

5141

OFFICE OF THE CUSTODIAN

Mayne Island, B.C.

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: MINAMIDE, BungoroHOME ADDRESS: Mayne Island, B. C.REGISTRATION NUMBER 14223 SEX: Male AGE: 49OCCUPATION: 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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: USHIYE (wife) (yellow card) 29/6/42ADDRESS OF WIFE OR HUSBAND: Mayne Island, B.C.NAMES OF ANY LIVING CHILDREN: Emie (girl) 18 ETSUO 19 (boy)ADDRESS OF CHILDREN: Mayne Island, B.C.AGE OF CHILDREN: 18 & 19.

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

1. LOCATION AND DESCRIPTION: (1) PARCEL "A" of Section 8 and 11
Mayne Island, Cowichan District

(2) Half interest on the unimproved portion of South 1/2 of North west quarter of Sec. 8, Mayne Is., Cowichan District, in name of Masajiro Minamide.

Masajiro Minamide (file 1102) says he owns improved portion

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling House, unfinished,

Chicken Houses, Warehouses, 6 greenhouses total ground space covered 11,800 sq. ft. with 4100 tomato plants and 3000 plants for field staked tomatoes.

3. INSURANCE (Give particulars; state where policies are) No.

Would like to have same covered by fire insurance.

4. TAXES (Amount and where payable) (1) \$18.10 (1941 taxes paid to Collector,

(2) \$5.00 Mayne Island)

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

None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: NONE
9. IF FARM LAND STATE CROPS SOWN 4100 greenhouse tomato plants,
3000 tomato plants (in boxes) for Field Staked
Crop.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house, rtd. as heretofore
stated.
2. LANDLORD'S NAME AND ADDRESS: NONE
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

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

See list as attached

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

NONE

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

NONE

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____ No. _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

No. _____

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

No. _____

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

\$100.00 VICTORY BOND 1951 Maturity owner's possession.

\$100.00 " " 1954 " c/o Manager Royal Bank of Canada
East End Branch, Vancouver, payable to son8. BANK ACCOUNTS: Royal Bank of Canada, East End Br., Vancouver, #441
Bal. ?9. LIFE INSURANCE: SUN LIFE, VANCOUVER, Branch, Policy No. 6383
Beneficiary wife USHIYE

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

Unimproved $\frac{1}{2}$ of South $\frac{1}{2}$ of North west quarter of Sec. 8,
Mayne Island, Cowichan District.

11. SAFETY DEPOSIT BOX: _____ NONE _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

Crop Agreement with SLADE & STEWART LTD.
VANCOUVER, B. C.
Agreement attached hereto
1942 taxes unpaid.

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 21st day of April 1942

(Signature)

B. Minamide

Japanese National

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Jan. 15/43.

Full Name MINAMIDE, Bungoro Deceased.
(Surname in Block Letters)

Registration No. 14223

Male - Female
(check)

Age Oct. 3, 1892

Former Address Mague Island, B.C.

Date Evacuated 5/5/42.

Naturalized - Canadian-Born - National
(check)

wife

5/5/42

Present Address

magrath, Alta (Box 36 - c/o Grim Harker)

(Deceased) Died - May 25, 1944.
at Galt Hospital, Lethbridge
Alberta

Married - Single
(check)

Name of Wife nee IMANISHI, Ushige-14231

Name of Husband

Name of Mother nee Ushige Sen
'Japan'

Name of Father Etsudo (decd)

Names of Children under 16

Our File No. 5141

Registered with Custodian Yes
(yes or no)

Requested By C. Girard

Additional Information Tomato & Cucumber grower

52 1/4 acres; 1/2 share 80 acres; house & blags

✓

PERSONAL PROPERTY SUMMARY

File 5141.

Bungoro MINAMIDE (Deceased May 25/44).

Reg. #14223.

This 49-year old Farmer, a Japanese National, from Mayne Island, signed a Custodian "JP" form on the 21st April, 1942. He was evacuated on the 5th May, 1942. He died at Lethbridge, Alta., May 25th, 1944.

His wife, Ushiye (File 7217), signed a Custodian "No Property" card on the 29th April, 1942. She was evacuated on the 5th May, 1942.

Personal Property: As in the case of other Mayne Island properties, the list of chattels referred to in "JP" form is not on file, and Custodian Agent, Gavin C. Mouat, who witnessed this registration, has been unable to find the list. Auction Sheets dated Dec. 21/43 show a long list of articles auctioned on Mayne Island, and Shipping release dated Dec. 23/43 shows a few articles shipped to evacuee at his request.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: Victory Bonds (\$200.00) declared on "JP" form did not come under Custodian administration.

