Name of Claimant KADONAGA, Toru Decd
" Kitaro

Case 620

Custodian File 5158 & 5734

REAL PROPERTY

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1655						3114.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

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

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	
55.00	18.00	5.40				1000.		300.00 5.40

TOTAL RECOMMENDATION 3419.40

CASE NO: 620.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 26th, 1948.

IN THE MATTER OF THE CLAIM OF

KEITARO KADONAGA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 620.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Lethbridge, Alberta,

August 26th, 1948.

IN THE MATTER OF THE CLAIM OF

KEITARO KADONAGA.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
L.S. TURCOTTE, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
MRS. LUCIE HANDFORD,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Rpporter.

THE SECRETARY: Case No. 620, Keitaro Kadonaga.

KEITARO KADONAGA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Kadonaga, your father's name was Toru Kadonaga?

A Yes.

Q And since evacuation he has died?

A Yes.

Q And under the terms of his will you were the sole beneficiary? A: Yes.

Q You get the property? A: Yes.

Q And you are making a claim arising out of the sale of a farm at the Coast?

A Yes.

Q I am showing you a statement setting out the description of the farm and of the buildings on it, and other information.

A Yes.

Q Is that information contained in that statement true to the best of your knowledge and memory? That shows that the land is worth $2500.00, and the buildings are worth $3500.00, making a total of $6000.00. It sets out a description that 20 acres is cleared and a seawall was built, and it sets out the description of the buildings and what the materials cost, and it says that you had a gross income of about $5000.00 from the farm and that you sold cream and shipped tomatoes from your greenhouses?

A Yes.

Q Is that all correct? A: Yes.

MR. TURCOTTE: I will file that as an exhibit, your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. RICE: That is the real estate?

MR. TURCOTTE: Yes, it is the real estate.

Q As I understand it, Mr. Kadonaga, your father inherited this farm from his father?

A Yes.

Q Is that true? A: Yes.

Q And you in turn have inherited it from your father?

A Yes.

Q Well what was the main business on the farm?

A Well it was growing tomatoes.

Q Growing tomatoes? A: Yes.

Q Under what conditions, outside?

A In the greenhouses.

Q In the greenhouses? A: Yes.

Q That is you have here five greenhouses containing 11,650 square feet? A: Yes.

Q That is right? A: Yes.

Q They were glass, I presume?

A Yes.

Q I notice that you have $200.00 down for piping. What was that for, water?

A It was for water pipe.

Q You had water pipe all through your greenhouses?

A Yes.

Q Now, in addition to that you are claiming for the loss arising over the sale of a sawmill and

an engine and various other articles that go with the sawmill; is that correct?

A Yes.

Q I am showing you a statement of that (indicating), which sets out what you say you paid for the mill and the other articles, and it also says that you bought it just a month prior to evacuation, that you bought the sawmill from a man named Aitken and the planer and so forth from the Dominion Machinery Company at Vancouver?

A Yes.

Q Is that all correct? A: Yes.

MR. TURCOTTE: I will file that as an exhibit, your Honour.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Q: I am showing you a document here (indicating). What is that?

A That was the receipt for the sawmill.

Q For the mill? A: Yes.

Q It says, "Received from T. Kadonaga the sum of $500.00 for National". What is it? "Sawmill"? Is that the word? A: Yes.

Q "John Aitkens"? A: Yes.

Q Is that all correct? A: Yes.

MR. TURCOTTE: I put that in as an exhibit.

(RECEIPT MARKED EXHIBIT NO. 3).

MR. TURCOTTE: Q: Now from whom did you buy the Diesel, do you remember?

A No, I don't know where we got the engine from.

Q Do you know how much you paid for it?

A We paid $650.00 for it.

Q $650.00? A: Yes.

Q Now the chain block, the planer, the hand winch, and the engines, the cable, the block and tackle, and the rope, the saw table, the saw, the wrenches, and the stock and dies; from whom did you buy that? A: Mostly from the Dominion Machinery.

Q Dominion Machinery Company?

A Yes, Dominion Machinery Company.

Q Where are they? A: In Vancouver.

Q In Vancouver? A: Yes.

Q And are those the prices that you paid for them that are set down on that document?

