

1370

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: MIYAKE Seizaburo.

HOME ADDRESS: Hyde Creek, Alert Bay. B.C.

REGISTRATION NUMBER 09853. SEX: Male. AGE: 63.

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: Taneko. 2596

ADDRESS OF WIFE OR HUSBAND: Hyde Creek, Alert Bay. B.C.

NAMES OF ANY LIVING CHILDREN: None.

ADDRESS OF CHILDREN: ----

AGE OF CHILDREN: ----

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

1. LOCATION AND DESCRIPTION: Part of South half of Section 18, Township 1, Rupert district, containing 15 acres more or less. Purchased for \$1330 from Jacob Tarkanen, Sointula, B.C. in Dec. 1939. Has paid \$680 leaving a balance owing of \$650.

2. BUILDINGS AND OTHER IMPROVEMENTS: Two storey frame house.
(Key in possession of Mr. Chisnall, Logging Camp, in vicinity.)
Cow Barn, Chicken House, Blacksmith's Forge & Building & Boat house.

3. INSURANCE (Give particulars; state where policies are) Insurance carried by Vendor of above property. (J. Tarkanen.)

4. TAXES (Amount and where payable) Assumed by J. Tarkanen until clear title given.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
\$680. owing on property described in items 1 & 2.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant until evacuated.

Declarant has Agreement for Sale in

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: his possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN 6 Acres of Hay.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling on property at Hyde Creek, Alert Bay, B.C.
2. LANDLORD'S NAME AND ADDRESS: Declarant is owner.
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: 6 Acres of Hay (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:

1 Round bottom Rowboat, value \$65, left in care of Jacob Tarkanen, Sointula, B.C.
Material and goods as per attached list left in house on property described in
item 2, page 1. Key left with Jacob Tarkanen, Sointula, B.C.
1 Gas Boat with 4 h.p. Easthope Engine (in custody.)

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

5 Milk Cows, 1 Bull, 3 Calves. left on property described item 1 page 1.

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

List of property of Seizaburo MIYAKE, Alert Bay. B.C.

No. 09853.

1 Gas Boat 27'x 6'6". 4 h.p. Easthope Gas Engine. 800.00.
in custody.

6/12
see 10/2/44

1 Tractor, 22 h.p. Fordson.

800. 00.

2 Plows.

50. 00.

1 Mowing Machine.

50. 00.

1 Hay Gathering Machine.

30. 00.

1 Disc Harrow.

40. 00.

1 Farm Roller.

10. 00.

1 Singer Sewing Machine.

85. 00.

3 tons Hay.

95. 00.

3 Cords Fir Firewood.

64. 00.

1 Bureau & mirror.

30. 00.

1 Double bed & mattress.

20. 00.

400 lbs Rice.

40. 00.

50 lbs Sugar.

4. 50.

80 lbs Dairy butter.

32. 00.

1 Cream Separator.

45. 00.

see 10/2/44

see 10/2/44

see 10/2/44

see 10/2/44

see 10/2/44

Cultivator sold to Baghillon 8/10/43 for \$100.00

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)

A.D. Smith, Alert Bay, B.C. \$150. 00.

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

None.

8. BANK ACCOUNTS: None.

9. LIFE INSURANCE: None.

10. INTEREST IN ANY ESTATES OR TRUSTS None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: R. May, Machinist, Alert Bay \$75. 00.

Sointula Co-Operative Store, Sointula. B.C. \$15. 00.

2. TRADE DEBTS:

REMARKS:

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 24th day of March, 1942

(Signature)

Witness

FOR DEPARTMENTAL USE

*paid in
Alert Bay
\$52*

INFORMATION FROM R.C.M.P.

DATE Sept. 23/43

File No. 1370

Name MIYAKE, Seizaburo
(Surname in Block Letters)

Registration No. 09853

Male - Female
(Check) ☒

Age Oct. 14, 1877

Former Address Alert Bay, B. C.

Date Evacuated 22/6/42

Naturalized - Canadian-Born - National
(Check) ☒

Present Address Lemon Creek, Stocan, B. C.

ALL - 11/1/47 - New Denver, B.C.

Married - Single
(Check) ☒

Name of Wife OKADA, Taneko #09854

Name of Husband -

Name of Mother Dec'd Japan

Name of Father Dec'd Japan

Names of Children under 16

Requested by G.M.

Registered with Custodian yes
(Yes or No)

Additional Information Farmer. Owns farm & equipment and boat.

First wife dec'd. Wife shown is second wife.

REAL PROPERTY SUMMARY

Catalogue No. 536.

File No. 1370.

Name: Seisaburo MIYAKE.

Reg. No. 09853.

Address: Hyde Creek, Alert Bay, B. C.

Legal Description: Parcel "G" (D.D. 32444-I) of the South Half of Section 16, Township 1, RUPEST DISTRICT, containing 15 acres, more or less.

Classification: 2-storey Dwelling and Outhouses (including Forge and Boat House).

Registered in the name of: JACOB TARKKANEN.

State of Title (No. 32444-I): Clear. The balance (\$670.00) of an unregistered Agreement for Sale in favour of Seisaburo MIYAKE was paid by this office on Oct. 15/46 and a Deed from Jacob TARKKANEN to Seisaburo MIYAKE registered Oct. 25/46 (C/Title No. 168857-I). This was simultaneously transmitted to Custodian under C/Title No. 168858-I and a Deed from Custodian to Purchaser (Walter CHISNALL) registered the same day under C/Title No. 168859-I.

Sold to: WALTER CHISNALL for \$1,000.00 (Cash).

As at: September 4th, 1946.

Title (No. 168859-I) delivered to new Registered Owner on: November 27th, 1946.
Net proceeds (\$275.79) released to credit of the acct. on Nov. 14/46.
Completed sales statement to Evacuee sent on: December 20th, 1946.

Chattels: None on premises at date of sale.

Insurance: Transferred to Purchaser (Nov. 6/46).

Administration: This property consists of 15 acres of cleared and fenced land situated at Hyde Creek, V. I. The only access is by water and that in fair weather only as there is no safe anchorage. Improvements consist of Dwelling (well built of rough material) and outhouses, including barn and boathouse.

Custodian agent at Alert Bay succeeded in renting it from time to time @ \$15.00 per month but owing to inaccessible position it has been a difficult property to rent or sell.

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

16th January, 1947.

M. J. McNeill

C. C. Sw
Chairman
1/16/47

CLAIMS STATEMENT

File 1370.

Seisaburo MIYAKE.

Reg. No. 0981

- \$75.00 R. May, Machinist, Alert Bay, E. C. Declared in "JP" form, dated Mar. 24/42. Creditor advised amount to be \$78.35 (see Jan. 17/44), which sum was paid (Feb. 22/44) by this office, at Debtor's request, dated Feb. 2/44.
- \$15.00 Seintula Co-operative Store, Seintula, E. C. Declared by evanase in "JP" form (Mar. 24/42). R. Bazendale, Custodian agent, advised (May 30/42) that this debt was only \$8.13, which was supported by necessary vouchers. Two bags of rice belonging to Miyake were sold to Co-op. Store (\$ 87.00 per bag), a total of \$14.00, which gave Miyake a credit of \$5.87. A cheque for this amount was received from Bazendale and credited to this account.
- \$31.50 St. George's Hospital, Alert Bay. Statement, dated May 1/43, attached to letter, dated May 28/43. Against wife, "Mrs. S. Miyake", File 2598. Referred to Miyake (June 5/43) to which no reply has been received.

E. & O. E.
20th FEBRUARY, 1947.

[Signature]

RED/P.

CHATEL SCHEDULE

File 1370.

Seisaburo MIYAKE

Reg. No. 09053.

"JP" Form (Mar. 24/42):

	Shipped	Sold	Stored	Remarks
(1) Rowboat				Left with J. Tarkenton.
(2) Tractor (28 H.P. Fordson)				
(3) Plow (2)				
(4) Mowing Machine				
(5) Hay Gathering Machine				
(6) Disc Harrow				
(7) Farm Roller				
(8) Sewing Machine		Replaced by (48) to (62).		
(9) Hay (3 tons)				On farm premises.
(10) Firewood (8 cords)				
(11) Bureau & mirror				
(12) Double Bed & Mattress				
(13) Rice (400 lbs.)				
(14) Sugar (50 lbs.)				
(15) Butter (60 lbs.)				
(16) Cream Separator				

H. Bazendale's Inventory (May 12/42):

(17) Hay (15 bales)			(54)
(18) Wheelbarrow (very good)		(65)	
(19) Potato Scuffler (fair)			
(20) Rowboat (old)		(62)	
(21) Gill Nets (seen fair)			
(22) Circular Saw			
(23) Large Engine for Cir. Saw			Property of J. Tarkenton.
(24) Chairs (4)		(67)	
(25) Cook Stove			
(26) Heater			
(27) Water Pump (hand)			
(28) Dishes, Pans, odds & ends		(74)	
(29) Garden Tools		(57)	
(30) Double Beds (2—very poor)		(57)	
(31) Single Beds (2—very poor)			
(32) Cedar Chest			
(33) Tractor (cost \$250 seven years ago)		(87)	
(34) Large Plough		(88)	
(35) Mowing Machine		(85)	
(36) Disc Harrow		(89)	
(37) Farm Roller		(52)	
(38) Singer Sewing Machine		(78)	
(39) Hay Gathering Machine		(50)	
(40) Wood (8 cords)		(55)	

(Over)

CHATTLE SCHEDULE....Page 2.

File 1370.

H. Baxendale's Inventory
(May 12/42):

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(41) Bureau & Mirror		(82)		
(42) Rice (returned to Sointula Co-op.)				
(43) Sugar (same)				
(44) Butter (spoiled)				
(45) Cream Separator		(66)		
(46) Wicker Suit Case (Jap. goods)	20/11/44			

H. Baxendale letter (June 30/42):

(47) Small Power Cultivator	12/10/43
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S. Nivaka Inventory (Aug. 18/42):

(48) Flows (2)	(88 & 90)	
(49) Mowing Machine	(85)	
(50) Hay Gathering Machine	(84)	
(51) Rice Harrow	(89)	
(52) Farm Roller		
(53) Singer Sewing Machine	(78)	
(54) Hay (3 tons)		Fed to Livestock
(55) Firewood (8 cords)		
(56) Bureau & Mirror	(82)	
(57) Double Bed & Mattress		
(58) Rice (400 lbs.)		(42)
(59) Sugar (50 lbs.)		(43)
(60) Dairy Butter (80 lbs.)		(44)
(61) Cream Separator	(66)	
(62) Redbeet	(63)	

Auction Sheet (July 4/44):

(63) Beets (2)	4/7/44
(64) Peas	4/7/44
(65) Wheelbarrow	4/7/44
(66) Cream Separator	4/7/44

Auction Sheet (Oct. 21/44):

(67) Chairs (6)	24/10/44
(68) Table	24/10/44
(69) Table (old)	24/10/44
(70) Cupboard	24/10/44

(Over)

CHATELAIN SCHEDULE...Page 3.

File 1370.

Auction Sheet (Oct. 24/44)

	Shipped	Sold	Stored	Remarks
(71) Oil lamp		24/10/44		
(72) Ironing board		24/10/44		
(73) Bed frame (1 set)		24/10/44		
(74) Old dishes		24/10/44		
(75) Flour sifters		24/10/44		
(76) Fan lids & misc.		24/10/44		
(77) Old dishes		24/10/44		
(78) Sewing machine		24/10/44		
(79) Hand hay rake		24/10/44		
(80) Large creek		24/10/44		
(81) Fan tray		24/10/44		
(82) Dresser		24/10/44		
(83) Dirt scoop		24/10/44		
(84) Horse hay rake		24/10/44		
(85) Sewing machine		24/10/44		
(86) Old pans		24/10/44		
(87) Fordson Tractor		24/10/44		
(88) Plough		24/10/44		
(89) Rice		24/10/44		
(90) Old plough		24/10/44		
(91) Harrow		24/10/44		
(92) Scythe blade		24/10/44		
(93) Water pipe (2 lengths)		24/10/44		
(94) French		24/10/44		
(95) Crosscut Saw		24/10/44		
(96) Hammer		24/10/44		
(97) Wheel harrow top		24/10/44		
(98) Small wooden block		24/10/44		

E. & O. E.
4th SEPTEMBER, 1947.

[Signature]

MB/P.

*Copied in
claims See*

PERSONAL PROPERTY SUMMARY

File 1370.

Seizaburo MIYAKE.

Reg. No. 09853.

This 63-year old Naturalized-Canadian Farmer, from Alert Bay, B. C., signed a Custodian "JP" declaration form on the 24th March, 1942. He was evacuated on the 22nd June, 1942.

His wife, Taneko, File 2598, signed a Custodian "No Property" card on the 4th April, 1942. She was evacuated on the 22nd June, 1942.

Sept. 4/47
Personal Property: See Chattels Schedule (to follow) for particulars of chattels disclosed in file, all of which have been liquidated.

Livestock, etc.: 5 Milk Cows, 1 Bull and 3 Calves were declared to be left on the farm at Hyde Creek. The B. C. Police advised (Mar. 21/42) there were 8 head of cattle only. These were sold by this office for a total of \$300.00 (see Apr. 22/42). H. Baxendale, Custodian agent, advised (May 12/42) that Bull was given by MIYAKE to Mr. Chisnall.

Specified Articles: See Fishing Vessels Summary, dated Feb. 12/44, for particulars of old Milk Boat sold (July 2/42) by Japanese Fishing Vessels Disposal Committee, for \$185.00, net proceeds (\$180.65) being paid direct to owner on Oct. 8/42.

Bills Receivable: This evacuee declared the sum of \$150.00 to be owing to him by A. D. Smith, Alert Bay, B. C. H. Baxendale, Custodian agent, in his letter of May 30/42, reported this to be the purchase price of a small power cultivator purchased from MIYAKE on which \$10.00 only had been paid. Smith later found the cultivator to be unsatisfactory and offered to pay \$50.00 to Miyake to close the deal. Miyake then requested repossession of the machine, which was taken over by Baxendale (see Jan. 23/43) and sold by this office (Oct. 4/43) for \$100.00.