Bank Accounts: An Account with the Royal Bank of Canada, Vancouver, did not come under Custodian administration.

Life Insurance: A Sun Life policy remained in owner's possession and did not come under our administration.

Funds: The balance standing at the credit of this account was turned over to the Official Administrator at Victoria in the sums of \$2,938.86 on the 28th March, 1945, and \$41.18 on the 26th May, 1945.

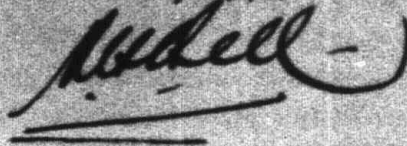
On completion of his administration the Official Administrator paid in to this office the net residue of the Estate, \$2,584.31, for distribution as follows:

\$861.44	to Ushiye (Mrs. Bungoro)	MINAMIDE (File 7217)
\$861.44	to Etsuo	MINAMIDE (File 5744)
\$861.43	to Fumie	MINAMIDE (File 14236).

There is no other personal property interest in this file.

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

12th December, 1946.



RGB/P.

LIABILITIES SUMMARY

File 3141.

Sungoro MINAMIDE (Deceased May 25/44).

Reg. #14223.

\$.20 Komura Bros. Statement of account (June 1/42).
Written off by this office.

\$195.00 B. C. Security Commission. Funeral expenses (July 15/44).
Paid by this office Feb. 9/45.

\$ 41.00 B. C. Security Commission. Doctor's fees (Aug. 30/44).
Paid by this office Feb. 9/45.

There are no other claims recorded in this file.

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

12th December, 1946.

[Signature]

RMB/P.

✓

REAL PROPERTY SUMMARY

File No. 5141.

Catalogue No.: S.S.B.

Name: Bungoro MINAMIDE.

Registration No.: 14223.

Address: Wayne Island, B. C. (about 2 miles from Wharf).

Legal Description: Parcel "A" (D.D.59865-I) of Sections 8 and 11, Wayne Island, COWICHAN DISTRICT, containing 53.78 acres, more or less.

Classification: Dwelling (unfinished), Chicken houses, Warehouses and 6 Greenhouses (11,800 sq. ft.).

Registered in the name of: BUNGORO MINAMIDE.

State of Title: Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$2,783.00.

As at: 1st January, 1944.

Payment received: December 29th, 1944.

Title delivered to new Registered Owner on: December 20th, 1944.

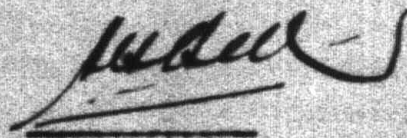
Chattels: Not involved.

Insurance: None.

Administration: This property was one of 10 operated by Ratcliffe & Mayers under the Wayne Island Agreement, dated 17th August, 1942, until cancelled; and from 1st September, 1943, until taken over by the Director, Veterans' Land Act, by R. J. N. Mayers under a modified form of the same Agreement.

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

6th November, 1945.



RGB/P.

✓

REAL PROPERTY SUMMARY
(Master file 5162)

Catalogue No.: S.S.B.

File Nos. 5141.
5162

Names: Bungoro MINAMIDE
Masajiro MINAMIDE

Reg. Nos. 14223.
14225.

Address: Mayne Island, B. C. (about 2 miles from Wharf).

Legal Description: The South Half of the North West Quarter of Section 8,
Mayne Island, COWICHAN DISTRICT, containing 80 acres, more
or less.

Classification: Dwelling, Chicken houses, Root house, Packing house, Sheds
and 5 Greenhouses (10,400 sq. ft.).
(NOTE: All buildings are owned by Masajiro MINAMIDE).

Registered in the names of: BUNGARO MINAMIDE and MASAGIRO MINAMIDE.

State of Title: Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$1,486.00.

As at: 1st January, 1944.

Payment received: December 29th, 1944.

Title delivered to new Registered Owner on: December 21st, 1944.

Payment credited to Joint Account on 29th December, 1944. Separate interests
transferred to individual personal accounts on 9th February, 1945, this account's
net share being \$250.63.

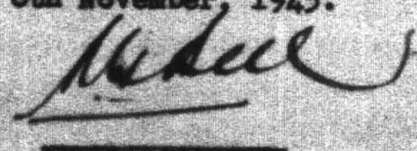
Chattels: Not involved.