A Yes.

Q Those are the prices that you paid?

A Yes.

Q Apparently you were evacuated on the 5th of May, is that correct? A: Yes.

Q And you bought this mill on the 17th of April of the same year? A: Yes.

MR. TURCOTTE: Will my learned friend admit the assessment in this case; the land $2000.00, improvements $3350.00, total $5350.00?

MR. RICE: Will you quote that again, please, $2,000.00, and $3350.00?

MR. TURCOTTE: Yes, making a total of $5350.00.

MR. RICE: Yes, that is the information I have.

MR. TURCOTTE: Have you a report by Mowat, Mr. Rice?

[redacted] Made in the early part of 1942. I thought

I saw it last night.

MR. RICE: Regarding the land?

MR. TURCOTTE: Yes, the land and chattels. We are not making any claim for chattels on the farm.

Q Did Mr. Mouat have anything to do with this property? A: Yes.

Q Did he make a list? A: Yes.

MR. TURCOTTE: I thought it was in that file (indicating). I might have been mistaken, Mr. Rice.

MR. RICE: I don't see it. Perhaps you could help me find it.

MR. TURCOTTE: Q Have you any idea when that list was made out, Mr. Kadonaga, (indicating)?

A Thatlist was made out just before I got evacuated.

Q That was in British Columbia that that was made?

A Yes.

Q Before you came here? A: Yes.

Q Who made it out? A: My brother.

Q Did you see him make it out?

A Yes.

MR. TURCOTTE: I would like to tender that. It is in handwriting, setting out the details of the sawmill and equipment. It has the same figures that are used in the claim.

MR. RICE: Particulars of the claim, is it?

MR. TURCOTTE: Yes.

(LIST MARKED EXHIBIT NO. 4).

MR. TURCOTTE: That is all, Mr. Kadonaga.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value. I am

submitting that the chattels were sold for their fair market value.

I wish to tender as an exhibit a farm appraisal report.

(REPORT MARKED EXHIBIT NO. 5).

MR. RICE: I wish to tender as an exhibit an analysis of personal property.

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

Q Didn't you pay $500.00 for the equipment excluding the diesel engine and the planer?

A No, it was just the mill that was $500.00.

Q Did you ever write to Robert Roe or tell H.S. Green that the mill cost you $500.00 outside of the diesel engine and the planer?

A No.

Q How much did you say that you paid for the engine?

A $650.00.

Q Well how much did you pay for the planer?

A $350.00.

Q $300.00 and how much? A: $350.00.

Q $350.00? A: Yes.

Q Well you wrote the secretary or the Custodian's office, did you not, that you paid $600.00 for the engine and $325.00 for the planer. I show you a letter dated November 29th, 1943 (indicating). Is that your signature?

A Yes, that is my dad's signature.

Q That is your dad's signature?

A Yes.

Q Y our dad's. That letter is addressed to the Department of the Secretary of State, Office of the Custodian, in Vancouver, B.C., and this letter says: "I have received your letter of November 17th instant referring to the selling of our sawmill and equipments, and asking us the price of diesel engine and the planer. The price paid for by us was $600.00 for the engine and $325.00 for the planer.

"In selling please consider as stated above if this letter should be in your hands by time. Thanking you very much."

I wish to tender that as an exhibit, your Honour.

(LETTER MARKED EXHIBIT NO. 7).

MR. RICE: Q: Did you ever offer to sell the sawmill excluding the engine? A: No.

Q Did you ever offer to take $450.00 for the sawmill including the saw, carriage, belts, and sawdust blower? Did you ever offer to take $450.00 for the sawmill? A: No.

Q You didn't? A: No.

Q I show you another letter written by Toru Kadonaga, that is your father apparently, dated at Magrath, Alberta, on November 9th, 1943, and addressed to the Custodian's office in Vancouver. Is that your father's signature (indicating)?

A Yes.

Q Your father's signature is on that letter?

A Yes.

MR. RICE: The letter reads: "I received the letter from Robert Roe of Pender Island, B.C., wanting to buy our sawmill including saw, carriage, belts, sawdust blower for the cash of $450.00. This above price is $50.00 less than what I have paid. I would be very glad if you could let him know the actual price, $500.00. If the sales are going on as stated in the enclosed letter of Mr. Roe's, I will accept the $450.00."