Bonds, Shares, etc.: None.

Bank Accounts: None declared. The Canadian Bank of Commerce, Alert Bay, advised (Dec. 24/42) that Miyake had a credit balance of \$34.88 (Savings Account No. M.42), which remained under his control.

Life Insurance: None.

Funds: There is a credit balance of \$997.80 in this account at the present time.

There is no other personal property interest in this file.

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

20th February, 1947.

[Signature]

*C.C. on
Claims
Sec.*

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 12, 1944

Name: MIYAKE, Seizaburo

Reg. No. 09853

File: 1370

Boat File No.: JFVDC 818

Name of Vessel: No name 24' x 5'5"x2'8" (1940) Easthope Gas 4 HP (1926)
(Boat Index "S.M") Old boat rebuilt

Lic. or Reg. No.: None

Naval No.: None

Owner's Valuation: \$500.00

JFVDC Valuation: \$184.00 Survey #63

Custodian Valuation: None

Date of Sale: July 2, 1942

Purchaser: B. C. Packers Ltd..

Signature on Sales Papers: Seizaburo MIYAKE

Selling Price: \$185.00

Paid to JFVDC ~~organization~~: \$185.00

Supervision Costs: \$4.35

Balance due Owner: \$180.65

Paid to: S. Miyake on October 8, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information: This was a milk boat, not a fishing boat.

J. Macdonald
Nov 13/46

1370.

Mailed 6/9/47.

September 4th, 1947.

REGISTERED MAIL.

Mr. Seisaburo MIYAKE,
Registration No. 09853,
New Denver, B. C.

Dear Sir:

We are in receipt of and thank you for your letter of the 22nd ultimo, authorizing payment of the only claim registered against you.

This payment (\$31.50) reduces the balance standing at the credit of your account to \$549.13, and as no further credit entries are expected our cheque for the full amount of this balance is enclosed in place of our monthly remittance of \$60.00.

For your information and records we also give below a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out these policies in as careful and fair a manner as possible.

Real Property: As advised you at the time, the 15-acre farm at Alert Bay, which you held under an unregistered Agreement for Sale from Jacob Tarikainen, was sold (Sept. 4/46) for \$1,000.00, a complete statement of the transaction being mailed to you on the 20th December, 1946.

Personal Property: Chattels, including farm equipment, on the premises were sold on the spot by auction, as per auction sheets sent you with our letter of the 20th March, 1945.

Livestock (8 head) was sold for \$300.00, as advised you at the time.

Your old Milk Boat was sold (July 2/42) for \$185.00, the net proceeds (\$180.65) being paid to you by the Japanese Fishing Vessels Disposal Committee on October 8th, 1942.

Bills Receivable: You declared the sum of \$140.00 (balance of \$150.00) to be due to you by A. D. Smith of Alert Bay, representing the agreed price of a small power cultivator, which was re-possessed by our agent when it became clear that purchaser could not meet his commitment. It was with difficulty that another purchaser was found for this machine at \$100.00.

(Over)

Mr. Seisaburo MIYAKE.

Page 2.

September 4th, 1947.

Bank Accounts: A small balance (\$34.88) in a Savings Account with the Canadian Bank of Commerce at Alert Bay, did not come under our administration.

Liabilities: (1) A debt of \$78.35 owing to R. May of Alert Bay was paid, at your request, on Feb. 28/44. (2) A small debt owing to the Sointula Co-operative Store, was settled by the return and re-sale of Rice, a small credit (\$5.87) accruing to you from this transaction. (3) The only other claim recorded in your file, that of \$31.50 filed by St. George's Hospital, was paid, at your request, on Aug. 26/47.

Funds: There is a balance of \$549.13 standing at the credit of your account at the present time, and, as advised you at the beginning of this letter, we are enclosing our cheque in your favour for this amount, and closing your account.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl.

EVACUATION SECTION	
Rec'd	AUG 25 1947
File No.	1973
Ans.	26/11/47
Referred	B.M.

New Denver, B.C.
Aug 22nd 1947.

R. G. Bell, Esq.
Office of the Custodian,
Vancouver, B.C.

Dear Sir

Received your letter of 4th instant. Please pay to the St. George's Hospital, Alert Bay, B.C. \$31.50 which I owed for medical service to my wife. Take off from my credit account of \$580.63

Yours truly
Suzanne Miyake
Reg. # 09853

Catalogue No. 536
File No. 1370
Alert Bay, B. C.
"C"(D.D.32444-1)S of 16/1(15 ac.m/1)

November 14, 1946.

WALTER CHISNALL
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 4, 1946)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium \$20.00 (Ex. 5/5/48) - Unearned portion	11.10	
Purchaser's proportion of taxes for 1946 paid - 118/365 x \$4.20	1.36	
Balance owing by purchaser		18.46
	<u>\$1,018.46</u>	<u>\$1,018.46</u>

BALANCE OWING BY PURCHASER \$18.46

1370

June 4, 1946.

Mr. H. Baxendale,
Alert Bay, B.C.

Dear Sir:

Re: Catalogue No. 536,
Alert Bay, B.C.
Parcel C (D.D. 32444-I) S $\frac{1}{2}$ of Sec. 16,
T $\frac{1}{2}$ 1 (15 sq. m/1).

With reference to your call at our office this morning, this will acknowledge receipt of Mr. Walter Chisnall's letter of the 1st instant in which he offers to purchase the above property for the sum of \$1000.00 and encloses cheque for \$100.00.

As you are aware, this property is being held at a minimum price of \$1200.00. We have taken note of the fact that in your opinion you strongly advise that this offer should be accepted. You pointed out that the buildings were depreciating very badly. That they were all made of self-manufactured lumber and that the roof of the dwelling was leaking badly and would require re-shingling. You also mentioned that the cleared land is now becoming over-grown and that surrounding properties have now all been logged, and that there is nothing to induce any person to wish to reside at this location, access to which can only be obtained by water. In this connection you mentioned that the offer was made by Mr. Walter Chisnall for personal reasons and a wish to live in a secluded place, and that in your opinion it would be very doubtful if any other person will be interested in this purchase.

As you are aware, there is a mortgage against this property held by Mr. Tarkenton and we will make inquiries in regard to the present position of this mortgage and outstanding taxes and if the present offer is sufficient to meet the outstanding obligations we will be prepared to recommend the offer for acceptance.

Yours truly,

F. G. Shears,
Director.

*Mr. Baxendale asked for a fee
Equivalent to 5%.*

FOS:AS

BLAINE MYERS & CO.

302 ALEXANDER STREET
VANCOUVER, B. C.

Operating Camps:
BULL HARBOUR
JOHNSTONE STRAITS
SOINTULA

March 12, 1946

SEINE SALMON
TROLL SALMON
HALIBUT

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

File No. 1370

Re: J. Tarkkanen and S. Miyake - Reg. No. 09853.

EVACUATION SECTION	
MAR 13 1946	
File No.	1370
Ass.	AB
Referred	Bill

Dear Sirs:

We are writing on behalf of Mr. Tarkkanen and would refer you to your letter of May 19th, 1943 and to the above file number.

The writer accompanied Mr. Tarkkanen to your office on the 25th of February, 1943, at which time we showed you evidence that Mr. Tarkkanen had sold his farm to Miyake for \$1320.00 and that Miyake had paid \$650.00 against this purchase. At that time Mr. Tarkkanen was agreeable to give Miyake \$400.00 to take over this property or the alternative of Mr. Miyake's completing his payment and taking it over.

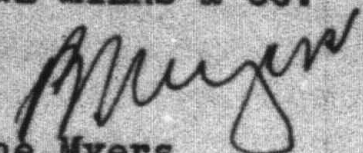
Since this discussion we are informed that your department has had an auction and sold most of the movable equipment and are also informed that this property has been rented in the meantime.

Mr. Tarkkanen now contends that the method of handling this property has depreciated its value and is anxious to obtain the money owing to him from Miyake so that your department can handle and dispose of this property as you see fit.

Mr. Tarkkanen is a fisherman living at Sointula, B.C. and he has requested that we act on his behalf, so we would appreciate if you would refer to us as to your findings or decision in this matter.

Yours very truly,

BLAINE MYERS & CO.


Blaine Myers

BM:hm
c.c. J. Tarkkanen
Sointula, B.C.

Buyers of ALL TYPES OF FISH LIVERS

BUYING AGENTS FOR . . . WASHINGTON LABORATORIES . . . PRODUCERS OF VITAMIN OILS

1370.

January, 1945.

REGISTERED A/R.

C
O
P
Y

Mr. Seisaburo MIYAKE,
Reg. No. 09853,
Lemon Creek, Sloan, B. C.

Dear Sir:

Re: Parcel "C" (D.D. 32444-I) of S $\frac{1}{2}$ of Sec. 16,
Twp. 1, Rupert District, cont. 15 acres.

Mr. Jacob Tarkkanen has filed with us a statement dated March 15th, 1943, showing that you were indebted to him at that time in the sum of \$670.00, being the balance of Agreement for Sale, bearing no interest. Details as follows:

Purchase Price, December 5th, 1939	\$1320.00
Paid - December 5th, 1939	\$ 350.00
" " " 1940	100.00
" " " 1941	100.00
" " " 1942	100.00
	\$ 650.00
Balance owing	\$ 670.00

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

If you have made any further payments or if any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that this claim is correct, and if the land is sold by the Custodian, the above amount will be paid to Mr. Tarkkanen from the proceeds of sale.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Encl.

APPROVED CORRECT:

Signature of Seisaburo MIYAKE

1370

December 7th, 1944.

Mr. Seizaburo MIYAKE,
Reg. No. 09853,
Lemon Creek,
Slocan, B. C.

Dear Sir:-

Mr. Baxendale has sent the writer your letter of November 20th from which we were sorry to see that articles of value had been removed from the basket sent to you. Mr. Baxendale comments on this as follows:

"When I first took over the work of agent here I brought the wicker basket to Alert Bay from Hyde Creek and had it stored in the hospital clothes room for safe keeping. All the articles were there that I brought away and when the sale took place at the farm I sent this parcel to Miyake as I considered them to be personal things and would probably not realize much money at the sale. The contents were Japanese gowns, and some Japanese wooden rings and sticks. Some game or counters. These were not tampered with while in my possession."

Under these circumstances, we do not very well see what more can be done but if there are any items which you particularly valued and which you think we might be able to trace, we will gladly make further enquiries.

Everything on your former property has now been sold by auction including your sewing machine. With regards to this latter, Mr. Baxendale tells us he wrote to you twice to put a value on this machine but received no answer.

We have not yet worked out full particulars of the sale proceeds, expenses, and net balance due to you but shall do so shortly and send you all particulars.

Yours truly,

H. F. Green
Protection Department

HFG:IF

now on file
see auction
list 20/10/44
A

Lemon Creek,
Slocan, B.C.
Nov. 20, 1944.

Mr. A. Cascardale,
St. George's Hospital,
Alert Bay, B.C.

Rec'd by HRC
H/12 from [unclear]

Dear Mr. Cascardale:

I acknowledge with thanks your letter of Sept 16th and regret the delay in answering which was due to our absence from Lemon Creek during the summer months. On our return, we also received the wicker basket kindly sent by you as effects of personal value. However, on opening the basket we were disappointed to find removed all articles of value. We would appreciate a report as to the disposal of such articles.

With regard to the sewing machine, we realize that it has depreciated in storage as you report. As the machine is fairly new, we believe it to be quite serviceable yet. In the present wartime day it is impossible to obtain a new one and for that reason

2
we are not willing to sell it at any
price.

Would you please forward the
machine to us regardless of the condition
it is in?

Trusting in your good faith as
agent, I am

Yours sincerely,

Seizaburo Miyake.

EVACUATION SECTION

Rec'd MAR 9 1944

File No. 1370

Ans.

Referred

Green

St. George's Hospital.
Alert Bay. B.C.
March 6th. 1944.

Mr H.F.Green.
506 Royal Bank Building.
Vancouver. B.C.

Dear Mr Green.

Re: Seizaburo Mizake. # File 1370

Would you kindly let me have the address of above man for the reason we have a sewing machine and a few more small articles that are suffering from being in storage. I would like to find out from him the lowest price he would accept for the articles while they are usable.

There is also a wicker case full of Japanese gowns that they would perhaps like to have with them or to sell them up there. I am afraid the moths will perhaps get them later on.

The garden tools belonging to above man are on the farm and are being used by the tenant with my permission.

Yours truly.

H. Baxendale

H. Baxendale.

February 3, 1944

Mr. H. F. Green,
Protection Dept.,
Custodian's Office,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 9 1944
File No.	
Ans.	16/2 k
Referre	Green

Dear Mr. Green,

out to Harrison

Re: File # 1370, S. Miyake
R. May statement.

Referring to your letter of January 24, dealing with the R. May account, I noticed he has charged 5% interest. I see no reason why I should pay the interest as I have repeatedly asked him for bills for the work he has done at the time and after but he failed to do so.

The small cultivator which you have previously stated is safely stored in Mr. Smith's barn, was handed over to the above man with the understanding that he purchased it, therefore I see no reason why he should not be made to pay for it. It has been in his possession for over three years now. Please collect and pay R. May with the proceeds.

S. duty old

Thank you.
S. Miyake

1370
7386
A/8

January 6th, 1944

Mr. H. Baxendale,
St. George's Hospital,
Alert Bay, B. C.

Dear Sir:-

Re: MIYAKE, Seizaburo
MINAKAWA, Katsuo

Thank you for your letters of December 15th giving particulars of your account and enclosing the following payments.

Seizaburo MIYAKE, File 1370 -- \$15.00 - Rent
Katsuo MINAKAWA, File 7386 -- \$25.00 - being 2nd
payment on float house.

We are enclosing receipts for these with thanks.

Turning to your account, we are enclosing herewith cheques totalling \$44.50 calculated as follows.