Insurance: None.

Administration: This property was one of 10 operated by Ratcliffe & Mayers under
the Mayne Island Agreement, dated 17th August, 1942, until
cancelled; and from 1st September, 1943, until taken over by the
Director, Veterans' Land Act, by R. J. H. Mayers under a modified
form of the same Agreement.

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

6th November, 1945.



NAME MISAWIDE, Burdeto

REGISTRATION NO. 14223

FILE NO. 5143

The following chattels were sold by public
auction at Wayne Island, B.C. on December 1, 1943

2 milk buckets	\$.75
2 buckets	.75
1 creamer	2.00
1 lamp	1.00
1 gramophone & records	4.00
3 kitchen chairs	5.00
1 saw handle, 6 wedges	3.75
1 separator	52.50
1 sewing machine	45.00
1 frow	1.95
1 spring filled mattress	7.50
1 brown bedstead & spring	20.00
1 crow bar	1.50
3 grab hoes	.50
1 sledge hammer, 1 double bladed axe	3.00
1 double bladed axe, 1 sledge hammer, 1 brush hook	4.25
1 box 2" nails	.75
1 box gal. shingle nails	.70
1 box finishing nails 2" & 2 1/2"	3.25
1 pile assorted lumber	17.00
1 pile shingles 24 bundles	24.00
1 pile shingles 25 bundles	33.00
9 window sashes	6.80
8 window sashes	4.00
2 lengths of gutter	7.00
1 plow	5.00
1 spring tooth harrow	16.00
1 wagon	40.00
Total:	<u>\$ 310.95</u>
Balance forward:	<u>\$</u>
Net amount credited:	<u>\$</u>

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Wayne Island No. 1

Remarks.

NAME MINAMIDE, Bungoro

REGISTRATION NO. 14223

FILE NO. 5141

The following chattels were sold by public
 auction at Wayne Island, B.C. on December 1, 1943

Brought forward	310.95
1 single horse mowing machine	\$ 39.00
1 horse cultivator	2.50
1 bundle tools (2 hay forks, 1 rake, 1 shovel)	1.50
1 oak barrel	.25
1 kale cutter	2.00
1 hay knife	.50
1 democrat	16.00
1 cultivator	4.00
32 bundles shooks	5.00
1 can gal. shingle nails	3.00
2 windows	5.00
2 windows	7.25
1 new crosscut saw & handle	13.00
1 pile flooring	95.00
Finished lumber & 1 pile door jams	30.00
1 pile assorted moulding	37.50
5 rolls tar paper	5.00
6 inside doors	46.00
1 glass back door	7.50
1 glass front door	10.00
1 casement frame	2.50
1 lot of gyproc	75.00
1 pile flooring 1 x 6	21.00
6 inside door sets and 6 prs. hinges	16.50
2 front door sets (locks)	8.25
22 sets Whiteo Hinges	22.00
1 pile flooring 1 x 4	5.50

Total: carried forward \$ 791.70

LESS EXPENSES: \$

Net Proceeds: \$

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering list No. Wayne Island No. 1

Remarks.

NAME MINAMIDE, Bungoro

REGISTRATION NO. 14223

FILE NO. 5141

The following chattels were sold by public
auction at Wayne Island, B.C. on December 1, 1943

	Brought forward	\$ 791.70
1 drag harrow		2.50
Odd lot lumber		15.00
3 incubators		6.00
Nails		2.00
Straw		2.50
Miscellaneous		2.50
Miscellaneous (tools)		5.00

Total:			\$ 827.20
Less Expenses:	{ Auctioneer's Fee	\$ 82.73	
	{ Advertising	5.81	
	{ Moving	87.66	\$ 176.20
Net Proceeds Credited:			\$ 651.00

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Wayne Island No. 1

Remarks. No list of chattels on file as yet - to Review

MEMORANDUM

File No.: 5141

January 27th, 1944

To: FILE

From: Mr. Green

Re: Bungoro MINAMIDE

This is another Wayne Island file where the registration was conducted by Mr. Mouat and no list of personal property sent to us. The Wayne Island Agreement is now completed and an accounting should be made for consumable supplies. In this case, the writer wrote for the inventory checked with Messrs. Batcliffe and Mayers, but received no answer to our letter of January 27th. This was one of the matters Mr. Wright looked into on his visit to Wayne Island.