I submit that as an exhibit, your Honour.

(LETTER MARKED EXHIBIT NO. 8).

MR. TURCOTTE: That was before the other letter, was it?

MR. RICE: Yes. All that is just that he offered to take $450.00.

MR. TURCOTTE: Is there some connection between the two letters that should be filed?

MR. RICE: If there is, my learned friend has had access to the file and he can put that in. There is nothing new in them. I am not trying to put anything over.

I wish to submit as an exhibit, your Honour, a claim on real and personal property.

(STATEMENT MARKED EXHIBIT NO. 9).

MR. RICE: Q: How long was it you said that you owned the sawmill and equipment or your father owned it before you were evacuated?

A It was in April we got it.

Q What time in April?

A In 1942.

Q Pardon? A: 1942.

Q 1942? A: Yes.

Q Was it the first part of April or the latter part of April or when?

A It must have been --

MR. TURCOTTE: -- The receipt is dated April 17th.

MR. RICE: Q: And when were you evacuated?

A We left the island on the 27th of April.

Q On the 27th of April? A: Yes.

Q Had you done much sawing at the mill before leaving? A: No, we didn't use it.

Q Beg pardon? A: We didn't use it.

Q You didn't use it? A: No.

Q Had you sold or disposed of any of the partsthat you had bought before leaving?

A No.

Q None at all? A: No.

Q I notice in your claim that you value a box of wrenches at $30.00. Perhaps there is a mistake there or a mix-up as they were valued in the declaration at $10.00.

MR. TURCOTTE: What declaration is that?

MR. RICE: In this one here.

MR. TURCOTTE: The only thing we have got down here at $10.00 is 123 feet of half inch cable.

MR. RICE: I produce another letter, dated April 27th, 1948. Is that your signature? (indicating).

A Yes.

Q That is addressed to the Custodian?

A Yes.

Q And in that letter, item 9 is one box of wrenches, $10.00?

A Yes.

MR. RICE: I will produce that letter as an exhibit.

(LETTER MARKED EXHIBIT NO. 10).

MR. RICE: Q: I also notice that you have in your claim two model T. Ford engines valued at $90.00, whereas your letter of April 10th, Exhibit 10, values the same two engines at $50.00. Can you explain that?

A I think I put down $50.00 for the two engines there.

Q The wrenches should be $10.00 instead of $30.00, as you have there, is that right?

A Yes.

Q And the two Ford engines should be $50.00 instead of $90.00? A: Yes.

Q That is all.

MR. TURCOTTE: Could I have Exhibit 3, I think it is?

THE SUB-COMMISSIONER: The receipt?

MR. TURCOTTE: No, it is the other list. It is the written list.

THE SECRETARY: Exhibit 4.

MR. TURCOTTE: Yes, Exhibit 4.

THE SECRETARY: This one (indicating)?

MR. TURCOTTE: Yes, that is the one.

(Exhibit 4 to Mr. Turcotte).

RE-DIRECT EXAMINATION BY MR. TURCOTTE:

Q This is the correct list, is it (indicating)?

A Yes, that is the correct list.

Q And who had that in their possession when you got the letter from the Custodian in April?

A You had that.

Q I had that?

A Yes.

Q So that you wrote that letter to the Custodian without having this in your possession?

A Y es.

Q I see. That was Exhibit 4, your Honour. I would just like to point out, your Honour, that the box of wrenches on that is shown as $30.00.

MR. RICE: My learned friend didn't make a mistake in that one, but his client did.

MR. TURCOTTE: I am just suggesting, your Honour, that this man got a letter from the Custodian out in the country at Magrath and he sat down and answered the letter, and probably made an error in it.

MR. RICE: He says now that ten dollars is the right amount for the wrenches, and $50.00 for the two Ford engines.

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

MR. RICE: That is all, your Honour.

THE SUB-COMMISSIONER: Thank you, that is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R.Howard"; Official Reporter.

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

SUB-COMMISSIONER.

NOV 26 1947

Case No. 620.