(1)	T.K. and H.S. Boat Works -	\$20.00
(2)	Seizaburo Miyake -	20.00
(3)	Katsuo Minakawa -	4.50

In the case of Katsuo Minakawa, we are regarding your charge of \$15.00 as 10% commission on sale of float house for \$150.00. You have already remitted us \$45.00 and we are, therefore, sending you \$4.50 being your commission. Would you please deduct 10% from future instalments as received. In this connection, if you feel that the work already done on this float house is worth \$15.00 and that subsequent collections should be charged for, please advise the writer and we will discuss this with Mr. Bell and give it our consideration. We very much appreciate all the work that you have done and are doing for us.

1370

October 12th, 1943

Mr. H. Castillon, K. C.,
837 Hastings Street,
Vancouver, B. C.

Dear Sir:-

Re: Seisaburo MIYAKE

Thank you for your letter of October 4th and cheque enclosed for \$100.00 in payment of the power cultivator and attachments belonging to the above Japanese now at Alert Bay. We are sending you this letter in duplicate in order that you may have a copy either to send to Mr. Bazendale or to hand to your representative for taking delivery of this equipment. This letter will authorize Mr. Bazendale to release the cultivator and it will, of course, be necessary for you or your representative to make whatever shipping arrangements are required.

Yours truly,

H. F. Green
Protection Department

HFG:IF

August 26, 1943.

INQUIRY SECTION	
Rec'd	SEP 9 1943
File No.	1570
Ans.	
Referred	Green

Mr. H. F. Green,
Office of the Custodian,
Vancouver, B.C.

Dear Mr. Green,

Re:- File #1370,
Mr. S. Miyake,
Reg. #09853.

I have your letter of July 9, 1943,
which I received just recently. Having been
very ill, I was unable to answer an sooner.

Please Mr. Baxendale to sell the
cultivator for \$100.00. I am in much need
of the money and would be much obliged if
you will forward the cheque for the above
amount at your earliest convenience.

Thank you.

Yours truly,

S. Miyake

St. George's Hospital.
Alert Bay. B.C.
September 26th. 1943.

Mr H.F. Green.
506 Royal Bank Building.
Vancouver. B.C.

Dear Sir.

Re. Seizaburo Miyake. File # 1170.

In answer to yours received yesterday I went down to the Smith place to check on the cultivator which Mr Castillon is interested in.

There is a plough and cultivator but no disk.

Kindly advise me regarding the delivery.

Yours truly.

H. Baxendale
H. Baxendale.

7-8654

EVACUATION SECTION	
Rec'd	SEP 28 1943
File No.	
Ans.	<i>Green</i>
Referred	

out to Bell

1370

September 21st, 1943

Mr. H. Baxendale,
St. George's Hospital,
Alert Bay, B. C.

Dear Sir:-

Rei Seizaburo MIYAKE

Thank you for yours of September 11th which crossed ours of September 13th. We have been in touch with Mr. Castillon who is willing to buy the machine at \$100.00 but would first like to know what equipment in the way of disk or plough goes with it. We are not clear from our records if there is anything of this nature (though we believe there may be a disk) so perhaps you would kindly advise us, whereupon we will conclude the deal and authorize Mr. Castillon to take delivery.

Yours truly,

R. F. Green
Protection Department

HFG:IF

St. George's Hospital.
Alert Bay, B.C.
September 11th. 1943.

Mr H.F. Green
506 Royal Bank Building.
Vancouver, B.C.

EVACU' SECTION
Rec'd SEP 14 1943
File No. 1370
Ans.
Referred Green

Dear Sir.

Re. Miyake Seizaburo # 1370.

The above man has a small power cultivator which is stored by Mr Smith at Alert Bay, B.C. Mr Smith agreed to purchase this cultivator from Miyake but dropped the deal. I was instructed from your office to turn this cultivator over to Dick May at Alert Bay in settlement of a debt of \$75.00. When Mr May saw the machine he refused to accept and I had to have the cultivator returned to Smiths barn, where as I have just mentioned it now is stored.

I received a bid for this machine to the amount of \$100.00 by a man who was visiting here. Since he returned to Vancouver I have received a letter from Mr Henry Castillon re-affirming the bid.

Will you please phone Mr Castillon and give me instructions as to the disposal of the machine.

I do not see any reason why the machine should not be sold as the bid is \$25.00 more than Miyake was prepared to let the machine go for.

Perhaps I had better enclose the letter from Mr Castillon and ask you to deal with him and thus save me writing him and perhaps avoid giving wrong decisions.

For your information, it is quite impossible to sell the machine up here. It is known and the original owner a Mr Skinner would not have it as a gift but that is a little far fetched.

Awaiting your reply.

Yours truly.

H. Baxendale
H. Baxendale.

June 5th, 1943

Mr. Seizaburo MIYAKE,
Registration No. 09853,
Lemon Creek,
Slocan, B. C.

Dear Sir:-

Further to ours of May 19th, we are glad to inform you that Mr. Baxendale has visited your farm and everything appears to be in order. The cultivator referred to in our last paragraph is safely stored in Smith's barn.

Mr. Baxendale says he has an offer for \$25.00 cash for the cream separator and thinks you would be wise to accept this as it is likely to rust. This, of course, is entirely for you to decide, but please be sure to let us know your wishes one way or the other.

Mr. Baxendale has also sent us a bill owing on behalf of your wife to the St. George's Hospital of \$31.50. We think this should be paid and as we have a credit to your account of \$103.79, we suggest you confirm that this bill is in order and may be met from your credit balance. We could also pay Mr. May the \$75.00 owing to him, but these two accounts would amount to \$106.50 against your credit of \$103.79. Could you send us the balance of \$2.71 to clear this matter?

Yours truly,

H. F. Green
Protection Department

Lemon Creek.

Glacien City B.C.

April 4/43.

Mr. R. G. Bell,
Office of Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 7 1943
File No.	1370
Ans.	
Referred	Bell

Dear Sir:—

Re: File # 1370.

Seizure Miyake Reg[#] 09853.

Received your letter of March 15th today in which you state that Mr. Takemura wishes to repurchase the land for \$400⁰⁰.

Since buying the land from him, I have gone to much expense, improving the place, thus increasing its value many times. I will not sell under any circumstances.

There is also a small tractor and my inventory of Aug. 18/42 which I left in care of Mr. A. H. Smith of Alert Bay. Please collect \$150⁰⁰ (sum he agreed to pay for it) and settle a small debt of \$70⁰⁰ to Mr. R. May also of Alert Bay. (Cost of repairs to same).

Thank you

Yours truly,

S Miyake

February 11, 1943.

Mr. Jacob Tarkkanen,
SOINTULA, B. C.

Dear Sir:

Re: Saizaburo MIYAKE

In reviewing our file on the above Japanese, we find that it is not at all clear as to the exact interest he has in the property at Alert Bay.

We understand that this was purchased from you and that a balance of \$650.00 is still owing. The Japanese informs us that this balance is, by mutual agreement, to be left in abeyance until after the war.

We understand that you claim some interest in the equipment situated on this farm. This the Japanese owner denies and has filed with us a complete list of his belongings. We could, of course, send you a copy of this should you wish.

We should be much obliged if, on receipt of this letter, you would write and tell us exactly what, if anything, on this property you claim.

We draw your attention to the fact that, on evacuation, all Japanese property or interest in a property vests in the Custodian. Unless, therefore, you file and substantiate any claim you may have on this property and equipment, it is vested in the Custodian and must not be interfered with.

Yours truly,

H. F. Green,
Protection Department.

HFG:NDE

EVACUATION SECTION	
Rec'd	73M 27 11
File No.	
Ans.	
Referred	

MEMORANDUM

File No.: 1370

January 13th, 1943

To: FILE

From: Mr. Green

Re: Personal Property & Farm Equipment
Seizaburo MIYAKE

This man declared nine cattle which have since been sold and a quantity of farm equipment, personal effects, and food. It subsequently appears that these were over-valued -- e.g. tractor which cost \$250.00 seven years ago according to Mr. Baxendale, is now valued at \$500.00.

Mr. Baxendale wrote to us on May 12th and 13th as follows.

Everything reported by Seizaburo Miyake was sold to Mr. Tarkenen except:

- (a) Stock disposed of as above. ✓
- (b) Sewing machine taken by Mr. Baxendale for safekeeping and probably since forwarded to the owner. *Sell here in safekeeping*
- (c) Cream separator and wicker suitcase containing clothes also taken by Mr. Baxendale for safekeeping. ✓
- (d) No sugar found. ✓
- (e) Butter spoilt and destroyed. ✓
- (f) Rice turned over to the Co-operative store against payment of debt, balance remitted to us. ✓
- (g) Three tons of hay, probably given to the purchaser of the cows. *Given to Laskell. No purchaser*

Finally, the power cultivator previously sold by the owner to a Mr. Smith but not paid for, has been turned over to Mr. May against the declared debt to this man of \$75.00. *The May turned down the cultivator. No value to him*

The present position, however, is not absolutely clear, for despite Mr. Baxendale's report as above, the Japanese wrote to us on August 18th reiterating that the equipment

January 8, 1943.

Mr. H. Baxendale,
St. George's Hospital,
ALERT BAY, B.C.

Dear Sir:

Re: Seizaburo MIYAKE

Wish to acknowledge your letter of January the 2nd in which you enclosed North Empire Fire Policy #66368, written in the name of Jacob Tarkkanen and covering on property purchased from him by the above named Japanese.

Mr. Tarkkanen, I understand, still has a considerable interest in the property, because of the balance still outstanding and owing to him. This Policy should really have been written in the name of the Japanese purchaser, (now The Secretary of State of Canada, acting in his capacity as Custodian) with loss payable to Tarkkanen and before returning the Policy to him, I am going to ask the Insurance Company for a duplicate copy for our files, as well as request them to change the wording of the Policy by endorsement, so that it will read, "The Secretary of State of Canada, acting in his capacity as Custodian," with loss payable to Mr. Tarkkanen.

This change will not effect in any way, the protection that Mr. Tarkkanen has under the above numbered Policy, but it will give us, as Custodian of the Japanese property, possibly some protection.

The Policy covers for \$1,000. and according to the information on file, the balance still owing to Tarkkanen amounts to \$650. (plus interest, I suppose).

In the event of a total loss, Mr. Tarkkanen could not claim for any more than his interest in the property, therefore, as mentioned before, changing the wording as we suggest above will not effect the protection offered.

Yours truly,

S.M. Gibson
Insurance Department.

SMG:EL

1370

July 25, 1942

H. Baxendale Esq.,
Alert Bay, B. C.

Dear Sir:

Re: Heisaburo MIYAKE

We received your wire of the 20th instant and subsequently your letter of the 19th in which you enquired regarding the possibility of a sale of Miyake's property.

As we advised you by wire, we took this matter up with Mr. Miyake and received his reply that he was not willing to sell either his house or equipment on any terms. We advised you that in view of this fact, unless there were any circumstances which made a sale desirable or necessary, we would not act in this matter for the present.

For your information, it is not our policy to sell Japanese properties without the consent of the owner or unless it is their wish. There are times of course when on account of the condition of the property, or in view of the fact that the owner may have considerable debts that we would proceed to sell the property even though the owner did not indicate his willingness.

In this particular case, however, in view of the fact that the party that was interested in the property was willing to take over the mortgage and also make some terms for the balance, it would appear the Miyake still has an equity in this property and for this reason we consulted him regarding this matter.

So that we may have the information on our files, we would be glad if you would give us some indication of the offer that might have been made by the person who was interested in this matter as this would give us some idea of the value of the property and the equity which Miyake might have in it.

July 25, 1942

Mr. Seizaburo Miyake,
Registration #09853,
Sandon, B. C.

Dear Sir:

We received your wire in reply to our enquiry as to whether you were interested in the sale of your place and note that it is not your wish to sell either the house or equipment on any terms. We have advised our Agent, Mr. Baxendale along these lines.

In order that our files may be complete we would like you to let us know what value you place on your property so that we would have an idea of the equity which you would have on this place over and above the amount of the mortgage owing to Mr. Takenen.

With regard to the equipment which is on your place, there seems to be some doubt as to the actual ownership of this and we would be glad if you would let us have your statement as to what would actually be your property and also what equipment located there which would belong to Mr. Takenen. It would be desirable for us to have this information in case any matters concerning this should crop up in the future.

We do not seem to be able to get anywhere with Mr. Smith in connection with the payments due from him on your cultivator. The information which we have obtained is that his reputation is not very high and that he has no money with which to meet his obligation, so we are again asking you whether you would prefer to close the deal if we could receive the sum of \$50.00 from him or whether you will let the matter drop and have our Agent, Mr. Baxendale, repossess the cultivator.

Kindly give us your advice in connection with the matter.

Yours truly,

F. G. Shears
Assistant Manager.

FOS/PMH

CLASS OF SERVICE	
Full Rate	
Day Letter	
Night Message	
Night Letter	
Evening and Sunday Messages	
Place mark on A opposite amount of service desired.	

CANADIAN PACIFIC TELEGRAPHS



World Wide Communications

CHECK

TIME FILED

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

H BAXENDALE ALERT DAY BC

MIYAKE REPLIES WILL NOT SELL HOUSE OR EQUIPMENT ON ANY TERMS
STOP UNLESS ANY CIRCUMSTANCES MAKE SALE DESIRABLE OR NECESSARY
WE WILL NOT ACT FOR THE PRESENT

Office of the Custodian

July 24, 1942
File #1370

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

CLASS OF SERVICE	
Full Rate	☐
Day Letter	☐
Night Message	☐
Night Letter	☐
Evening and Sunday Messages	☐
Please mark an X opposite the class of service desired.	

CANADIAN PACIFIC TELEGRAPHS



World Wide Communications

DATE

TIME

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

SEIZABURO MIYAKE REGISTRATION 09853 SANDON BC

File 1370

ENQUIRY IF YOUR PLACE FOR SALE STOP WOULD YOU CONSIDER SELLING
AND AT WHAT PRICE FOR PROPERTY WITHOUT EQUIPMENT STOP SUGGESTION
IS BUYER PAY OFF MORTGAGE AND TERMS FOR BALANCE STOP QUICK
ACTION ASKED WIRE REPLY GIVING US YOUR IDEAS STOP SOME DOUBT
WHAT EQUIPMENT IS ACTUALLY YOURS WOULD YOU SELL YOUR EQUIPMENT
AND AT WHAT PRICE STOP NO SUCCESS COLLECTING FOR CULTIVATOR
SMITH WILL ONLY PAY FIFTY DOLLARS

Office of the Custodian

File #1370
July 21, 1942

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

Mr F.G. Shears.
Japanese Evacuation Section.
506 Royal Bank Building.
Vancouver. B.C.

