramer
D. A. CRAMER.

made on 1st October, 1942, and the further sum of Ten Dollars on the first of each and every month thereafter until the said term has been completed - Paid.

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

SOLD:

To The Director, The Veterans' Land Act for \$2,341.00 as at 1st January, 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Otomatsu MUKAI as at May 10th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$2,323.00 from said transaction.

Adjustments as at 1st January, 1943, to the amount of \$15.00, covering unexpired Fire Insurance Premiums, were placed to Otomatsu MUKAI'S credit, May 4th, 1944.

The following Fire Insurance Policy -

North West Fire Insurance Co., Policy No. 206390 - \$1,000.00, covering 1½ storey dwelling, was transferred to The Director, The Veterans' Land Act.

In view of the rents for 1943, having been collected by the Custodian, cheques in the amounts of \$45.00 and \$80.00, covering both leases respectively, were issued to The Director, The Veterans' Land Act, on 17th November, 1943.

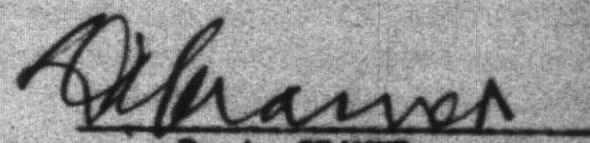
Certificate of Title No. 169803-E in the name of The Director, The Veterans' Land Act.

PROTEST:

This man protested the sale of his property - see letter of June 6th, 1944, on file.

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

April 10th, 1946.


D. A. CRAMER.

Property "A"

REAL PROPERTY SUMMARY

JAPANESE NAME: Otomatsu MUKAI Reg. No. 14342 File No. 7351.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/94-P. First Offer.

PROPERTY ADDRESS: 35 - 2nd Avenue, Hammond, B. C.

LEGAL DESCRIPTION: Part 10 acres more or less of Lot 1 of Lot 278 and 279, Group 1, Map 3497 and as shown outlined in Red Colour on Sketch deposited No. 7130, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Otomatsu MUKAI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 25113, dated December 10th, 1942.

ASSESSED VALUE: Land - \$ 900.00
Improvements - \$1250.00 - \$2150.00. Taxes - \$42.94.

CLASSIFICATION: Small Fruit and Vegetable Farm, Dwelling and out-buildings.
The Custodian's representative reported on September 14th, 1942, that this property had an area of 10 acres, planted to the following crops: strawberries, raspberries, black currants, asparagus, lettuce, cabbage, carrots, potatoes, some fruit trees.
1 - 6 room white stucco bungalow 27' x 30' in very good condition,
1 woodshed, 1 barn, 1 packing shed, 1 cow stall, 1 garage, 1 bath house,
1 toolshed - all buildings in good condition.

HISTORY OF ADMINISTRATION: A lease was given by the Custodian dated 11th of December, 1942, for the term of 1 year from 1st September, 1942, to 31st August, 1943, to Eino Sironen, covering the above described property excepting that portion in the centre thereof, having frontage of approximately 50 feet by a depth of approximately 135 feet, upon which is situated a house and shed.
Consideration - \$75.00. First payment of \$37.50 to be made on the 1st day of March, 1943, and a further sum of \$37.50 on the 15th day of July, 1943 - paid.

A further lease was given by the Custodian, dated 10th December, 1942, for the term of 1 year from 1st October, 1942 to 30th September, 1943, to CHARLES ARTHUR OWEN, covering the following property:
Municipality of Maple Ridge, New Westminster District, more particularly known and described as A House and five old buildings situated on a portion of Part Ten (10) acres more or less of Lot One (1) of Lot Two Hundred and Seventy Eight (278) and Two Hundred and Seventy Nine (279), Group One (1) according to a registered map or plan thereof deposited in the Land Registry Office, City of New Westminster, Province of British Columbia and therein numbered Three Thousand Four Hundred and Ninety-seven (3497) The said house being in the centre of lot and on the Eastern portion thereof, having a frontage of approximately fifty feet by a depth of approximately One Hundred and Thirty Five feet of the same property.
Consideration - \$120.00, payable \$10.00 monthly. The first payment to be

REG.
NO.

14342

NAME

MUKAI Otomatsu

FILE
NO.

7351

ASSURED

Secretary of State of Canada acting in his capacity as Custodian.

COMPANY

NorthWest Fire
Insurance Company

POLICY NO.