The sewing machine applied for on January 4th had already been sold at auction but the chinaware may or may not have been shipped direct by Mr. Mouat.

Here again Mr. Mouat should be asked to produce the original inventory checked with the Agreement partners and account for any shortages over and above items shipped and sold at auction. An extra copy of this memorandum is made for reference to Mr. Mouat.

HFG:IF

BRITISH COLUMBIA SECURITY COMMISSION
CUSTODIAN RELEASE FORM

EVACUATION SECTION
Rec'd <u>JAN 16 1944</u>
File No. _____
Ans! _____
Referred _____

Address: **S O. Harker**

Date: **23/43**

Nagroth, Alberta.

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

I, **Bungoro Minamide**, Police Registration No. **14223**
hereby request you to release to me the under-noted articles stored at

Mayne Island British Columbia
in possession of **-----**

and I release you from any claim whatsoever with respect to such
articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

1 Sewing machine

4 boxes chinaware

Original Address: **Mayne Island, British Columbia**

Date Evacuated to Present Address: **MAY 7 1942**

Total Number in Family: **four**

CHARGES:

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

Deposit received: **\$ 10.00**

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Bungoro Minamide
(Claimant Signs Here)

Deposit Received \$10.00,
Rec. General Draft Forwarded 28/12/43.

ENCL See Jan 4/44

G-578

DEPARTMENT OF LABOUR - CANADA
BRITISH COLUMBIA SECURITY COMMISSION

Date: June 12th, 1946.

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

Dear Sirs:

Please be advised that (NAME) MINAMIDE, Bungoro
(REGISTRATION NO.) 14223 died at (PLACE) Lethbridge, Alta.
on (DATE) May 25th, 1944.

This is for your information.

Yours truly,

M.L. Brown
M.L. Brown
Office Manager

*Above date verified by Galt Hospital, Lethbridge
in letter dated June 17/46.*

TRANSLATION

LAST WILL AND TESTAMENT

I, Bungoro NAKAMIDE, in the event of my death, do hereby bequeath the property I own on Mayne Island and whatever funds I possess, to my eldest son Etsuo (?) NAKAMIDE.

This is my last Will and Testament.

Signed Bungoro Nakamide
Mayne Island, B.C., Canada.
March 21st, 1942.

Lethbridge, Alta.,

June 1st, 1944.

THIS IS TO CERTIFY:

THAT I, Ushie Minamide, #14231, wife of Bungoro Minamide,
#14223, and Fumi Minamide, #14236, daughter of Bungoro Minamide,
the only living Beneficiaries of Bungoro Minamide, do agree that
this last will and Testament of Bungoro Minamide, shall stand
that we will not make any claim to have it contested at any time.

Signed "Ushie Minamide" X

Signed "Fumi Minamide"

Witness: "Masayoshi Murakami"

Witness: "A. Wright"

Medethbridge Alberta,

June 1st, 1944.

I, Mrs. Ushie Minamide, wife of Bungoro Minamide, #14223 -
deceased - do declare and affirm that I was present and
saw Mr. Bungoro Minamide write his will dated March 21st,
1942, and that this was his last will and testament.

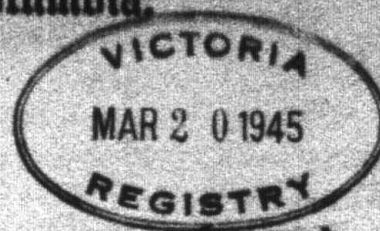
Signed: "Ushie Minamide X "
#14231

Witness: "Masayoshi Murakami"

Witness: "A. Wright"

In the Supreme Court of British Columbia,

IN PROBATE

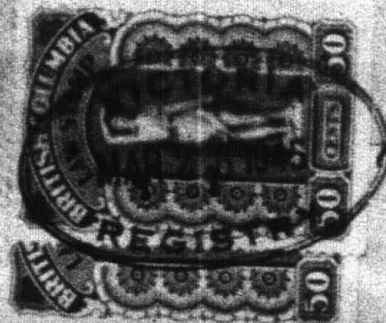
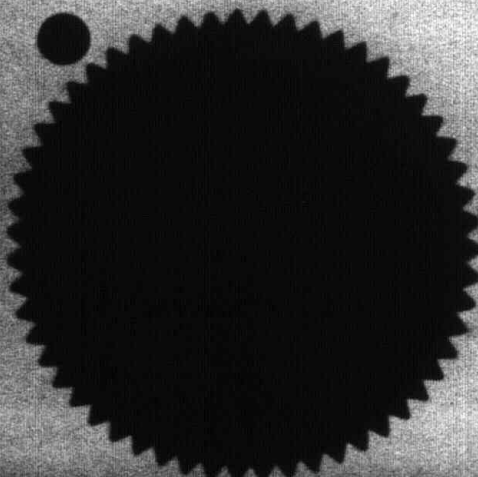


In the matter of the Estate of BUNGORO MINAMIDE,
deceased.