St. Georges Hospital.
Alert Bay. B.C.
July 19th 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 20 1942

File # 1370.

Dear Sir.

Regarding the deal of the cultivator belong to Mr Miake and sold to Mr Smith. I had another conversation with Smith and he informs me the cultivator is of no value to him. He still says that he would pay Fifty Dollars to close the deal.

I have made enquiries about the reputation of Mr Smith and he apparently is not very reliable. He has lived here for some little time and has a small acreage. He thought the machine would afford an opportunity to plough gardens around the village and pick up some money with the machine. It would appear that the machine is too small and my opinion is that he would like to get from under his obligation. He has no money although he is at present employed as truck driver for the local bakery. He offered to turn the machine over to me if the department so desired.

I am confident he will not go through with the remaining payment.

Please advise me what to do. I am sure the machine would sell if it were in Vancouver.

While we are on the case of Miake may I mention another matter.

I have had several enquiries about the farm property at Hyde Creek.

Please let me know if this place is for sale and at what price. The persons enquiring are loggers and one carpenter who feel they would like to make a home in the district and this place has some qualities that appeal to them. I have not had a direct solid offer with a bid or price but I have had many enquiries. Yesterday a man came along whom I think is a genuine buyer and is a carpenter by trade.

What I would like to know is what the total price would be and how much down would settle the deal. I fully understand the Tarkenen family would have to be paid off for the mortgage (\$650.00)

Will you also get information from Miake as to how much of the farm equipment actually belongs to him. Tarkenen claims the machinery is his and not Miake's. When this is settled I think we could do something about it.

Yours truly.

H. Baxendale
H. Baxendale.

File # 1370.

Mr C.L.Drewry.
506 Royal Bank Building.
Vancouver. B.C.

St Georges Hospital.
Alert Bay B.C.
May 30th. 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN - 1 1942

Dear Sir.

see Miyano
Re Miake Seizaburo. Hyde Creek.

I have explained in a previous letter about the stock of above man. Eight of the cattle went to Gaskell and the few day old bull calf was given to Chisnall who was feeding the stock before they were disposed of.

" I contacted Mr Smith in reference to the debt of \$150.00 owing to Miake. Smith bought a small power cultivator and the agreed price was \$150.00. Smith has paid Miake Ten Dollars and spent another Fifty Dollars trying to get the machine fixed so that it will run. Smith says that he will keep the machine and pay Fifty dollars as final and total payment. If this is not satisfactory he is prepared for the Office of the Custodian take the machine away and no deal. Please advise me your decision. "

Regarding the account owing the Sointula Co-op Store I find that your figures of Fifteen Dollars are too high. He only owes the Co-op Store Eight Dollars and 13 cents. The two bags of rice were sold for Seven dollars per bag, a total of Fourteen Dollars. This leaves a Credit Note of Five Dollars and 87 cents. The cheque endorsed is enclosed. Please acknowledge.

The other matters I have written about and not received any reply. It would seem to me that your office is very busy or that you do not want a person at this end who gets a job done promptly. I am not accustomed to any jobs hanging fire. I like to get things done but I am sorry to say I cannot do this with your Department. I have sent several letters and not even received an acknowledgement.

Please reply and enlighten me.

Yours truly.

H. Baxendale
H. Baxendale.

May 18th, 1942.

H. Baxendale, Esq.,
Secretary St. Georges Hospital,
Alert Bay, B.C.

Dear Sir:-

re Miyake, Seizaburo

We have received your letters of May 12th and 13th which were received here at the same time.

In view of the information in your later letter it would appear that your first investigations were made on the basis of what machinery, etc. you saw around the place and that, subsequently, after contacting Mr. Tarkenen you are convinced that the equipment, etc. which you listed, does not belong to Miyake. Apparently Mr. Tarkenen has documents to which you refer, which would substantiate this.

For your information Mr. Miyake called at our office the day before yesterday. He assured us he was on very friendly terms with Mr. Tarkenen and stated that the balance of \$650.00 which he owed on the purchase price of the property to Tarkenen, was being left in abeyance, by mutual agreement between them, until the close of the War.

Miyake has two debts declared; one to the Co-operative Store, which was apparently taken care of by the return of the rice, etc. A credit for this is required and as the credit may exceed the amount of the account which was \$15.00, any cash surplus should be collected by you on our behalf.

Mr. Miyake asks that an effort be made to collect the \$150.00 owing to him by Mr. A.D. Smith. You will please contact this man and out of any collections which you are able to make, it is the wish of Miyake that his debt to R. May, machinist, in the amount of \$75.00 should be paid.

Regarding the cattle, there is still some doubt as

Mr C.L.Drewry.
506.Royal Bank Building.
Vancouver.B.C.

St. Georges Hospital.
Alert Bay. B.C.
May 13th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 14 1942

re: Miyake Seizaburo File # 1370

Dear Sir.

Since my letter of yesterday in reference to the above, the picture has now altogether changed. Mr Tarkenen was in to see me and explained the situation.

It appears that there is nothing on the place that belongs to Miyake with the exception of the clothing left behind and the few odds and ends such as dishes and cheap cutlery. ✓

All the farm machinery was bought by Tarkenen as well as the engine in the boat that is in custody. There is still owing the sum of One Hundred Dollars on the engine to Tarkenen. The cook stove and chairs in the house are also the property of Tarkenen. The stock did belong to Miyake as well as the sewing machine and cream separator.

The butter was spoiled and was destroyed. The rice, three sacks was taken to Sointula and as I explained in my previous letter will get a Credit Note and the balance in cash over the Fifteen Dollars owing. The money I will remit to you when received.

My recomenations are, That Mr Tarkenen be invited to call in your office the next time he is in Vancouver and bring with him the various Documents that he has and you will then see that his story is genuine or otherwise. For my part I go on record as believing Mr Tarkenen. In the meantime I suggest that the property be left in the care of Mr Tarkenen and he is perfectly willing to do this. I further suggest that a letter be sent to Mr Tarkenen asking him to call and see you. Sointula, Malcolm Island would be his mailing address. Please keep me posted as to your deliberations so that I may do the correct thing.

I am sorry that my previous letter now appears so irrelevant, especially that I spent a whole day going over the place and making enquiries. However the visit of Mr Tarkenen will clear up the business.

Enclosed please find voucher for boat hire to take me there.

Yours truly.

H. Baxendale
H. Baxendale.

File # 1370.

Mr C.L.Drewery.
506 Royal Bank Bldg;
Vancouver.B.C.

St Georges Hospital.
Alert Bay. B.C.
May 12th;1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

re Miyake Seizaburo. # 1370

Dear Sir.

*has not yet been paid
should be paid when uplying*

RECEIVED
MAY 14 1942

I was fortunate enough to get over to Hyde Creek yesterday and inspected the property of the above man.

It appears to me, that we shall have to make Mr Tarkenon of Sointula realize that he is not the owner of the place and that he has no authority there. He has been over there several times and has in fact given the impression that the property is his. He went further and told the man I sent over that the man would have to do business with him (Tarkenon and no other). The man I am referring to was a prospect to rent the place. I am today writing to Mr Tarkenon and asking him to call at the hospital and I will then explain to him the circumstances. I will of course handle the situation friendly and diplomatically.

I made up an Inventory of the goods I found there and this you will find is different to yours. I will enclose on a separate sheet.

There was an engine and circular saw in one shed, which has been used for cutting one's own lumber. Mr Tarkenon informed the Chisnall that this belonged to him and not Miyake. Of this I will report to you after my conversation with Tarkenon. The butter was missing also the rice and sugar. I have since learned that these commodities have been taken to the Sointula Co-op Store. I will check up on this and report. If the Sointula Co-op store have taken this I suppose it will be in order to get a Credit Note as there is an account owing there by Miyake to the amount of \$15.00.

The Singer sewing machine I brought back with me also the Cream Separator and a wicker suit case containing Japanese gowns. I felt that these articles would be safer in my possession at the present time. The gowns are not expensive but the Cream Separator is in very good shape. The sewing machine I will store with Constable Brandt of Alert Bay until I hear from you if my action is not correct.

There were 9 head of stock as the Inventory shows but one calf was only a few days old. A bull calf. Worth nothing. This was given to Chisnall by Miyake for some service rendered. As I say the value is Nil. The other 8 head were sold to the dairy man at Alert Bay. Amongst these 8 head was a young bull about 7 months old. You have the particulars of this sale, so there is no need for me to go into it.

The dwelling house is far from being poor. As a matter of fact it is quite above the ordinary for the part of the world where it is. The roof leaks but shingles would easily put that in order.

I would value the property, without equipment at \$1,500.00. Of course not many people would want to live there on account of the isolation.

The tractor or caterpillar is most certainly not worth the price on the Inventory. This machine was bought by Miyake 7 years ago for \$250.00

On my Inventory I will make comments so that you will see the picture clearly as you read.

In one shed there are two gill nets. At least there appear to be two. They are hanging in the shed and appear to be in good shape. These should be sold this year as the material does perish and I understand there is a shortage of nets.

In the barn there was 13 bales of hay. The hay was used to feed the stock before they were taken from the farm. This hay will not keep and I have asked a man named Lauri Koski to call and see me and I will try and get him to take the hay if it meets with your approval. The price would have to be decided of course, either by you or from this end.

The outbuildings are more numerous than the Inventory shows. The barn is quite good and the milk house is equipped with running water which is used as a cooling system.

I was asking Chismall if he would be able to use the Cat in his logging operation but he explained it was too small and probably too old. I suggested he could rig it up as a dumping machine at his wharf to help unload logs. He said that probably he could do that. I asked him what it would be worth and he said not more than a hundred dollars as he did not really want it. You might also advise me if there is anything you would like me to do in this respect.

It was rather difficult for me to do all I wanted to do. I would like to know if it is the intention to keep the Japanese goods intact or is the idea to sell them. This ~~new~~ information will clear my mind of what is expected and what is not.

Please pardon the lengthy letter but my idea has been to give you a clear picture.

Yours truly,

A. Baxendale

H. Baxendale.

Inventory of Miyake Seizaburo. File # 1370.

- 1 Dwelling House. Frame construction. 3 rooms down 3 up.
- 15 Bales of Hay.
- ~~5~~ ~~1~~ Wheelbarrow. Very good.
- 1 Potato Scuffler Fair. 9
- ~~5~~ ~~1~~ Row boat old. 2 Boats.
- ~~2~~ Gill Nets ?. Seem fair.
- 1 Hen house.
- 1 Milk House. With water system.
- ~~1~~ { Circular Saw.
- 1 { Large engine. Single cylinder. Used to power circular saw.
- ~~5~~ ~~6~~ Ordinary chaise in house.
- ~~1~~ Cook stove in house.
- ~~1~~ Heater " "
- Water pump in house. Hand.
- ~~1~~ Dishes, pans, pails, oil lamp, clock, pails, clothing and odds and ends.
- ~~1~~ Garden tools, rakes, steel forks, wooden hay rakes, shovels, etc;
- Two double beds. Very poor.
- Two single " "
- 1 Cedar Chest filled with cushions, pillows etc;
- ~~1~~ ~~1~~ Tractor. Cost \$250.00 seven years ago.
- ~~1~~ Large plough to go with tractor.
- ~~1~~ Sewing machine.
- ~~1~~ Disc Harrow.
- 1 Farm Roller. Wood.
- ~~1~~ Singer Sewing Machine.
- ~~1~~ Hay gathering machine.
- About 8 cords wood.
- ~~1~~ Bureau & Mirror. Stored at Chisnalls. house.
- Rice gone to Sointula CO-Op.
- Sugar None.
- Butter. Spoiled. Destroyed.
- ~~1~~ Cream separator. In Mr Baxendale's possession.
- 1 Wicker suit case " " " Jap gowns.
- Several small buildings.

H. Baxendale

H. Baxendale.

S. sold by Auction - 24/10/41. Alert Bay 2.

S. sold by Auction Sale - 4/7/44.

Alert Bay - B.C.

**MARTIN & SHANNON**

REAL ESTATE, PROPERTY MANAGEMENT AND INSURANCE BROKERS

OFFICES: FLACK BLOCK, SUITE 18

163 HASTINGS STREET WEST

VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION**RECEIVED**
APR 14 1942

April 13th, 1942.

Custodian of Japanese Property,
Royal Bank Bldg.,
City.

Gentlemen:

Sam Miyake was in our office April 1st, and wished us to dispose of his cows for him. However, he said that he turned everything over to your committee, so I said we could not help.

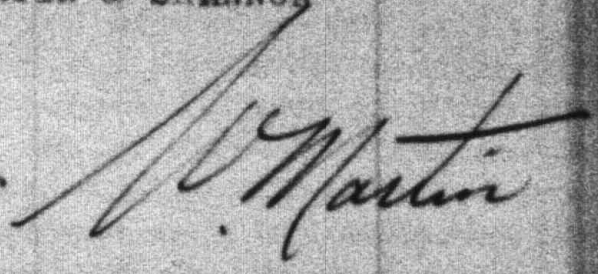
I am enclosing a letter addressed to Blaine Myers from a Mr. W. E. Luck, Sointula B.C., in this connection. I think it would be advisable under the circumstance, to look into this matter as this farm is situate on Vancouver Island, just across from Hadington Island and quite isolated. It would probably be wise to get in touch with Jack Tarkenen, Sointula B.C., as I understand that he owns half the farm and he could probably liquidate the stock for you if authority was given him.

If there is anything further, we would be only too pleased to help.

Sam says his security commission serial No. is 09853.

Yours very truly,

MARTIN & SHANNON

per 

The following wire taken over telephone from Provincial Police.