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.

ACKNOWLEDGED

5734

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

(1) NAME ~~KADONEGA~~ KEITARO (RCMP) Reg. No. 14269
(Print) Surname Given Name

(2) Pre-Evacuation Address Mayne Island, B.C.

(3) Present Address Magrath, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) ..... City or Municipality, ... Province

(b) Legal description (lot number, block number, section number, etc.)

Lot "A" of Section one (1), Mayne Island, Cowichan District, Map 2501, containing One hundred and twenty-three and seven-tenths acres (123.7)acres, more or less.

(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 - - - - - - - - - - - - - - - $ 2500.00
(ii) Buildings - - - - - - - - - - - - - - - $ 3500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ .....
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 6000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1655.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4345.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Mayne Island.

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

(c) How stored or packed at time of evacuation
Left as it was before evacuation.

(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") Leased to Lyn Kirkland. c/o Custodian.

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

1. _____ Estimated Value $_____
2. Sawmill and equipment Estimated Value $ 1740.00
3. _____ Estimated Value $ 1000.00
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $ 740.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 5085.00

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Keitaro Kadonaga of the Town of Magrath in the Province of Alberta

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Town of Magrath in the Province of Alberta this 18th day of November A.D. 1947.

K. Kadonaga

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.

REAL ESTATE
(Farm Land)

Kadonaga, Keitaro, Successor to Toru Kadonaga
(Claimant's Name)

14269
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	103.7						
Cultivated not planted	20.00	inherited in 1921 from father					
Cultivated and not in crop							
List Crops					uncleared	Nil	
							$500.00
Total	123.7						~~$2000.00~~

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Cleared 20 acres (heavy timber) at $100.00 per acre		$2000.00
Built sea wall of rocks 50 feet long, ten feet high		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Dwelling	24x28	siding shingle roof	1935	$900.00	$400.00	$350.00		$1500.00
Dwelling	20x24	single board	very old	500.00	don't know			450.00
Dwelling (used for storage)	18x20	Shiplap	1921	300.00	don't know			250.00
5 Greenhouses	11,650 square feet		1935-37	480.00	glass 480.00 lumber 2000 ft. piping $200.00			1000.00
Barn	30x40	Inch rough lumber	old	150.00	don't know			150.00
Garage	22x30	same	old	100.00	don't know			50.00
Chicken Houses	20x160	Shiplap	old	200.00	don't know			100.00
								$3500.00

EXHIBIT No 620-1
DATE August 26/48
FILED BY L. A. Lucotte

$6000.00
Sold for 1655.00
Claim $4345.00

Comments re Appraiser's report not covered by above information:

We had a gross income of $5000.00 fromthis farm. We sold cream and shipped tomatoes from our greenhouses to Vancouver.
It is noted that our Greenhouses and nine others were rented for $5000.00 in 1942.

Assessed value - Land $2000.00
Improvements 3350.00

$5350.00

K. Kadonaga
Signature

Kadonaga, Keitaro, Successor to Toru Kodonaga
(Claimant's Name)

PERSONAL CHATTELS

14269
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Saw Mill	April 17, 1942	Used	$500.00	Good	$500.00
Beardmore Semi Diesel and 2 pulleys	1942	Used	650.00	Good	650.00
Planer, Chain block, Hand Winch	1942		340.00	All good	340.00
2 Model T. Ford Engines			90.00 50		90.00
123 ft. of ½ inch cable			10.00		10.00
Block and Tackle 360 ft. inch rope			30.00		30.00
Framing saw table and 1 saw			40.00		40.00
Box wrenches			30.00 1/10		30.00
Stock and dies			50.00		50.00
					$1740.00

Sold by Custodian -
Tender $1000.00

Other sales $352.70
Less household and farm chattels 134.25 218.45 1218.45

Claim $521.55

Description of Storage of Goods:

General Statement as to Chattels not Described above:

EXHIBIT No. 620-2
DATE August 26/48
FILED BY R. J. Turcotte

Additional Comments, if any: This mill equipment was purchased less than a month prior to evacuation. I purchased the saw mill from a man named Aitkens and the planer etc. from the Dominion Machinery Company at Vancouver. It is noted that R. Roe offered $500.00 for above chattels less engine and planer November 29th, 1943.