206390

AMOUNT

\$1,000.00

PREMIUM

\$15.00

RATE

1.50%

TERM

3yrs.

EXPIRATION

Feb. 22, 1946

PROPERTY INSURED

\$1,000.00 on 1 1/2 story frame, shingle roofed
dwelling house.

LOCATION

#35 on West side 2nd Ave., South
of Lougheed Highway, Port Hammond
B.C., Part 10 acres Lot 1 of Lots
278 & 279, Mun. of Maple Ridge.
(Isolated)

LOSS PAYABLE

INSURANCE AGENT

McGregor, Johnston & Thomas

RENTAL AGENT

ENDORSEMENTS

Transferred to V.L.H.

File No. 7351

STATEMENT OF ACCOUNT
Otomatsu MUKAI - Regn. No. 14342.

28th Sept. 1948

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1942</u>				
Sept. 16	Payment of lease due 15th Sept.		\$45.00	
Sept. 16	Pacific Coast Packers Ltd., 50% bean crop		6.96	
Nov. 9	Pacific Co-op. Union interest on shares		.80	
	" " " , redemption of 1935 share \$10.00			
	less amount owing to the Co-op <u>.50</u>		9.50	
<u>1943</u>				
Jan. 1	Credit re Sale of Property		2353.00	
	" " " " "		576.00	
	Land Registry Office, Certs. of Encumbrance (2)	\$ 2.00		
Jan. 5	Rent, Oct. Nov. & Dec. 1942		30.00	
June 7	Cheque to you	100.00		
July 14	" " "	100.00		
Dec. 4	Sale of Mail box		2.00	
<u>1945</u>				
Apr. 13	Net proceeds auction sale, Haney 13.		7.74	
Apr. 23	Legal fees in connection sale of property on Lougheed Highway, Hammond	15.00		
	Legal fees in connection with sale of property at 35, 2nd Ave. Hammond	15.00		
<u>1948</u>				
Mar. 1	Redemption of 47 Maple Ridge Co-op. Exchange shs.		<u>60.04</u>	
		\$232.00	\$3091.04	<u>\$2859.04</u>

NAME HEWAT, Otomatu

REGISTRATION NO. 14342

FILE NO. 7351

The following chattels were sold by public

auction at Hanay, B. C. on February 3, 10, 17, 22, 1945.

✓ Tools	\$ 1.50
✓ Wheelbarrow	1.50
✓ Screen door	1.50
✓ Cot	0.25
✓ Cabinet	6.50
✓ Iron chair and 3 chairs	1.75
✓ Sideboard	3.00

Total	\$ 16.00
Less Expenses: (Auctioneer's Fee: \$1.60	\$ 8.26
(Advertising: 0.12	
(Movings: 6.74	
Net Proceeds Credited:	\$ 7.74

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Hanay 13

Remarks.

LIABILITY SUMMARY

File No. 7351.

Gionatsu NIKAI - Reg. No. 14342.

The above named Japanese declared on his JP Form, signed May 1st, 1942, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

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

April 10th, 1946.


D. A. CRAMER.

DAC:JB

FIRE INSURANCE SUMMARY

File No. 7351.

Otomatsu NUKAI - Reg. No. 14342.

The above named Japanese declared on his JP Form, signed May 1st, 1942, that he carried no Fire Insurance.

However, under an agreement made personally between Mr. Otomatsu NUKAI and Mr. Eino Sirosen, Mr. Sirosen agreed to place insurance on Mr. NUKAI'S house in return for some firewood left on NUKAI'S property, so, on February 22nd, 1943, Mr. Sirosen placed the following Policy:

North West Fire Insurance Co., No. 206390 - \$1,000.00, which was turned over to The Director, The Veterans' Land Act, and a return Premium of \$15.00 was placed to Otomatsu NUKAI'S credit.

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

April 10th, 1946.

D. A. CRAMER
D. A. CRAMER.

DAC:JB

File No. 7387

Date Feb. 27/48

SUMMARY

Name: M. J. K. D. I.

Address: 35, 2nd Ave. Hammond, B. C.

(1) - We have today moved to auction room at Hammer effects as per enclosed list at a total cost of \$6.50 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at none 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 \$none 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:

The tenant gave us the following explanation: _____

Senior tenants away - young girl
could not help us except for the
few chattels sold

LIABILITY SUMMARY

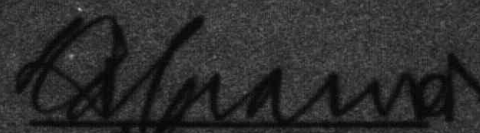
File No. 7351.