OFFICE OF THE CURATOR
JAPANESE SECTION

ALERT BAY
MARCH 27 1942

RECEIVED
APR 4 1942

Mr. Brown

PROVINCIAL POLICE
VANCOUVER B.C.

ADVISE G. W. MCPHERSON CUSTODIAN ENEMY ALIEN PROPERTY THAT CATTLE AT MAIKA
FARM CANNOT BE PLACED ON A NEARBY FARM AS IT WOULD MEAN TRANSPORTING THEM
BY WATER TO ANOTHER SETTLEMENT. STOP THIS WOULD INCUR CONSIDERABLE EXPENSE
AND TIME STOP IT IS POSSIBLE THEY COULD BE SOLD TO THE PIONEER TIMBER
COMPANY AT PORT MCNEIL ALSO THE FARM COULD BE LEASED FOR ONE YEAR STOP IF
ARRANGEMENTS ARE COMPLETED SOON IT WILL BE NECESSARY TO PURCHASE FEED FOR
THESE COWS AND WE WISH AUTHORITY FROM HIM WHEN HAY NEEDED STOP PLEASE
ADVISE NOW

CORP. HOWE.

CLASS OF SERVICE	
Full Rate	☒
Day Letter	☐
Night Message	☐
Night Letter	☐
Evening and Sunday Message	☐
Please mark an X opposite the class of service desired.	

CANADIAN PACIFIC TELEGRAPHS



World Wide Communications

CHECK

TIME FILED
STANDARD TIME

* Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

Corporal Howe
Alert Bay, B. C.

March 26, 1942

REFERENCE NIGHT HEAD OF CATTLE OF MAIKI STOP MUIR ADVISES
IMPOSSIBLE TO TAKE CHARGE AS CATTLE ARE FIVE MILES AWAY
ONLY COMMUNICATION BEING BY ROWBOAT STOP CAN YOU ARRANGE
PLACING CATTLE AT NEARBY FARM STOP PLEASE WIRE REPLY

G. W. McPherson

Charge Office of the Custodian,
806 Royal Bank Building,
PA 4131

G.W.

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Alert Bay, B.C. 21st March 1942

Mr. [Signature]

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAR 25 1942

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

Dear Sir:-

Referring to our telephone conversation of today, the writer got in touch immediately with Corporal Howe of the local detachment of Provincial Police, who advised that he had communicated by radio this morning with the Oriental Commission, to whom all details of Japanese property etc were given, and that the matter is well in hand.

With regard to the Kawaguchi family, boatbuilders, the family locked and boarded up their house before leaving, and some of their boat shop equipment was given to friends for safekeeping, while most of their effects are in the house, as are the effects of Minakawa, a barber. The latter left his barber chair in the premises formerly used by him, and in this connection, if necessary, the present barber, J.C. Robertson would be pleased to take the chair, simply as custodian, or would likely be prepared to use the chair if some arrangement could be made. If you would like us to take any action in this regard, please advise us.

Regarding the assets and property of the H.S. McNeill Trading Co at Port McNeill, Mr Howe advised that a Mr Muir has been appointed custodian, and as the 7 cows of S. Miyake are near there, he might also be appointed to look after them. At present, someone is milking the cows once a day, but they might stop at any time.

If we can be of further assistance, or if you feel that you would like us to investigate in other directions, we shall be pleased to do so upon receipt of your instructions.

Yours very truly,

A.E. Robinson
Manager
A.E. Robinson

A. H. MCPHERSON

(for 2/13/40)

LIVE STOCK AUCTIONEER

R.M.D. 4.
VICTORIA, B. C.

194

Re: RINZO GNO Reg. No. 10018.
Appraisal of Stock and Machinery by A.H. McPherson,
January 3rd., 1945.

Ayshire Cow	65.00	Seed Drill	40.00
Jersey Cow (won't breed)	30.00	Spring tooth Harrows	15.00
Guernsey Cow	85.00	Dise	15.00
Jersey Cow	65.00	Manure Spreader	80.00
Red Cow	50.00	Harrows	8.00
Jersey Cow (canner)	25.00	Wagon	25.00
Holstein Bull	50.00	Land Roller	10.00
Jersey Cow	30.00	Binder	75.00
Jersey Cow	65.00	Mower	20.00
Ayshire Cow	70.00	Cultivator and 3 Barrels	4.00
Young Ayshire Cow	100.00	Fanning Mill	25.00
White Cow	85.00	Hammer Mill	100.00
Jersey Cow (canner)	25.00	Scales	15.00
Jersey Cow	45.00	Chrysler Engine	25.00
Dark Jersey	75.00	Silage Cutter	40.00
Guernsey Cow	30.00	Pails, cans, bottle filler	25.00
Guernsey Cow	50.00	Milk Cooler	25.00
Jersey Cow	50.00	Ice Box	5.00
Red Guernsey Cow	50.00	Cream Separator	25.00
Light Jersey Cow (3 quarters)	25.00	Engine Plow	100.00
Guernsey Cow	50.00	Hay fork and rope	10.00
Guernsey Cow (fresh)	100.00	Shovels, forks, mattocks	10.00
Jersey Cow	50.00	21 M.H. Plow	10.00
Jersey Cow (canner)	25.00	Planet Garden Seeder	5.00
Jersey Cow	55.00	Hand seeder	2.00
Light Jersey Cow	25.00	Fordson Engine	200.00
Red Cow	40.00	(Replace Caterpillar)	
Heifer Calves at \$15 each	60.00	13 Water bowls and pipes	25.00
		Extension table	8.00
1 Team and Harness	175.00	6 Dining Chairs at \$2.00	12.00
		Stove	10.00
		1 bed	5.00
		1 bed	2.50
		2 Pictures	1.00

A.H. MCPHERSON

COPI of appraisal made in June, 1944, by a Mr. Wastall, regarding whom Custodian Agent (H. Baxendale) wrote (June 17/44): "Mr. Wastall has lived in these parts for about 30 years. He is the owner of Telegraph Cove Mills at Telegraph Cove, B. C., which is about 8 miles from here. He owns about 20 houses in this part of the world and also is a property owner in Vancouver, West Vancouver, New Westminster and also Prince Rupert. He is also the Local Magistrate and Justice of the Peace. I am mentioning all this so that you will have an idea of the calibre of the man making the valuation."

Catalogue 536

Hyde Creek, Vancouver Island: San Miyake property consists of 15 acres of land cleared and fenced; is situated without any access except by water. No safe harbour. The value of this land would not be more than \$20.00 per acre at this time. The property contains a residence, barn, chicken-houses, cow-stables, boat-house and one or two smaller buildings. The house built about 20 years ago is well built. All lumber lined inside and out, but of cheap material. Has no modern conveniences. Foundation is posts set in the soil. Present value would not exceed \$600.00. The outbuildings would be of little value except to an occupier as they could not be moved but used by an occupier would be worth \$300.00. In all the place is worth approx. \$1200.00. This low valuation is caused by there being no access to the place other than by water and that only during favorable weather.

There is some farm equipment including a farm tractor, plow, harrows, hay rake, mowing machine and smaller tools for farm use. These I understand are not covered by the mortgage on the place so would have to be sold separately. They are not modern and would, I consider, be not worth more than 25% of the value of new tools for similar work.

Other effects consisting of household goods are old, partly homemade, could not be valued other than what they would bring at a public auction.

Catalogue No. 536
File No. 1370
Alert Bay, B. C.
"C" (D.D. 32444-1) 8 16/1 (15 ac.m/1)

EVACUATION SECTION	
NOV 20 1946	
Rec'd	
File No.	
Ans.	
Referred	<i>Peter</i>

Control of the above described property is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the
sale to me of this property have been settled.

Dated at So. I. T. W. L. A. B. C., this 22 day of November 1946.

Signed Walter Chisnall

Sign and return to the Custodian

1370

November 27, 1946.

REGISTERED A/R

Mr. Walter Chisnall,
Sointula, B. C.

Dear Sir:

Re: Catalogue No. 536
Alert Bay, B. C.
"C"(D.D.32444-1)S² of 16/1(15 ac.n/1)

This will acknowledge receipt of your cheque for \$18.46, representing closing adjustments on sale to you of the above described property. Our official receipt is enclosed.

We are also enclosing Certificate of Title No. 168859-1, covering the above property, together with the North Empire Fire Insurance Co., Policy No. 72564, which has been assigned to you.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL
Enc. (3) - Official Receipt
Certificate of Title
Insurance Policy

File No. 1370.
Catalogue No. 536.

November 14th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Graser

Seizaburo MIYAKE
Parcel "C" (D.B. 32444-I) of the
S. 1/2 of Sec. 16, Twp. 1, Rupert
Dist., cont. 13 acres, more or less.

With reference to the above property which was recorded in the Victoria Land Registry Office, October 31st, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 168857-I, dated October 25th, 1946, registering Deed from Jacob Tarkkanen to Seizaburo MIYAKE.
2. Copy of application number 168858-I, dated October 25th, 1946, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 168859-I, dated October 25th, 1946, registering the property in the name of Walter Chisnall (Deed).
4. Original and certified copy of Agreement for Sale dated 5th December, 1939 - Jacob Tarkkanen and Seizaburo MIYAKE.
5. Duplicate copy of Deed from Jacob Tarkkanen to Seizaburo MIYAKE dated October 19th, 1946.
6. Duplicate of Transmission dated September 11th, 1946.
7. Duplicate of Deed dated September 11th, 1946 - Secretary of State to Walter Chisnall.
8. Original Certificate of Encumbrance dated February 28th, 1944.
9. Certificate of Indefeasible Title No. 168859-I, dated October 31st, 1946, covering the above property in the name of Walter Chisnall.

D. A. Graser

DAG:JS

9 Atch. - See above.

Catalogue No. 536
File No. 1370
Alert Bay, B. C.
"C"(D.D.32444-I)S of 16/1(15 ac.n/1)

November 14, 1946.

WALTER CHISNALL
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 4, 1946)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium \$20.00 (Ex. 5/5/48) -		
Unearned portion	11.10	
Purchaser's proportion of taxes for 1946 paid -		
118/365 x \$4.20	1.36	
Balance owing by purchaser		18.46
	<u>\$1,018.46</u>	<u>\$1,018.46</u>

BALANCE OWING BY PURCHASER \$18.46

I, DONALD WILLIAM FREDERICK MC'DONALD, of the City
of Vancouver, in the Province of British Columbia, Notary
Public, DO HEREBY CERTIFY that I have compared this copy
of Agreement for Sale from JACOB TARKKANEN to SEIZABIO
^{MIYAKE}
MAIYKE, with the original Agreement of Sale bearing date
the 5th day of December, 1939, and the same is a true and
complete copy of the original document.

WITNESS my hand and seal of office this the 27th day
of February, A.D., 1943


NOTARY PUBLIC IN AND FOR THE PROVINCE
OF BRITISH COLUMBIA

370

Onus Agreement, duplicate
made in ~~1939~~ this fifth
day of December in the year of Our Lord one thousand nine hundred and ~~four~~ thirty nine.

BETWEEN
JACOB TARKANEN, of Sointula, British Columbia,
Fisherman

Name,
Address, and
Occupation
of Parties

AND hereinafter called the "Vendor" of the one part

SEIZABIO MAIYKE, of Alert Bay, B.C., Farmer

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR ~~that certain~~ parcel or tract of land and premises situate, lying and being in the Comox/District, Province of British Columbia, known as: Part of the South Half (½) of Section Sixteen (16), Township One (1), Rupert District, more particularly known and described as: Beginning at a point Eleven hundred feet (1100 ft.) due west of a post planted at the South Eastern Corner of Fractional Southern half (½) of section Sixteen (16), thence due West Six Hundred feet (600 ft.) thence due North nine hundred and sixty feet (960 ft.), more or less, to high water mark thence following the high water mark in a North Easterly direction to a point due North of the point of commencement thence due South Ten Hundred and Sixty feet (1060 ft.) more or less to the point of commencement, containing (15) fifteen acres more or less, to which parcel of land the Registrar General of Titles has assigned the letter "C"

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
Thirteen hundred and twenty (\$1320.00) Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of three hundred fifty (\$350.00) Dollars
on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows: Two hundred (\$200.00) each and every year
until paid in full.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate
of no interest per cent. per annum, payable

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness Adam Hilton

Street Address _____

City Sointula, B.C.

Occupation Notary Public

Jacob Tarkkanen

Seizabio Miyake

FOR ATTORNEY

I Herby Certify that, on the

day of

194 , at

, in the Province of British Columbia,

(whose identity

who is)

has been proved by the evidence on oath of personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said knows the contents of said instrument, and subscribed the name of the said thereto voluntarily as the free act and deed of the said under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at
British Columbia, this day of

in the Province of

in the year of our Lord one thousand nine hundred and forty

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

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DECLARATION BY ATTORNEY

I,
of

of the

, in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.

2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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

in the Province of

this day of

A.D. 194 }

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

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the

day of

194 , at

, in the Province of British Columbia,

(whose identity has been proved by the evidence on

who is) personally known to me,

of

and that he is the person

of the said

and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at
British Columbia, this day of

in the Province of

in the year of our Lord one thousand nine hundred and forty

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

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

of the
in the Province of British Columbia,

- of
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
 2. The said instrument was executed at
 3. I know the said part, and that
 4. I am the subscribing witness to the said instrument and am of the full age of twenty-one years.

Sworn before me at
in the Province of British Columbia, this
day of

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

Agreement
FOR SALE OF LAND

Selzabio Miyake

AND

Jacob Tarkkanen

5th December 1939

1939
184

FOR MAKER (INCLUDING MARRIED WOMEN)

I Hereby Certify that, on the 5th
Sointula
Jacob Tarkkanen

oath of
before me and acknowledged to me that
the maker thereof, and whose name
contents thereof, and that he executed the same voluntarily, and

day of December
in the Province of British Columbia,
(whose identity has been proved by the evidence on
who is) personally known to me, appeared
mentioned in the annexed instrument as
the person subscribed thereto as part Y, that he knows the
is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at Sointula 5th. day of December
British Columbia, this
in the year of our Lord one thousand nine hundred and thirty nine

Seal

Adam Hilton

A Notary Public in and for the Province of British Columbia.
NOTARY PUBLIC

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

12th. 28th. 1940. 1940 paid \$100.00
8th. 6th. 1941 1941 " \$100.00
11th. 1st. 1942 1942 " \$100.00
\$300-

PAID TO
INTEREST
PAID TO

September 5th, 1946.