K. Kadonaga
Signature

Mayne B lo
April 17. 42

Received From

L. Kadamaga

the Sum of #500 cc/xx five
hundred dollars (in full)
for National Fire Mill

John Aithen

EXHIBIT No. 620-3.
DATE August 26/48
FILED BY R. L. Lucotte

Sawmill & Equipments

Sawmill	$500.
Beardmore Semi-diesel + 2 pulley	$650
Planer (single face)	$300
Chain Block	$40
Hand Winch	$40
2 Model T. Ford Engines	$50
Cable 123 ft. 1/2 in. diam.	10
Block & Tackle (360 ft. 1 in rope)	$30
Framing Saw Table + 1 saw	$40
1 box of wrenches	$30
Stock & dies	$50
	~~$1740~~

Farming Equipment

Wagon	$25
Mangel Cutter	$25
Single Plough	$7.50
Mowing Machine	50.
Hand Cultivator	$5.
Harrow	$10.
2 Cream Separator	$75.
3 Shovel 2 hoes 1 rake + mattic	10.
2 axe	$5

EXHIBIT No. 620-4
DATE August 26/48
FILED BY K.S. Lucotte

BC-703-P

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

Farm Appraisal Report

File No. JL-800

Land Description Lot "A", Sub-Div. of Sec.1, Plan 2501, Mayne Island, B.C.

Containing 123.70 more or less Acres

Owner's Name KADONAGA, Toru Post Office Address Mayne Island, B.C.

Nearest Rail Point C.P.R.Steamer-4 times weekly; wharf - - - Distance 4 miles

Market Town Vancouver or Victoria by steamer Distance 40 "

Church (give denomination) Anglican and Presbyterian at wharf Distance 4 "

Nearest School Mayne Island-small elementary school only Distance 3 "

State how property was identified: Personal knowledge, map location & neighbours.

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

Access only to North Westerly corner by a narrow gravel Public Road. Good for all year travel.

Is this district a good one? No. Sparsely settled small island. Too far away from markets.

Employment opportunity Very limited.

Predominating Nationality and religion: British, and Protestant religion.

Describe Fencing and its condition: Old rail & snake around cleared land-poor. Unfenced otherwise but seabound at North & East. Value $

Water supply: About adequate from wells for domestic use & outlying greenhouse, but piped to dwelling & lower greenhouses from good well on Sasaki property adjoining. Value $

BUILDINGS ON FARM

5158-5734

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 30	Lumber	10'	Shgl.	12	Post	Fair	650.00
Shed	15 x 42	Rough Lbr.	8'	Shke.	20	" Only	"	30.00
	x							
BARN	36 x 48	" "	12'	"	30	"	" "	150.00
Shack	15 x 40	" "	8'	"	30	"	Poor	-
BARN	x							
Greenhouse	20 x 50	Sash & glass	7'	Glass	10	" & sills	Fair	50.00
~~GRANARY~~ "	15 x 28	" " "	6'	"	10	" "	Fair	20.00
Double " "	40 x 70	" " "	7'	"	10	" "	"	140.00
" "	20 x 120	" " "	7'	"	10	" "	"	120.00
" " "	41 x 100	" " "	8'	"	6	" "	"	290.00
(Note:-There are several tumbledown old rough lumber & shake henhouses and sheds of no value).								

No electric light.

Total present day value $ 1450.00

Total Value Buildings add to farm $ 1000.00

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

EXHIBIT No. 620-5
DATE Aug. 26/48
FILED BY Grance

Describe the basement and chimneys: No basement; stove pipe chimney.

No. rooms downstairs? 4 Upstairs? How finished V.Joint

Are buildings painted? House only Condition of paint Only fair

Distance from nearst bush Unexposed.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
8.0	Sloping North or South	Clay or shaly loam, 6-7"	Clay or shaly	Old pasture or sod	50.00	400.00

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

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
115.7	Rolling rocky ridges & slopes of light stony loam. Low grade timber or logged over rough stump pasture.	20-30 acres low grade timber at South; unmarketable and domestic fuel only.	2.50	289.25

Total value of Land $ 689.25

Total added by buildings to value of farm $ 1000.00

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

Total value of farm $ 1689.25

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

A rough out of the way place in poor tillage. Understand it has been occupied for about the last 33 years by the Japanese owner and his family. The greenhouses are rented & an old caretaker is in residence in the shack.