Okamoto MUKAI - Reg. No. 14342.

The above named Japanese declared on his JP Form, signed 1st May, 1942, that he had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against him.

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

April 11th, 1946.


D. A. CRAMER.

DAG:JS

7351

30th December, 1946.

Mr. Otomatsu MUKAI,
Registration No. 14342,
c/o Fully Bros.,
Box 19,
Oakville, Manitoba.

Dear Sir:

We wish to acknowledge your letter of the 23rd December,
and have carefully noted your remarks.

The sale of properties owned by Japanese, was carried out
by this office on instructions from the Canadian Government at Ottawa
on the basis of appraised valuations. While we realise that this is a
matter of personal concern to you, we are unable to consider any
alternative in the matter.

Your letter however, will be placed on your file where it will
be available at any time, setting out your disapproval of the transaction.

Yours truly,

F.E. Anderson,
Office of the Custodian.

WEA:HA

7351

June 4th, 1943.

Mr. Otonatsu MUKAI,
Reg. No. 14342,
New Denver, B. C.

Dear Sir:

In reply to your letter of May 28th we are enclosing herewith a cheque for the sum of \$100.00 from funds held to your credit at this office.

The following is a statement of your account here at the present time:

By Rent from T. Louie		\$90.00
" " " E. Sironen		37.50
" " " C.A.Owens, 9 months at \$10.00		90.00
" Pacific Coast Packers (beans)		6.96
" Pacific Co-op. interest on share		.80
" Pacific Co-op. share redemption		10.00
To Pacific Co-op. balance of account	\$.50	
" Land Registry Office, Certificates of Encumbrance.	2.00	
" Cheque herewith	100.00	
" Balance	132.76	
	<u>\$235.26</u>	<u>\$235.26</u>

By Balance at credit - \$132.76.

Your farm on the Lougheed Highway is rented to Tom Louie until December 15th, 1943, for the sum of \$90.00 which sum is paid in full. Your farm on 2nd Ave., is rented to E. Sironen until August 31st, 1943, for the sum of \$75.00 of which \$37.50 has been paid and the balance is due July 15th. Your house #35 on 2nd Avenue is rented to Mr. C. A. Owens until September 30th, 1943, at the rate of \$10.00 per month. We trust you will find these arrangements satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM
Encl.

New Denver, B.C.,
Jan. 12, 1943.

Dear Sir;

Received your letter few days ago, about the woods that was left in the woodshed on my property.

Yes, we only promise to neighbor to have the woods before we leave there. So, it's up to neighbor to look after now.

You have asked, if we were paid in full for same. It's not paid, is all I can say. Hope you'll find this is truth.

Yours truly,

O. Mukai

O. Mukai.

Reg. No. 14342.

File No. 7351.

INVESTIGATION SECTION	
Date	JAN 16 1943
File No.	7351
By	
Referred to	Richardson

BRITISH COLUMBIA SECURITY COMMISSION
GUSTODIAN RELEASE FORM

VACUATION SECTION
Rec'd JAN 19 1943
File No. _____
Ans. _____
Refer: _____

Address: New Denver, B. C.

Date: January 11, 1943

TO: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B. C.

I, NUKAI, Otomatsu, Police Registration No. 14342
hereby request you to release to me the under-noted property stored at
12 2nd. Ave., Hammond, B. C. in possession of _____

and I release you from any claim whatsoever with respect to such property.

DESCRIPTION OF PROPERTY:

- 1 Carton of books
- 1 Small box of books
- 1 Package miscellaneous books

Original Address: 12 / 2nd. Ave., Hammond, B. C.

Date evacuated to Vancouver: _____

Date evacuated to present address: September 12, 1942

Number in Family - 12 years and over: 4

Number in Family - 5 to 11 years old: 3

Number in Family - under 5: None

Total Number in Family: 7

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

For: theo Lueck

O. Munkai
Claimant signs here

(MAPLE RIDGE)

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL-42

Place Vancouver

Date August 1942.

Custodian of Enemy Property,
Vancouver, B.C.

Re: Otomatsu MUKAI Property.

Pt. 10 acs. of Lot 1 of Lots 278/279, Plan 7130.
(2nd Avenue)

I hereby offer to lease the above described property
on the following basis:

Term: From Sept. 1st 1942 to Sept. 1st 1943.