REAL PROPERTY MEMORANDUM

FILE NO: 1370
NAME: Seisaburo MIYAKE
CATALOGUE NO: 536
RE: Alert Bay, B. C.
- Dwelling, boat house.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Parcel "C" (D.D. 32444-1) of the
South Half of Section 16, Township
1, RUPERT DISTRICT, containing
15 acres, more or less.

Encumbrances: None.

Taxes: 1946 Taxes - \$4.20 paid.

Vested: No. 51130.

VALUATION BY APPRAISER: \$1200.00.

AMOUNT OF BID: \$1000.00.

APPROVED BY ADVISORY COMMITTEE: July 17th, 1946.

AMOUNT RECEIVED BY CUSTODIAN: \$1000.00.

NAME OF PURCHASER: Walter Chisnall.

Prepared by: *[Signature]*

Approved by: *[Signature]*

DAG:JS

Date... July 23rd, 1946...

REAL PROPERTY MEMORANDUM

File No. 1370.

Name... Seisaburo MIYAKE... Registration No. 09853...

Re: Catalogue No. 536.

Address: Alert Bay, B. C.

Legal Description: Parcel C (D.D. 32444-I) S $\frac{1}{2}$ of Sec. 16, Tp. 1
(15 ac. m/l). Dwelling, Boat House.

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 32444-I Whereabouts: Vendor.

✓ Registered owner: Jacob TARKKANEN Reg. No. —

✓ Property: Parcel "C" (D.D. 32444-I) of the South Half of Section 16,
Township 1, RUPERT DISTRICT, containing 15 acres, more or
less.

✓ B. Charges.
Registered: None.

✓ Vesting: D.F. 51130 (July 20th, 1943).

✓ Unregistered: Agreement for Sale (dated 5th December, 1939) from
Registered Owner to Seisaburo MIYAKE.

See letter June 12/46 re amt owing.

Taxes: Paid by Vendor. (1946 = \$4.20).

Water: Nil.

Insurance: \$1,000.00 expiring May 5th, 1948.

✓ Assessed Value: Land: \$600.00. Improvements: \$1100.00.

✓ Valuation by Appraiser: \$1200.00.

✓ Amount of Bid: \$1000.00.

✓ Approved by Advisory Committee: July 23rd, 1946.

✓ Paid as shown in attached letter: \$1,000.00 - September 4, 1946.

✓ Name of transferee as attached letter: Mr. Walter CHISMALL.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Vacant.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Nil.

Chattels: Particulars of those stored on the premises. *None.*

Not involved.

Named Agent: H. Baxendale, Alert Bay, B. C.

[Signature]
R. G. Bell.

St. George's Hospital.
Alert Bay. B.C.
September 22nd. 1943.

Mr R.G. Bell.
Administration Dept.
Japanese Evacuation Dept.
506 Royal Bank Building.
Vancouver. B.C.

1370

EVACUATION SECTION	
SEP 24 1943	
File No.	
Ans.	
Referred	

Dear Mr Bell.

Re. Hainsaburo Miyake. # 09053.

I was over to Hyde Creek a few days ago and went over the farm and inspected the place generally. Along with me were Mr and Mrs Bages. The man Mr J.S. Bages has taken an interest in the small logging camp alongside the farm. The result of this visit is as follows.

The wood stored there was not the number of cords as stated by Mr Miyake. Of course at the time Mr Miyake made the statement it was probably there but now, there is not more than four cords of good wood. I have rented the house to the couple (Mr & Mrs Bages) at \$15.00 per month and sold the stove wood for \$20.00. The cheque for \$35.00 is enclosed. The date of house rental starts September 20th. Thus the rent for Sep 20th to Oct 20th, is paid and is in the \$35.00 cheque.

It would be appreciated if you would kindly endorse my action.

Cultivator stored with Smith at Alert Bay.

I wrote you regarding the offer a second time, and received your instructions to sell at the \$100.00 offer. Unfortunately the man is in Vancouver and I cannot make a deal. In my letter I suggested you close the deal in Vancouver and give me instructions regarding shipping the cultivator to town. If a reply has not been sent to my letter would you kindly speed this up as the chances of a sale are very slim.

With my letter I attached the original letter of the proposed buyer Mr Castillon the lawyer.

Cream separator.

Quite a long time ago I wrote you saying that I had received an offer for the Cream separator. The offer was \$25.00. Will you also have some action on this.

Sewing machine.

I have received an offer of \$40.00 for this sewing machine. Will you also see if a sale can be made. To have a sewing machine stored away and so near the salt water is very injurious the working parts and rust will do a tremendous amount of damage. Will appreciate your comments and advise.

Yours truly.

H. Baxendale
H. Baxendale.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 24 1942

1370

Mr. J. H. Shears
Asst. Manager, Custodian
Nanaimo, B.C.

Aug 18th 1942

Dear sir:-

I beg to reply to your letter of 25th ult.
with regard to my property and Equipment at Alert Bay.
The payment of the land have been paying per so much
year to Mr. Tarkenton on the agreement, and just three
more years payment left at present.

The list of the value of my land and equipment here
with attached and I would like dispose of land with
all equipment.

Regarding the cultivator which I dealt with Mr. Smith,
please close the deal and give it to Dick May, Machine
Shop, Alert Bay, B.C. because as I owe to him \$75.00.

Then I was compelled to leave Alert Bay for evacuation,
allow me only two hours to pack things, so unable to
anything to deal with or transactions concerning the crops.

Yours very truly,

Seizaburo Miyake

Reg. No 09853

Nanaimo, B.C.

List of Property & Equipment of Seizature Miyake, Alut Bay, S.C.
 No. 09853 1184
 185

1. Row Boat 37' x 6' 8" 4 H.P. Evinrude outboard engine in custody Bureau	800	00
1. Tractor 28 h.p. Foreman (pd. \$250 for 17 years ago - 10/10/21)	500	00
2. Plows	50	00
1. Mowing Machine	50	00
1. Hay Baling Machine	30	00
1. Disc Harrow	40	00
1. Farm Roller	10	00
1. Singer Sewing Machine (in safekeeping of Bureau)	85	00
3. Tons Hay (eaten by or left with cattle)	95	00
8. cords Fir Firewood	64	00
1. Bureau & mirror	30	00
1. Double bed & mattress	20	00
500 lbs Rice In Care of Bureau, left	40	00
50 lbs Sugar	5	50
10 lbs Dairy Butter Spoiled - left	32	00
1. Cream Separator (in safekeeping of Bureau)	45	00
1. Cow Barn 14' x 80' Paid \$1320- (for everything)	400	00
1. Chicken House 14' x 80'	400	00
1. Black Smith Forge & Building wants \$2500-	200	00
15 acres Land 6 acres cleared for R.P. only	1500	00
1. Round bottom Row Boat	65	00
in care of Mr. Jakob Tarkenton.		

\$ 4460 50

OFFICE OF THE CUSTODIAN
 JAPANESE SECTION

RECEIVED

AUG 24 1942

Oy 2nd
20-3-1945

NAME WYATT, Robinson

REGISTRATION NO. 02851

FILE NO. 1372

The following chattels were sold by public
auction at Alert Bay, B.C. on July 4, 1944.

Two boats	\$ 80.00
Canoe	1.00
Shovel	x 5.00
Green Separator	x 32.00

Total	(Auctioneer's Fee: \$11.85	\$ 115.50
Less Expenses	(Advertising: 1.35	\$ 24.50
	(Moving: 11.00	\$ 94.50
Net Proceeds Credited:		

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Alert Bay 1.

Remarks.

orig. sent
20-3-1945

NAME MIZAKE, Seisaburo

REGISTRATION NO. 09853

FILE NO. 1770

The following chattels were sold by public
auction at Hyde Creek, B.C. on October 21, 1944

- 6 chairs (very old)	\$ 1.50
- 1 Table	1.50
- 1 table (old)	1.00
- 1 cupboard	0.50
- oil lamp	✓ 0.50
- 1 Ironing board	1.00
- 1 set and irons	1.00
- Odd dishes	1.25
- Flour sifters	0.25
- Fan lids & misc.	1.00
- Odd dishes	0.85
- Sewing machine	✓ 31.00
- Hand hay rake	0.50
- Large crock	2.50
- Tea tray	0.75
- Dresser	✓ 5.00
- Dirt scoop	2.50
- Horse hay rake	✓ 5.00
- Sewing machine	16.00
- Odd pans	1.00
- Fordson Tractor	265.00
- Plough	12.00
- Dine	15.00
- Old plough	3.00
- Harrow	3.00
- Scythe blade	0.50
- 2 lengths water pipe	1.50
Total to be carried forward:	✓ 374.60
Less expenses:	\$
Net proceeds credited:	\$
Members of Custodian Staff Present.	
Extracted from Auctioneering List No.	
Remarks.	

NAME MIYAKE, Seishuro

REGISTRATION NO. 09853

FILE NO. 100

The following chattels were sold by public
auction at Hyde Creek, B.C. on October 24, 1944

	Brought forward:	
Wrench		374.60
Cross cut saw		0.75
1 Hammer		2.50
Wheel barrow top		0.25
Small wooden block		11.50
		0.70

Total		
(Auctioneer's Fee: \$38.03		380.30
Less Expenses: Advertising: 2.50		50.03
(Moving: 9.50		
Net Proceeds Credited:		130.27

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Alert Bay 2.

Remarks.

CHATTLE SCHEDULE

File 1370.

Saisaburo MIYAKE

Reg. No. 0001.

377 Form (Rev. 3/42)

Shipped

Sold

Stored

Others

- (1) Reel
- (2) Reel (2 1/2 - 3 - 4 - 5)
- (3) Reel (2)
- (4) Sewing Machine
- (5) Sewing Machine
- (6) Sewing Machine
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- (100) Sewing Machine

Replaced by
(45) to (62).

Left with J. Miyake.

On file
Miyake

M. Miyake's Inventory
Rev. 12/41

- (1) Reel (2 1/2 - 3 - 4 - 5)
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(80)

(over)

CHATTLE SCHEDULE....Page 2.

File 1379.

H. Sazendale's Inventory
(Mar 12/42):

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(41) - Brown & Silver		(82)		
(42) - Rice (returned to Sazendale - - Co. op.)				
(43) - Sugar (none)				
(44) - Butter (spoiled)				
(45) - Cream Separator		(66)		
(46) - Rubber Suit Case (Jap. goods)	20/11/44			

H. Sazendale letter (June 30/42):

(47) - Small Power Cultivator	12/10/43			
-------------------------------	----------	--	--	--

H. Sazendale Inventory (Aug. 18/42):

(48) - Chairs (2)		(88 & 90)		
(49) - Sewing Machine		(85)		
(50) - Hay Gathering Machine	(84)			
(51) - Rice Sifter		(89)		
(52) - Farm Roller				
(53) - Singer Sewing Machine		(78)		
(54) - Hay (3 tons)				Fed to Livestock.
(55) - Firewood (8 cords)				
(56) - Brown & Silver		(82)		
(57) - Double Bed & Mattress				
(58) - Rice (400 lbs.)				(81)
(59) - Sugar (50 lbs.)				(83)
(60) - Dairy Butter (50 lbs.)				(87)
(61) - Cream Separator		(66)		
(62) - Sawtooth		(63)		

Auction Sheet (July 4/44):

(63) - Seats (2)	1/7/44			
(64) - Fanny	1/7/44			
(65) - Washbasin	1/7/44			
(66) - Cream Separator	1/7/44			

Auction Sheet (Oct. 24/44):

(67) - Chairs (4)	24/10/44			
(68) - Table	24/10/44			
(69) - Table (old)	24/10/44			
(70) - Cupboard	24/10/44			

(Over)

CHATTLE SCHEDULE...Page 1.

File 170.

Auction Sheet (Oct. 24/44):

		<u>Unsold</u>	<u>Sold</u>	<u>Unsold</u>	<u>Unsold</u>
(71)	Oil lamp		24/10/44		
(72)	Ironing board		24/10/44		
(73)	Bed iron (1 set)		24/10/44		
(74)	Old dishes		24/10/44		
(75)	Flour sifters		24/10/44		
(76)	Two lids & misc.		24/10/44		
(77)	Old dishes		24/10/44		
(78)	Sewing machine		24/10/44		
(79)	Small boy robe		24/10/44		
(80)	Large wash		24/10/44		
(81)	The top		24/10/44		
(82)	Washer		24/10/44		
(83)	Wirt pump		24/10/44		
(84)	Small boy robe		24/10/44		
(85)	Sewing machine		24/10/44		
(86)	Oil pump		24/10/44		
(87)	Verdon tractor		24/10/44		
(88)	Plough		24/10/44		
(89)	Wash		24/10/44		
(90)	Old plough		24/10/44		
(91)	Washer		24/10/44		
(92)	By the blade		24/10/44		
(93)	Water pipe (2 lengths)		24/10/44		
(94)	Wash		24/10/44		
(95)	Crowded bar		24/10/44		
(96)	Washer		24/10/44		
(97)	Small narrow top		24/10/44		
(98)	Small wooden block		24/10/44		

R. & O. R.
4th SEPTEMBER, 1947.

[Handwritten signature]

10/7.

File 1370.

COPY of survey report of Mr. O. W. Phillipson, Appraiser for Japanese Fishing Vessels Disposal Committee. Original is in bound book in Vessel Record Cabinet. Survey No. 63.

Gray & White Boat (no name, no number)

Old boat rebuilt.

Engine - 4 H.

Damage - Slight (\$15)

Boat:

Engine:

Ex:

Value: 1942 - \$160.00.

.....