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

Noxious weeds:

Some thistle in places, but not too bad.

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

Province of B.C. Mayne Island Assessment Dist.,
1942 Taxes $28.25, and no arrears.

Date: August 22nd, 1942.
Place: Victoria, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12 day of August 1942

Inspector's Signature "J.D. PATTERSON"

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

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

VL-800 - T. KADONAGA

Farm Appraisal Report

Remarks: A rough out of the way place located at the end of a narrow Public road, at the South Easterly tip of Mayne Island, about 4 miles from the steamer wharf. A small bay at the N.W. corner provides good safe anchorage for small vessels and the Japanese owner has built a serviceable sea wall or landing near his buildings. The remainder of the sea front is mainly rocky and unprotected. While there is a fairly adequate water supply from wells at the buildings for ordinary use, the main supply for the greenhouses and dwelling is piped from a good well on the Sasaki property adjoining.

The greenhouses on wood posts and sills are of cheap construction and the heating is the usual Japanese arrangement of converted oil drum stoves laid on the ground with stove pipes through the roof. No boilers or hot water pipes. There is sufficient timber on the property to provide fuel for some years. Messrs. Ratcliffe and Mayers are renting the greenhouses on this and 9 other similar holdings on Mayne Island at $5000.00 for the 1942 season and details of the lease can be obtained from the Custodian.

(FOR ORCHARD LANDS ONLY)

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

Is part of a rugged rocky promontory at the South Easterly tip of Mayne Island. The 8 acres cultivated is light clay or shaly loam and not averagely productive.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

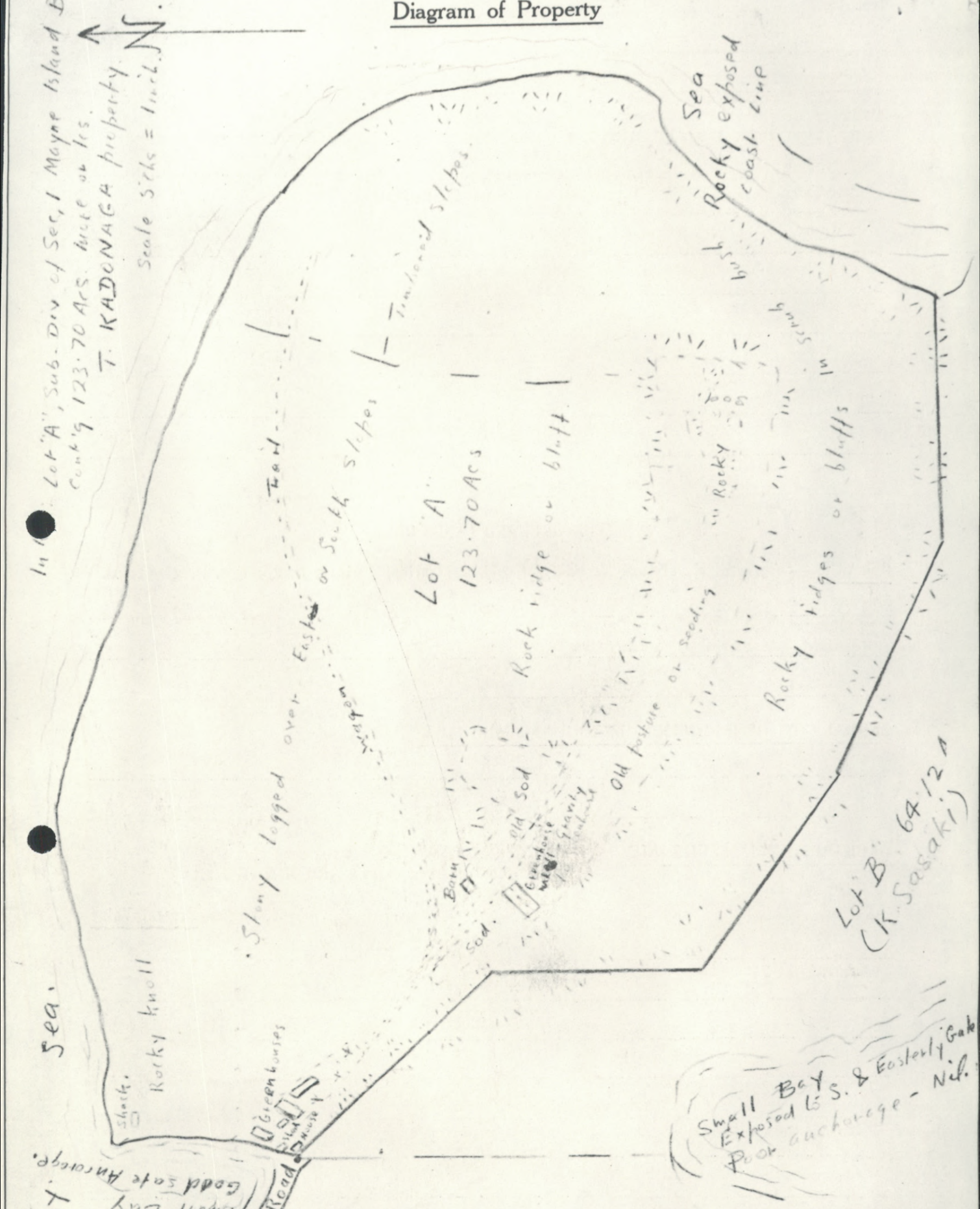
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
About 50 mixed fruit trees - only fair condition, and no commercial value.	$
	$
	$
	$
	$
	$
	$
	$
	$