Cash Rental: \$ 75.00 per year to be paid as follows:

\$37.50 - March 1st, 1943.

\$37.50 - July 15th, 1943.

Lease to include all land ~~and buildings~~ - except: House and other
buildings.

Other special conditions (if any):

The following taxes will be payable by me: Nil

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: " Tolls:
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities
in which His Majesty is presently engaged shall have ceased the
Lessor may terminate this lease by giving the Lessee one (1) month's
notice in writing to vacate the premises, and such notice having
been given this lease shall terminate at the end of the said month
notwithstanding that it may not be at the end of the current year
of the tenancy.

I recommend that Lease on the
above terms be approved.

[Signature]
Field Supervisor,
Soldier Settlement of Canada.

Full Name: E. Sironer

Address: Hammond.

(ENO SIRONER)

Working at Mill Pond Hammond.

(MAPLE RIDGE)

Lease 34

7351

OFFER TO LEASE JAPANESE PROPERTY.

File No.

JL 42

Place

Box 13, Hammond

Date

11th Sept 42

Custodian of Enemy Property,
Vancouver, B.C.

Re:

O. Mukai

Property.

Lot 4, except Sk. 8357, Gr. 1, DL. 222
map 2487

I hereby offer to lease the above described property

on the following basis:

Term:

From

15th Sept 1942

to

15th Dec 1943

1943

Cash Rental: \$ 90.00 to be paid as follows:

\$ 45.00 on 15th Sept 42
balance \$ 45.00 - 1st Dec 42

Lease to include all land and buildings, - except:

Other special conditions (if any):

The following taxes will be payable by me:

Land & School Taxes:
Dyking or Drainage Taxes:
Domestic Water Rates:

Irrigation Taxes:
Tolls:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one(1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the above terms be approved.

Field Supervisor,
Soldier Settlement of Canada.

Full Name:

Tom Louie

Address:

Box 13, Hammond
(2452 Dyke Rd)

(TOM LOUIE)

Longhead Highway
Rear of Store

(MAPLE RIDGE)

7351

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL-42

Place Vancouver, B.C.

Gustodian of Enemy Property,
Vancouver, B.C.

Date Sept. 1942.

Re: Otomatsu MUKAI Property.
Pt. 10 acs. of Lot 1 of Lots 278-279, Plan 7130.

I hereby offer to lease the above described property
on the following basis:

Term: From Sept. 30th 1942 to Sept. 30th 1943.

Cash Rental: \$ 120.00 per year to be paid as follows: _____
\$10.00 monthly

Lease to include all ~~existing~~ buildings, - except: _____

Other special conditions (if any): _____

The following taxes will be payable by me: Nil

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: " Tolls:
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities
in which His Majesty is presently engaged shall have ceased the
Lessor may terminate this lease by giving the Lessee one(1) month's
notice in writing to vacate the premises, and such notice having
been given this lease shall terminate at the end of the said month
notwithstanding that it may not be at the end of the current year
of the tenancy.

I recommend that Lease on the
above terms be approved.

James
Field Supervisor,
Soldier Settlement of Canada.

Full Name: C.A. Owen

Address: Hammond, B.C.

(Charles Arthur Owen)

35-2nd Ave.

HAMMOND

OFFICE OF THE CUSTODIAN
Japanese Section

P

Y

PERSONAL INFORMATION

NAME: MUKAI, Otomatsu HOME ADDRESS: R.R. No. 1, Hammond, B.C.

REGISTRATION NUMBER: 14342 SEX: Male AGE: 56. OCCUPATION: Farmer.

EMPLOYER: Myself MARRIED? Yes

NAME OF WIFE OR HUSBAND: Toyono ADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Hammond, B.C.

NAMES OF ANY LIVING CHILDREN: May (F); Sono (F); Shogi (M).

ADDRESS OF CHILDREN: R.R. No. 1, Hammond, B.C. AGE OF CHILDREN: 11, 10, 8.