The valuation of \$184.00 referred to in Vessel Summary is the Suggested Negotiating Price placed on the vessel by the Japanese Fishing Vessels Disposal Committee. This valuation represents the appraised value placed on the boat by Mr. Phillipson, plus a 15 per cent mark-up.

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

Chairman
THE HONORABLE MR. JUSTICE SIDNEY SMITH
CHAIRMAN
HONORABLE S. L. JOHNSON, O.B.E., C.M.G.
KISHIZO KIMURA
A. E. McMASTER, EXECUTIVE ASSISTANT

1885 MARINE BUILDING
VANCOUVER, B.C.

July 10th, 1942.

To The Registrar of Shipping
Vancouver, B.C.

Sir:

Re Ex-Japanese Fishing Vessel: **"S.M." INDEX 63**

Length: **34'**

Breadth: **5' 5"**

Depth: **2' 5"**

Engine: **Easthope 4 H.P.**

The owner of this vessel, **SHIZABURO MIYAKE**
declines to sell at a reasonable price.

BRITISH COLUMBIA PACKERS LIMITED, whose signature,
for identification purposes, appears below, has offered to purchase the vessel for the sum of
ONE HUNDRED AND EIGHTY-FIVE AND 00/100 * * * * * Dollars (\$ **185.00**),
which sum is considered reasonable and has been accepted as the purchase price by this Committee,
and is being held in trust by the Committee, pending completion of Bill of Sale.

You are requested to permit the purchaser, **BRITISH COLUMBIA PACKERS LIMITED**
to operate this boat until the presently licensed owner, **SHIZABURO MIYAKE**
completes the execution of Bill of Sale, or some other provision has been made.

This letter is issued in duplicate, one copy of which is to be retained in your files, the other to
be in the possession of **BRITISH COLUMBIA PACKERS LIMITED**
for clearance and navigation purposes.

Yours faithfully,

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE.

A. E. McMASTER,
Executive Assistant.

Signature of:

Agreement for Sale of Vessel

BETWEEN:

SEIZABURO MIYAKE

(hereinafter called the "Vendor")

OF THE FIRST PART

AND
BRITISH COLUMBIA PACKERS LIMITED

(hereinafter called the "Purchaser")

OF THE SECOND PART

In consideration of the sum of \$1.00, the receipt of which is hereby acknowledged, we agree to the sale and purchase of the vessel hereunder described:

Name of Vessel: "S. M." INDEX 63

Port of Registry:

Length:

24'

Breadth:

5' 5"

Official Number:

Depth: 2' 8"

Propelling power:

EASTHOPE 4 HP

For the price or sum of \$

185.00 (ONE HUNDRED AND EIGHTY FIVE DOLLARS)

Payable as follows:

CASH

I
XX
FURTHER, we the said SEIZABURO MIYAKE

for my heirs, covenant with the said BRITISH COLUMBIA PACKERS LTD and THEIR assigns, that we have power to transfer in the manner aforesaid, the premises hereinbefore expressed to be transferred, and that the same are free from encumbrances, except as hereunder set out:

BALANCE of purchase price to be secured forthwith by mortgage on the vessel.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this
day of , A.D. 1942.

SIGNED, SEALED and DELIVERED
in the presence of:

Seizaburo Miyake

JAPANESE FISHING VESSELS DISPOSAL COMMITTEE

Committee:

THE HONORABLE MR. JUSTICE SIDNEY SMITH
CHAIRMAN

COMMANDER B. L. JOHNSON, D.S.O., R.C.N.R.
KISHIZO KIMURA

A. E. McMASTER, EXECUTIVE ASSISTANT

1828 MARINE BUILDING
VANCOUVER, B.C.

August 10th, 1942.

Mr. Seizaburo Miyake,
Sandon, B. C.

Dear Sir:

Re.M.V. "S. M." INDEX 63

For a period of over 5 months this Committee has operated facilities, designed to assist Japanese fishing vessel owners, to dispose of their vessels at fair prices.

In this period over 1000 vessels have been released through the offices of the Committee; and it has now become vitally necessary to promptly dispose of the remaining vessels in order that the Navy personnel, occupied in their custodianship, be relieved for other duties.

Having received an offer for your vessel "S. M." License No. , which is considered a fair value, the Committee has sold this vessel for the sum of \$ 185.00 in accordance with the attached Bill of Sale.

Please sign the attached Bill of Sale, together with the Claim Assignment form, also attached, and return to us.

On receipt of these documents properly executed, we shall remit the net value of the sale, with a statement thereof, to any address designated by you.

Yours very truly,
JAPANESE FISHING VESSELS DISPOSAL COMMITTEE.

A. E. McMaster,
Executive Assistant.

P. S. Please send us the license for this vessel.

ALL COMMUNICATIONS TO BE ADDRESSED TO THE COMMITTEE

Cat. 536

RE: CLAIM ON REAL PROPERTY

Claimant: Seizaburo MIYAKE.

File No. 1370.

Amount	On	Jan. Valuation	Assessed Value (1946)	Appraised Value (1944)	Realized	Remarks
\$1,350.00	Real Property situated at Alert Bay, V. I.	Land } Bldgs. } \$1,350.00	\$ 600.00 \$1,100.00	\$300.00 \$900.00	} \$1,000.00	This property (Cat. 536) consisted of 15 acres of cleared land situated in an inaccessible spot about 4 miles from Alert Bay, V. I., communication being by boat, in fair weather only as there is no safe anchorage. The Dwelling, about 20 years old, was well built, of rough materials, Custodian Agent's report (May 12/42) reading: "Quite above the ordinary for the part of the world where it is." Outhouses consisted of Cow Barn, Chicken House, Boat House, etc.

Seizaburo MIYAKE held the property under an unregistered Agreement for Sale dated December 5th, 1939. Balance (\$670.00) of total purchase price (\$1,320.00) was outstanding, and paid by this office out of proceeds realized from sale of the property. Only 2 tenders were received (June, 1944) in response to our advertisements, one, for \$800.00, being from the Vendor (Jacob Parkkannen); the other, for \$1100.00, included the farm equipment on the premises. Both were rejected as being below the appraised value of the real property (\$1200.00). Failing to interest anyone at or near this appraised value, or find a tenant, who would be responsible for the chattels, the latter were sold at two Auctions, one at Alert Bay (July 4/44) and one on the premises (Oct. 24/44). Due to its isolated position no interest was shown in the real property and it was not until June, 1946, that an offer within range of the appraised value was received. This offer, of \$1,000.00, was submitted to the Advisory Committee and received their approval on the 17th July, 1946. Net proceeds, as per statement of sale on file (\$275.79) was credited to this account as of September 4th, 1946, the effective date of sale.

Vancouver, B. C., Dec. 10/47.

HRP/T.

RE: CLAIM ON PERSONAL PROPERTY BY SEIZABURO MIYAKE

File 1370.

<u>Amount</u>	<u>Goods</u>	<u>Ident.</u>	<u>Jan. Valuation</u>	<u>Sale Price</u>	<u>Remarks</u>
\$ 85.00	Sewing machine	"JP"	\$ 85.00	\$ 31.00	Sold by auction (Oct. 24/44).
\$ 30.00	Dresser	"JP"	\$ 30.00	\$ 5.00	Sold by auction (Oct. 24/44).
\$ 22.00	Wheelbarrows (2)	"A"	None	(\$ 1.50 \$ 5.50	Not declared. "Wheelbarrow top" sold by auction Oct. 24/44; and "wheelbarrow" sold by auction July 4/44. (See "A" below).
\$ 50.00	Galv. Pipe (new, 500')	—	None	\$ 1.50	Not declared. "2 lengths water pipe" sold by auction Oct. 24/44.
\$ 30.00	Wire Rope (3", 500')	—	None	None	Not declared. Not on Agent's Inventory.
\$ 32.00	Butter (80 lbs.)	"JP"	\$ 32.00	"Spoiled"	Custodian Agent, H. Baxendale, reported (May 12/42) that butter was "spoiled" and "destroyed".
\$ 72.00	Wood (8 cords)	"JP"	\$ 64.00	None	Included in Agent's Inventory (May 12/42), but unaccounted for. Greatly over-valued.
\$ 18.00	Milk bottles (15 doz. qts) —	—	None	None	Not declared. Not on Agent's Inventory. No record of these bottles on file.
\$ 12.60	Milk bottles (15 doz. pts) —	—	None	None	Not declared. Not on Agent's Inventory. No record of these bottles on file.
\$ 8.00	Gas lamp	—	None	\$.50	Not declared. Agent's Inventory (May 12/42) lists an "oil lamp", which is what was sold.
\$ 7.00	Gas torch	—	None	None	Not declared. Not listed in Agent's Inventory.
\$ 45.00	Cream separator	"JP"	\$ 45.00	\$ 32.00	Sold by auction July 4/44.
\$ 25.00	Horse Hay Bale	"JP"	\$ 30.00	\$ 5.00	Sold by auction Oct. 24/44.
\$150.00	3 H.P. Tractor	Letters	\$150.00	\$100.00	This small power cultivator was sold by owner for \$150.00 but purchaser failed to pay for it and it had to be re-possessioned by this office, and eventually (Oct. 8/43), with considerable difficulty, re-sold for \$100.00.

(Over)

CLAIM

File 1370.

Amount	Goods	Ident.	Jap. Valuation	Sale Price	Remarks
\$800.00	Gas Boat (4 H.P.)	"JP"	\$800.00	\$185.00	Sold by JFVDC. This was an old rebuilt boat (24' x 5'5" x 2'8") with 1926 model 4 H.P. Easthope motor, and was used as a Milk Boat, not a Fishing Vessel. It was sold (July 2/42) by the JFVDC for \$185.00, net proceeds being paid direct to owner, whose receipt dated Oct. 8, 1942, is on file.
\$660.00	(Cows (5) (Ox (1) (Calves (3)	"JP"	None	\$300.00	The lack of anyone in the vicinity to care for this livestock created a pressing problem, which was solved with the active assistance of the B. C. Police. (See "B" below).
\$ 35.00	Stove	None	None	None	Not declared. Included in Agent's Inventory (May 12/42) but unaccounted for.
\$ 90.00	Rowboats (2)	"JP"	\$ 65.00 (1)	\$ 80.00	Two boats sold by auction (July 4/44).
\$500.00	Fordson Tractor	"JP"	\$500.00	\$265.00	Sold by auction (Oct. 24/44). In his report, dated May 12/42, Custodian Agent H. Baxendale, stated: "The tractor or caterpillar is most certainly not worth the price on the Inventory. This machine was bought by Miyake 7 years ago for \$250.00."
\$ 6.00	Crescent Saw	None	None	\$ 2.50	Not declared. Sold by auction (Oct. 24/44).
\$ 1.00	Hammer	None	None	\$.25	Not declared. Sold by auction (Oct. 24/44).
<u>\$2,678.60</u>				<u>\$1,014.75</u>	

- NOTES: (A) - Custodian Agent, H. Baxendale, in his report dated May 12th, 1942, listed "1 wheelbarrow" in his Inventory, with the notation "very good".
- (B) - In his report dated May 12/42, Custodian Agent H. Baxendale wrote as follows on this subject: "There were 9 head of stock as the Inventory shows but one calf was only a few days old. A bull calf. Worth nothing. This was given to Chismall by Miyake for some service rendered. As I say the value is Nil. The other 8 head were sold to the dairy man at Alert Bay. Amongst these 8 head was a young bull about 7 months old." The sale of this livestock is perhaps best covered by the following extracts of telegrams: (1) Mar. 21/42 B. C. Police radiogram from Corp. Howe reading in part: "Please contact Custodian of Enemy Alien property and advise him....eight head of cattle which are now being fed by police....please advise as soon as possible"; (2) Mar. 26/42, from Custodian: "....their advices impossible to take charge as cattle are five miles away only communication being by rowboat...."; (3) Mar. 27/42, from Corp. Howe: "....cattle....cannot be placed on nearby farms as it would mean transporting them by water"; (4) Apr. 6/42, from Custodian: "Please

(Over)

NOV 25 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.

1370

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

- (1) NAME MIYAKE SEIZABRO (RCMP) Reg. No. 09853
(Print) Surname Given Name
- (2) Pre-Evacuation Address Alert Bay, B.C.
- (3) Present Address NEW DENVER. B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) _____
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Part of the South Half of Section Sixteen (16) Township One (1) Range
District in Comox Assessment District. - 15 acres
- (c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Mixed Farming
(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 - - - - - \$
(ii) Buildings - - - - - \$
(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) - - - - - \$ 1550.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 257.90
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 1,292.10
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation Alert Bay, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
- (c) How stored or packed at time of evacuation
Left on premises

(over)

Re: Sainsbury Estate

SHEDS

Singer Sewing Machine (new)	\$ 85.00
Dresser	30.00
Wheelbarrows - 2	22.00
Galvanised pipe - new - 500 ft.	90.00
Wire rope - 3/8" - 500 ft.	30.00
Butter - 80 lb.	12.00
6 Oak Wood - Short	72.00
15 doz. Quart Milk bottles	18.00
15 doz. Pint Milk Bottles	12.60
1 Gas Lamp	5.00
1 Gas Torch	7.00
1 Cream Separator	15.00
Home Day Table	25.00
3 Horse Power Tractor	150.00
Gas Engine - 27' x 6' - 4 H.P.	800.00
5 Hand Milk Cans	660.00
1 Hand Can	
3 Calves	
Stove	35.00
2 Hay Bents	90.00
Fordson Tractor	500.00
Green Oak Saw	6.00
Hammer	1.00

\$ 2678.60

1370

CASE NO. 428

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, D.C.

June 23, 1948

IN THE MATTER OF THE CLAIM OF
SEIZABURO MIYAKE

PROCEEDINGS AT HEARING

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.

June 23, 1949

IN THE MATTER OF THE CLAIM OF

HEIZABRO MIYAKE

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. COBUS: The claim, your honour, of Seizabro Miyake, No. 39 on the Secretary's list.

SEIZABRO MIYAKE, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the claim for the realty by showing under 4 (a) (1) and (ii) a total value of \$1350.00, and a credit to the Custodian of \$1000.00, leaving a net realty claim of \$350.00.