I hereby certify that the paper writing hereunto annexed and marked with the letter "A" is a true and correct copy of the **Order appointing Rupert Leslie Cox, Official Administrator for the County of Victoria, Administrator of the estate**

of the above-named deceased, issued out of this Honourable Court on the 6th day
of March, 1945.

WITNESS my hand and seal of the Supreme Court of British Columbia,
this 20th day of March, 1945.



Alfred White
District Registrar.

In the SUPREME Court OF BRITISH COLUMBIA

In the matter of BUNGORO MINAMIDE, deceased,
and

In the matter of the "Administration Act."

DATED THE 8th DAY OF March, A.D. 1945.

UPON reading the affidavits of Rupert Leslie Cox sworn respectively the 22nd day of February and the 1st day of March 1945 and exhibits therein referred to and the petition of Rupert Leslie Cox dated the 22nd day of February, 1945, all duly filed herein and the Consent ~~XXXXXXXXXX~~ of the Crown, it is ordered,

that RUPERT LESLIE COX, Official Administrator for the

County of Victoria, shall be Administrator of all and singular

the estate of BUNGORO MINAMIDE, deceased,* late of Mayne Island in the Province of British Columbia who died on the 5th day of May 1944, intestate

and that notice of this Order be published in one issue each in daily newspapers published and circulating in the City of Lethbridge, Alberta and the City of Victoria, British Columbia.

W.B. Farris
C.J.

(Seal)

Extracted by:
Straith, Pringle & Ruttan,
Solicitors,
Victoria, B.C.

This is the paper writing Marked "A"
referred to in my Certificate, dated the
20th day of March 1945.
[Signature]
District Registrar

* Insert "with"

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

Continued Vol 63 Fol 108

Date 8.7.46

By E.D.C.

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

IN THE MATTER OF THE ESTATE
BUNGORO MINAMIDE, Deceased.

- and -

IN THE MATTER OF SECTION 79 THE
TRUSTEE ACT, BEING CHAPTER 292
OF REVISED STATUTES OF BRITISH
COLUMBIA, 1936.

IN CHAMBERS
BEFORE THE HONOURABLE MR. JUSTICE MACFARLANE
WEDNESDAY, the 27th DAY OF FEBRUARY, A. D. 1946.

UPON the application of Rupert Leslie Cox,
Official Administrator in and for the County of Victoria,
Administrator of the Estate of Bungoro Minamide, deceased;
UPON READING the petition of the said Rupert Leslie Cox,
dated the 18th day of January, 1946, and duly filed and
the affidavit of the said Rupert Leslie Cox, and the ex-
hibit therein referred to sworn the 18th day of January,
1946 and filed herein, and UPON READING the affidavit of
Eikichi Morishita sworn the 11th day of September, 1945
and the 22nd. day of February, 1946 and the affidavit of
Ushiye Minamide, and the exhibits therein referred to
sworn the 22nd. day of February, 1946 all filed herein,
AND UPON hearing Mr. John Graham Ruttan of counsel for
the said Rupert Leslie Cox.

IT IS ORDERED that the said Rupert Leslie Cox
do apportion the assets of the Estate of the late Bungoro
Minamide to Ushiye Minamide, as widow and Etsuo Minamide
and Fumiye Minamide as children of the said Bungoro
Minamide, deceased pursuant to the Provisions of the Ad-
ministration of Estates Act. R.S.B.C. 1936, Chapter 5, and
amendments thereto.

AND IT IS FURTHER ORDERED that the said Rupert

*Victoria
March 19 1946
Rogers*

*B.C.
L.S.
604*

Leslie Cox be at liberty to pay over to the Custodian of Enemy Property the whole of the assets of the estate of the said Bungoro Minamide, deceased, to be distributed by him and in due course in accordance with the due proportions.

A J Munro-Jones J.