STATEMENT OF ALL REAL PROPERTY

1. LOCATION & DESCRIPTION: (1) Subdivision N 10 acres of 1, Section lot 278/279, District of Maple Ridge.
(2) Subdivision 4 Section Lot 222, District of Maple Ridge.
2. BUILDINGS & OTHER IMPROVEMENTS: On (1) Four-room dwelling house, 4 sheds.
(2) Four-room dwelling house, 4 sheds.
3. INSURANCE: None
4. TAXES: (1) \$38.44 (2) \$18.27 for 1941, payable at Maple Ridge.
5. ENCUMBRANCES: None
6. OCCUPANCY & LEASES: Myself on (1). (2) Vacant
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Haney, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Strawberries, raspberries, asparagus, lettuce, cabbage, carrots, black currants, potatoes, fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION & DESCRIPTION: See Above
2. LANDLORD'S NAME & ADDRESS: - - -
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: - - -
4. STATE WHEREABOUTS OF LEASE: - - -
5. SUB-TENANTS, IF ANY: - - -
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9 above.

STATEMENT OF PERSONAL PROPERTY OWNED

1. GIVE BRIEF DESCRIPTION & STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT & MACHINERY, STOCK IN TRADE & PERSONAL EFFECTS: Household furniture, in the house at R.R. No. 1, Hammond, B.C. Key will be left in care of Custodian if I do not rent the house when I leave.
2. HORSES, LIVESTOCK & OTHER ANIMALS, POULTRY & PETS: None.
3. GIVE NAME & 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 & OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None.
6. MONIES OWING TO YOU: None.
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES: \$50 Victory Bond, at home.
8. BANK ACCOUNTS: \$154.78 Bank of Montreal, Haney, B.C. Acc't No. 6225.
9. LIFE INSURANCE: None.
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—1st—day of—May—1942.

(Signature) "O. Mukai"

Witness: "F. T. Williams"

Name of Claimant **NEKAL, Otematou**Case **85**Custodian File **348-7351**

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					979.	790.27			790.27
					2341.	1457.68			1457.68
<u>PERSONAL PROPERTY</u>									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
<u>NETS</u>									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									2247.39

7351

October 13th, 1950.

Mr. Otomatsu MUKAI,
Box 19,
Oakville P. O.,
Manitoba.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 843

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 ... \$2,247.89.

Cheque in your favour is enclosed for \$2,117.86
and we have paid the Co-Operative Committee .. \$ 130.03
for legal fees as authorized by you.

Yours truly,

FCS/jc
1 encl.

F.G. Shears
Director

V.L.A.
Winnipeg, Man.
April 15, 1948.

DEFENCE BRIEF

Otomatsu MUKAI

File No. 7351

Case No. 843

REAL PROPERTY CLAIMS

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
Parcel (A) \$4500.00	\$2384.30	\$2341.00
Parcel (B) \$2000.00	\$ 590.00	\$ 579.00

Question of Valuation Only

Witnesses - Appraiser - Patterson (Parcel B)
Dodding (Parcel A)

BOTH PROPERTIES WHOLLY OWNED BY CLAIMANT

2. CHATTELS -

CLAIM ABANDONED - P. 21

JLG/mn

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Winnipeg, Manitoba,
April 15th, 1948.

IN THE MATTER OF THE CLAIM OF
OTOMATSU MUKAI.

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.

H. SHIGARU, Esq.,

Official Interpreter.

T. P. HORROBIN, Esq.,

Official Reporter.

30

O. Nukai,
In Chief.
Discussion.

THE COMMISSIONER: Which is your next case, Mr. Cherniack?

MR. CHERNIACK: No. 21, my lord, Otomatsu Nukai.

I ask leave to amend, my lord. There are two lots, my lord, Lot 4 with a valuation of \$2000.00, sold for \$579.00, and Lot 1 valued at \$4500.00, sold for \$2341.00. The net loss on both properties is \$3580.00. We are abandoning the personal property claim, my lord.

MR. HUNTER: What is your net claim for the ten acres?

10 MR. CHERNIACK: The ten acres I am showing at \$4500.00 value. The gross sale was \$2341.00.

OTOMATSU NUKAI, the claimant herein,
being first duly sworn, testi-
fied through the Interpreter
as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you two typewritten statements.
Were these prepared in accordance with your instruc-
tions? A: Yes.

Q Is this your signature? A: Yes.

20 Q And are the contents true to the best of your know-
ledge and recollection? A: Yes.

MR. CHERNIACK: I file that as Exhibit 1, my lord, the
real estate statements for Lots 1 and 4.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: I can file them as one exhibit, if you
like, two statements, one for each property.

THE COMMISSIONER: They might just as well be filed as
one exhibit.