THE COMMISSIONER: Yes, all right.

MR. COBUS: The items shown on the claim form can be deleted.

Then, under 5 (a), the original claim showed the land and house again under item 1; that is now deleted. We have revised the personal property claim to show a total of \$836.00 and a credit to the Custodian of \$381.50, leaving a personal property claim of \$454.50. The chattels will be shown on a list to be attached to the chattel statement to be filed later. The total chattel claim is now -- I should say the total claim is now \$804.50. The list attached is replaced by the list I have referred to.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real property for which you have submitted a claim. Did you instruct Mr. Leckie to prepare

this statement for you?

A: Yes.

Q: Is that your signature? A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the statement, your honour.

THE COMMISSIONER: That will be Exhibit No. 1.

10

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: This parcel was a 15 acre area described as the south half of Section 16, Township 1, Rupert District, Comox Assessment District at Alert Bay, B.C. I think perhaps the post office address should be Hyde Creek, Alert Bay, B.C.

THE COMMISSIONER: No, Alert Bay. There isn't any post office at Hyde Creek. It is Alert Bay.

Q: Ask him if his post office address is Alert Bay.

A: Yes, Alert Bay.

20

THE COMMISSIONER: Alert Bay.

MR. COBUS: I wonder what Hyde Creek is, your honour.

THE COMMISSIONER: Hyde Creek is just a float, that's all.

MR. COBUS: Q: What is Hyde Creek, witness?

A: It is a wharf about four miles from Alert Bay. You go across to the mainland.

MR. COBUS: The property was purchased on December 5th, 1939 for \$1320.00, which price included the buildings which are noted immediately to the right of the figure \$1320.00. He lists five

30

S. Miyake
In Chief.

buildings. He estimates the value of the land, building and improvements at \$1220.00. He says that he is about four miles from Alert Bay. He lists as an improvement made after purchase the erection of a cowshed in 1940, 18 feet by 40 feet, which cost about \$300.00. He agrees that the only access was by water communication, and that would be by gas boat, his own. He took the milk out every day in rough or fair weather. He says he is advised that the property was assessed for \$1700.00 in 1943, and therefore he considers that the appraisal for \$1200.00 on June 18, 1944 was considerably below the fair value of this property. He says that he raised hay for the cattle, vegetables for his own use, and operated for dairy purposes as well. The land was all cleared and very suitable for operation as a dairy farm, and raising poultry. It was also good for small fruits and vegetables. While he considers the value would be more than \$1350.00, he is claiming that when it was sold by the Custodian for \$1000.00 in September, 1946, he has entered his claim for the approximate value which he paid in December, 1939. He believes this would be the minimum value at the time of sale.

Would my friend produce the appraisal on this property?

(Handed to Mr. Cobus)

30 THE COMMISSIONER: Q: Ask him what happened to his

cattle. There is no sign on here at all.

MR. COBUS: Your honour, he is claiming under personal chattels for cattle.

THE COMMISSIONER: He has claimed for them.

A: He said he left the cattle there and he thought they were in the claim.

THE COMMISSIONER: Yes, I see there is a separate claim here for the cattle. That is all right.

10 MR. COBUS: This is a hand-written document dated June 8th, 1944 at Alert Bay, B.C., and addressed to a Mr. Baxendale, Agent, Japanese Custodian, which appears to be a report on the subject realty but is not signed.

20 MR. MACDONALD: In that connection, your honour, the only way that I can identify it is by a copy of a letter which was written to the claimant on December 13, 1947 in which they say: "For your information we enclose herein a copy of Mr. Wastell's appraisal of the real property which was sold by the Custodian." Wastell's name appears in a memorandum at the bottom, and, while it is not signed, I presume that is the appraiser.

MR. COBUS: Well, Mr. Wastell no doubt will be able to identify his own appraisal. That document, whatever it may be, is filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

30 Q: Now, witness, I produce to you a statement concerning the personal property for which you have

submitted a claim, totalling \$836.00 under "Estimated Value at the Date of Evacuation." Did you instruct Mr. Leckie to prepare this statement and is that your signature?

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the personal property statement.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: The claimant, your honour, in Exhibit 3 has set out in full detail all of the items for which he is claiming, including certain household furnishings, certain equipment and certain livestock, being five milk cows, one bull or ox, two calves. He says that, with respect to storage of the goods, the rowboats were left with J. Tarkanen, Sointula, B.C., and both were later sold by the Custodian. The cattle were left in the barn on his property at Hyde Creek, Vancouver Island. The other articles were left in the house on his property. The claimant says that he denies that he gave his bull to Mr. Chismall. I don't know who Mr. Chismall is.

Q: Who is Mr. Chismall?

A: He was a man who lived in my neighbourhood at a logging camp.

MR. COBUS: He believes that the five cows, the bull,

and two calves would be worth at least \$570.00 as detailed above in his statement when sold by the Custodian for \$300.00 in April, 1942. He says that he has allowed for depreciation on all articles claimed except the unused cordwood. He makes no reference to the cattle or the bull, your honour.

Would my learned friend produce the Analysis of Personal Property Claim?

109 MR. MACDONALD: I am just trying to find it.

MR. COBUS: I think you have the short form, Mr. MacDonald; there is a short form of personal property analysis.

THE COMMISSIONER: I suppose there would be depreciation on those cows if they weren't milked or looked after, and the calves if they weren't fed and so on.

MR. COBUS: I suppose so, your honour.

20 The short form of the Analysis of Personal property claim is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 4)

MR. COBUS: I would point out, your honour, referring to Exhibit 4, that we have abandoned certain items; for instance, one wheelbarrow, instead of two is in the present claim. Then, immediately following the galvanized pipe, the wire rope, the butter; those three items are abandoned. Then the milk bottles are abandoned, both items of milk bottles are abandoned. Then the gas

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10 torch is abandoned, and a three horsepower tractor is abandoned inasmuch as he is not claiming against the sale thereof. On the second page of the analysis there was a gas boat which was involved in this claim originally, your honour, and I should have mentioned that we were abandoning the claim for the gasboat, subject to the Terms of Reference being broadened. Then, with respect to the animals, we are claiming for two calves instead of three as noted on the form; we have abandoned the rowboats and the Fordson tractor, and, finally, the hammer.

MR. MACDONALD: The what?

MR. COBUS: The hammer, which is the last item. That now agrees with the itemized list which is submitted as part of the chattels statement.

Your witness.

20 MR. MACDONALD: I submit that the real property was sold at its fair market value, your honour, and the personal property that was sold was sold at its fair market value. The personal property claimed for is claimed at an exorbitant figure.

CROSS EXAMINATION BY MR. MACDONALD:

Q: When you bought this land in 1939, did you pay cash for it? A: No.

Q: On what terms did you buy it?

A: I put down \$350.00 cash and the balance at \$200.00 a year.

30 Q: \$200.00 a year. And at what interest?

A: No interest.

Q: Now, is it a fact that the boats cannot always get into that place because of unfavourable weather that seems to exist up there?

A: That is not so; the larger boats anchor outside and the smaller boats go to the shore.

Q: Well, I mean the larger boats.

A: No, they can't come in.

Q: They can't come in. Now are there many people living up near this place?

10

A: There is nobody else there.

MR. MACDONALD: Nobody else. It is a wonder we sold it at all.

Q: There was \$670.00 owing on this property at the time it was sold, wasn't there?

A: Yes.

Q: How close were you to the nearest neighbourhood, to the nearest residences up there?

A: About four miles either way.

20

THE COMMISSIONER: Q: Ask him if this property is on Malacca Island. I think it is on Malcolm Island. Ask him if his place is on the same island as Sointula. Sointula is on Malcolm Island.

A: His was on Vancouver Island, Hyde Creek.

MR. MACDONALD: Q: On Vancouver Island.

A: Vancouver Island.

THE COMMISSIONER: Yes, he is right across.

MR. MACDONALD: Q: Now, have you had any experience in selling second hand goods and chattels?

30

A: No.

Q: Now, where did you say you left the stock, the cattle, when you left there?

A: I left them in the barn.

Q: What time of the year was that?

A: I think the 18th of February, but I am not sure.

Q: Well, were they in charge of anybody when you left them in the barn?

A: There was nobody in the neighbourhood so I couldn't do anything of that nature. There was nobody there.

19

THE COMMISSIONER: Well, you see, what happened, Mr. MacDonald was when this man was evacuated, he left the cattle there and then the provincial police tried to feed them and look after them and then they wired for authority to the Custodian to sell them. They said that if the cattle weren't sold or looked after, they were going to die. Then the Custodian wired the provincial police to sell these cattle for \$300.00, which they did.

20

MR. MACDONALD: Yes, I see.

THE COMMISSIONER: That is on the record there.

MR. MACDONALD: Yes, your honour. I was just wondering how they were left, that is all.

MR. CORUS: One question, your honour.

RE-DIRECT EXAMINATION BY MR. CORUS:

Q: Who ordered you to leave your place?

A: I went to the Pioneer Logging Camp in a rowboat

21

21
S. Miyake
Re-Direct exam

and there was a person there from the Navy.
I was told at two o'clock by this person that
I would have to leave at five. That is how
it happened.

THE COMMISSIONER: That is all, Mr. Miyake.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

20
Gordon Hambleton

G. Hambleton
Official Reporter

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

H.W. Colgan
Sub-Commissioner

DEFENCE BRIEF

Seisaburo MIYAKE, Reg. No. 09853.
File 1370
Case 426

REAL AND PERSONAL PROPERTY CLAIMS
(All claims shown are gross)

- (1) Real Property Claim (Cat. No. 536 - Alert Bay, V.I.:
Parcel "C" (D.D.32444-I) of the S₂ of Sec.
16, Tp. 1, Rupert Dist., containing 15
acres more or less):
- | | | | |
|------------|---|-----------|------------------------|
| \$1,350.00 | As per amended claim (see Transcript
pp. 2-4 and Exhibit 426-1). | | Sold for
\$1,000.00 |
| | Net amount of Real Property claim: | \$ 350.00 | |
- Evidence: This property was in course of
purchase by claimant, under an Agreement for
Sale dated Dec. 5, 1939. Outstanding balance
(\$670.00) of purchase price (\$1,320.00) was
paid by Custodian out of proceeds of sale
(see Custodian Analysis of R.P. claim). In
his breakdown (Exhibit 426-1) claimant shows
an expenditure of \$300.00 on improvements
in 1940.
- Custodian appraiser concluded his report
(Exhibit 426-2) on this property with the
comment that his low valuation ("approximately
\$1200.00") was caused by there being "no
access to the place other than by water and
that only during favourable weather." It
was due to this inaccessibility that no
purchaser could be found until the latter
part of 1946 (effective date of sale being
Sept. 4, 1946).
- Witnesses: F. G. Shears, Office.
H. Baxendale, Cust. Agent.
T. Wastell, Appraiser.
- (2) Personal Property (Household Effects, Farming Equipment
and Livestock):
- | | | | |
|-----------|---|-----------|-----------|
| \$ 836.00 | as per amended claim (see Transcript,
commencing p.5, line 29, and Exhibit 426-3). | | \$ 381.50 |
| | Net amount of Personal Property claim: | \$ 454.50 | |
- Evidence: Claimant's breakdown attached to
his amended P.P. claim (Exh. 426-3) shows
numerous items included in original claim as
dropped, and the value of others as reduced,
gross total being reduced from \$2,678.60
(see Custodian Analysis dated Feb. 13/48)
to \$836.00.
- According to Transcript pp. 10-11
claimant was evacuated from his property (on
or about Feb. 16, 1942) at 3 hours notice.
In his letter of the 18th August, 1942,
claimant refers to this inadequate notice
and encloses a much over-priced inventory.
- Witnesses: F. G. Shears, Office.
H. Baxendale, Custodian Agt.

\$2,186.00	Gross total.	Net amount of Claim:	\$ 804.50	\$1,381.50
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DEFENCE BRIEF.....Page 2.

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defence Brief Documents</u>
F. G. Shears.	(1) & (2)	(A) DEFENCE BRIEF.
H. Barendale (Custodian Agt.)	(1) & (2)	(B) TRANSCRIPT.
? Wastell (Appraiser)	(1)	(C) EXHIBITS:
		(1) Exh. 426-1 (Cl. amended RP anal.).
		(2) Exh. 426-2 (RP Appraisal).
		(3) Exh. 426-3 (Cl. amended PP anal.).
		(4) Exh. 426-4 (Cust. anal. PP claim).
		SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
		(5) Cust. Anal. RP & PP claim.
		(6) Orig. RP & PP Claim (Nov. 23/47).
		(7) RP Summary (Jan. 16/47).
		(8) Cert/Encumbrance (Feb. 28/44).
		(9) Agr/Sale (Dec. 5/39).
		(10) Cl. let. encl. priced Inventory.
		(11) Cust. Auction Sheet (July 4/44).
		(12) Cust. Auction Sheet (Oct. 24/44).
		(13) Cust. Chattels Schedule.
		(14) Counsel's let. (30/1/48) to Cl.
		(15) Cust. "JP" Form (Mar. 24/42).
		(D) ADDITIONAL RELEVANT DOCUMENTS:
		(1) Let. to Cl. encl. RP Appraisal.
		(2) Let. to Cl. encl. RP Sales State- ment & St/Account.
		(3) Accepted Tender (June 1/46).
		(4) Statement of Account (Mar. 20/45).
		(5) Let. to Cl. encl. St/Account.
		(6) Sample of (another) Livestock Appr.
		(7) Custodian PV Summary.
		(8) Survey Report on Vessel.
		(9) Let. from JFVDC to Cl. re Boat.
		(10) Forced Sale Declaration - re Boat.
		(11) Agr/Sale of Vessel.

Name of Claimant

MITAKI, Salsaburo

Case

485

Custodian File

3278

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 Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
		1000.		50.00					1000.00
			100.00	12.50					100.00
TOTAL REAL PROPERTY									
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 & 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		
177.00	21.50	24.45	46.04%	89.00	40.97	300.00	36.00	101.40	36.00
TOTAL RECOMMENDATION									113.30