Total $

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 1600.00

Date 24th August 1942

"I.T. BARNET"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5158 EXHIBIT

NAME Toru KADONAGA, Deceased.

REG. No. 14260

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
			AUCTION	TENDER &c	
DECLARATION 21/4/42	TAKEN BY				
EVACUATION 5/5/42	DATE				
"As per list attached and is located in the buildings or on the property."		Sawmill $ 500.00			
		60 H.P. Beardmore Semi-Diesel 650.00			
		Planer 300.00			
		1 Table Saw & Stand 70.00			
		1 Hand Winch & Cable 70.00			$1,000.00
		5-ton tested Chain Block 60.00			
		2 Model T Ford Engines 50.00	(1) 5.00		
		1 Block & Tackle & 1" Rope 30.00	13.00		
LIST REFERRED TO NOT ON FILE.		1 Box of Wrenches 10.00			
		Total: $1,740.00			
		Ack. Custodian Credit 1,000.00			
		Amt. of Pers. Prop. Claim $ 740.00			

Summary of Auction Sales:

Saw Blade	13.00
Drag Saw	125.00
2 Chairs	8.00
Truck wheel and tire	12.00
1 Gilchrist Jack	52.50
1 Crosscut Saw (6')	7.00
2 Skiffs	7.00
Kitchenware	15.50
Tools	12.75
Furniture	24.25
Farm Equipment	23.00
Miscellaneous	29.20
Gross proceeds Auction Sales:	$347.20
Less charges	74.02
Net proceeds Auction Sales:	$273.18

Summary of Other Sales:

2 Beds and Springs	11.00
1 Old Home Made Kitchen Cupboard	3.00
2 Kitchen Chairs	1.50
Gross total Other Sales:	$1,015.50
Less Appraisal, Advertising, L.D. calls	83.43
Net proceeds Other Sales:	$ 932.07

Vancouver, B. C., June 8/48.

RGB/P.

FILE No. 5158 EXHIBIT No. _____ CASE No. _____

REG. No. 14260 VENUE Lethbridge.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS
AUCTION	TENDER &c							
	$1,000.00							
1) 5.00								
13.00								

13.00
125.00
8.00
12.00
52.50
7.00
7.00
15.50
12.75
24.25
23.00
29.20

$347.20
74.02

$273.18

11.00
3.00
1.50

$1,015.50
83.43

$ 932.07

EXHIBIT No. 620-6
DATE August 26/48
FILED BY G Rakice

RECAPITULATION

Claim	Disposition	
$1,740.00	(Sold by Auction for	$ 297.50
	(Sold by Tender for	$1,000.00
$1,000.00	Ack. Custodian Credits	$1,297.50
$ 740.00	Amount of Claim	

620-7
EXHIBIT No.
DATE August 26/48
FILED BY G. E. A. Rice

Magrath, Alberta.
November 29, 1943.