30 MR. CHERNIACK: Yes. On behalf of my learned friend I
will file the S.B.B. appraisal form as Exhibit 2.

There is one for each lot, my lord.

Q Mr. Mukai, I show you a photograph of a house.
Whose is that? Whose house is that?

A His own house.

Q When was this photograph taken? A: It was taken
just before evacuation by the kids.

Q When was this house built? A: About 1938.

A (APPRAISALS MARKED EXHIBIT NO. 2).

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

10 MR. CHERNIACK: Referring first to Lot 1, my lord, the
larger parcel, the claimant states it was purchased
from a Mr. Hunter, and I am sure anyone by that name
would not have overcharged -- purchased for \$1000.00,
uncleared at the time of purchase. Of the ten acres
the claimant states that he cleared four acres and
he says here what the crops was for $3\frac{1}{2}$ acres, half
acre having been cultivated and not planted. He
dug a well and planted 13 mixed fruit trees. The
buildings are set out in a list, my lord, and you
20 will note that the house, a photograph of which has
been filed as Exhibit 3, was built in 1939.

THE COMMISSIONER: That is the house on the larger parcel,
is it?

MR. CHERNIACK: Yes, my lord, and the estimated value,
I believe that should be estimated cost, my lord --
no, that is right, I am sorry. That is correct, my
lord, the estimated value is shown here. The appraiser
indicates in Exhibit 2, my lord, referring to Lot 1,
the location is very good. It is half a mile from
30 Hammond, B.C., with direct access to Second Avenue

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on a paved highway, 16 miles from New Westminster. It has good domestic supply from the well of water, and there are electric lights installed in the house. The cost of clearing is estimated by the appraiser at \$175.00 to \$200.00 per acre, and there is a discrepancy of half an acre as to the amount of clearing. The comments are that the house was occupied by the owner, the cultivated land was in excellent condition, and the soil appears to be in a good state of fertility. I see he states, "This is a desirable holding, reasonably close to the Town of Hammond. The land is good, but development is limited, what land is cleared is intensively cropped." He describes the house as being in good condition, and states, "It would be an expensive proposition to clear and bring into production the balance of the land, but if cleared this would be a very good holding".

The claimant states there is a discrepancy in the age of one of the buildings, and except for the house and this shed, he refers to, he agrees with the other valuations of the buildings. He agrees also the land is excellent and the soil highly fertile, and in view of this he feels the appraisal is much too low. "I believe the fair market value at the time of sale was at least \$4500.00. In 1941 Mr. Menzies of Hancy told me he had a buyer who would pay \$4500.00 cash and I refused to sell." I have no doubt we will be seeing Mr. Menzies again. Referring to Lot 4 you will note that is the older lot formerly used for a home by the claimant. It

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was purchased in 1917 for \$400.00 uncleared and four acres cleared by the claimant. He planted some twenty or thirty fruit trees and built two houses, or rather a house and a shed in 1917 and gives the estimated cost of these buildings in 1917 at \$1500.00. He states, "The building was always kept in good shape and was not dilapidated when I left. The land was very good for berry purposes. When they put the highway through, they bought one acre from me for \$600.00. I consider the appraisal much too low considering the excellent location and condition of the land. I believe that the fair market value at the date of sale was \$2000.00." I might explain, my lord, there is an acre here -- originally five acres were purchased by him and one acre was purchased from him for a highway by the Government.

THE COMMISSIONER: That presumably would be an expropriation.

MR. CHERNIACK: I couldn't say, sir, and the claimant can't tell me. You will note, my lord, that Exhibit 2, the farm appraisal report, locates this place as one mile from Hammond, and mentions it has approximately 380 feet of frontage on the Longhead Highway which is hard surfaced and in good condition. He values this land at \$100.00 an acre and he mentions in his comment that the frontage is spoiled to an extent by the lot sold out some years ago for a Japanese store. In other words, on a diagram you will note he has a frontage on both sides of the

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O. Mukai,
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highway and it will be up to later witnesses to
show the value of having that frontage.

THE COMMISSIONER: That probably explains the price of
\$600.00 on expropriation by the Provincial Government.

MR. CHESNIACK: It splits the property up. It doesn't
show how much it was split up, but it doesn't appear
to have affected the size of the land very much.

MR. HUNTER: It is submitted, my lord, that the real
property was sold for its fair market value. I
10 believe in each case it is entirely a question
of value, and there are no questions.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin
"T.P. HORROBIN"
Official Reporter.

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