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville
Vancouver, B. C.

Dear Sir:

I have received your letter of Nov. 17th inst. referring to the selling of our saw-mill and equipments and asking us the price of the Diesel engine and the planer. The price paid for by us was $600.00 for the engine and $325.00 for the planer.

In selling please consider as stated above if this letter should be in your hand by time.

Thanking you very much.

I am

Yours very truly,

T. Kadonaga.

Reg. No. 14260

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
September 30, 1948. F. Mayo

620-8

EXHIBIT No.

DATE August 26/48

FILED BY G.E A. Rice

Box 89,
Magrath, Alta.,
Nov. 9, 1943.

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

Dear Sirs:

I received the letter from Robert Roe of Pender Island, B. C. wanting to buy our "Sawmill" including saw, carriage, belts, sawdust blower, for the cash of four hundred and fifty dollars ($450.00). This above price is fifty dollars ($50.00) less than what I have paid. I would be very glad if you could let him know the actual price ($500.00) If the sales are going on as stated in the enclosed letter of Mr. Rose's I will accept the four hundred and fifty dollars.

Yours truly,

Signature "Toru Kadonaga"

Reg. No. 14260 (14260)

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.
September 30, 1948.

EXHIBIT No.
DATE
FILED BY

August 26/48

G. E. A. Rice

File 5734.

File 5158.

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Keitaro KADONAGA, as Sole Beneficiary under the Will of his deceased father, Toru KADONAGA.

	Amount	On	Jap. Valuation	Ass. Value	VLA Appr.	Realized	Remarks
(1)	$2,500.00	Land (123.7 acres) on Mayne Island	$2,500.00	$2,000.00	$ 689.25)	$1,655.00	(1) VLA Appraiser described this land as being "a rough out-of-the-way place at the S.E. tip of Mayne Island, 8 acres only being under cultivation.
(2)	$3,500.00	Buildings on above land	$3,500.00	$3,350.00	$1,000.00)		(2) The 4-room Dwelling, without basement was appraised at $650.00; and 5 greenhouses (10,620 sq.ft.) @ $620.00.
	$6,000.00	Total (gross)					
	$1,655.00	Acknowledged Custodian Credit					
	$4,345.00	Amount of Real Property Claim					
(3)	$1,740.00	Sawmill and Equipment	$1,740.00	-	-	$1,138.00	(3) Sawmill and equipment were advertised and sold by tender for $1,000., its appraised value. A drag saw and saw blades were sold separately by auction, for $138.00.
	$1,000.00	Acknowledged Custodian Credit					
	$ 740.00	Amount of Personal Property Claim					
	$5,085.00	Total amount of Claim					

Vancouver, B. C., June 8/48.

RGB/P.

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.
September 30, 1948 [signature]

620-10

EXHIBIT No.

DATE August 26/48

FILED BY G.E.A.Rice

Magrath, Alta.
April 27, 1948.

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

Dear Sir:

Received your letter of April 12, File No. 5734 regarding the property claims.

My personal property as follows:

Sawmill & Equipments.

(1)	Sawmill	$500.00
(2)	60 H.P. Beardmore Semi-diesel	$650.00
(3)	Planer	$300.00
(4)	1 Table Saw & Stand	$ 70.00
(5)	1 Hand winch & cable	$ 70.00
(6)	1-5 ton tested chain block	$ ~~600.~~ 60.00
(7)	2 Model T Ford engines	$ 50.00
(8)	1 Block & tackle & 1 inch rope	$ 30.00
(9)	1 box of wrenches	$ 10.00
	Total	$1740.00

Bought for this amount and stored in shed on account of the evacuation.

"Keitaro Kadonaga"
Reg. No. 14269

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy.
September 30, 1948. J. Mayo F.C.