*Checked
By J.R.*

Estate of Bungoro Minamide, Deceased
Statement of Receipts & Disbursements.

Receipts

The Custodian

2980.04

Disbursements

Official Administrator's
Commission

161.68

Times Printing & Publi-
shing Co.

9.60

Lethbridge Herald Co.

8.55

The Galt Hospital

50.55

Straith, Pringle & Ruttan

165.35

Custodian of Enemy pro-
perty

2584.31

2980.04

2980.04

I hereby certify that I duly advertised for debts in compliance with the order of Mr. Justice Robertson in the Victoria Daily Times on the 10th day of March, 1945, and in the Lethbridge Herald on the 12th day of March, 1945; and I have paid all debts of the said estate.

The said estate should be distributed as follows:-

To Ushiye Minamide, Widow, one-third of estate - 861.44

Etsuo Minamide, son, one-third of estate 861.44

Fumiye Minamide, daughter, one-third of
estate 861.44

R. L. Cox
Official Administrator for the
County of Victoria and Adminis-
trator of Estate of Bungoro Mi-
namide, Deceased.

CLAIM ON REAL PROPERTY

EXHIBIT No. 518-5
DATE Aug 13/43
FILED BY J. L. A. Rice

FILE STATE

Claimant: Bungoro KIMAMOTO.

On **App. Valuation** **Ass. Value** **VIA APPRA.** **Realized**

(1) \$ 6,000.00

40-acres of unimproved
land on Salt Spring Is.

\$6,000.00

Land \$1,200.00
($\frac{1}{2}$ = \$600.00)

\$ 660.00
($\frac{1}{2}$ = \$330)

\$ 236.81 *2nd*

* This claim has been filed by Etano KIMAMOTO, only son and heir of Bungoro KIMAMOTO, who died May 25/44, and whose Estate has been administered and distributed (see Personal Property Summary dated Dec. 12/46).

(1) The else of this figure (\$6,000.00) creates the suspicion that it may be the result of a misplaced decimal point. \$600.00 represents the assessed value of the 40 acres of unimproved land.

(2) \$ 4,650.00

53.78 acres Improved Land
on Salt Spring Island with
Dwelling (unfurnished);
Greenhouses (11,800 sq. ft.)
and Outbuildings.

\$4,650.00

Land \$1,500.00 \$ 923.56
Imp. \$2,500.00 \$1,917.00
\$4,000.00 \$2,840.00

\$2,783.00 *1st*

(2) VIA appraiser described this property as not waterfront but situated in about the best part of Nanyo Island, where Bungoro KIMAMOTO had resided for 40 years. The Dwelling is described as new and unfinished, all materials necessary to finish the work being stored inside.

\$10,650.00

Total Japanese Valuation
Acknowledged Creditors Credits

\$ 7,322.80

Amount of State

Witness, B. C., Mar. 4/48.
RMB/P.

12/10/43
* Civil Order & administrative
distribution 2000 on
file Rice

J. L. A. Rice

EXHIBIT No. 18-5
DATE With 5
FILED BY With 5

MARQUIS HOTEL

LETHBRIDGE, ALBERTA

Minamide.

South $\frac{1}{2}$ of N.W. $\frac{1}{4}$ Section 8- Containing 80 acres
Registered owners-Bungoro Minamide (deceased)
and Masagiro " (his brother)

Bungoro declared ownership to 40 acres without improvements
Masagiro " " 40 " with improvements.

Their respective interests were arrived at on following basis,-

80 acres Land Assessed for	\$1200-00	Therefore 40 ac.	\$600
Improvements	" "		\$2200-00
Total	" "		\$3400-00

Bungoro's interest was therefore $\frac{6}{34}$ of whole.

The whole property was sold to V.L.A. for \$1485-00

Bungoro's $\frac{6}{34}$ therefore amounted to
(as shown on claim analysis)

\$ 256-81 net
5-43 legal
262-24

The claimant is one of the heirs

The claim for the 40 acres appears to be $\checkmark$ ~~\$2200-00~~ \$1000-00

Parcel A Section 8 53.87 acres- Owner Bungoro (deceased)

The claim for this appears to be \$5000-00
and an additional claim for buildings \$4650-00

\$9650-00

This property was sold V.L.A. for \$2783-00

Total gross claim \$ 10650-00

Total V.L.A price \$4269.00

EXHIBIT No. _____
DATE _____
FILED BY _____

Greenhouses:

In 1938

180' x 40'

Estimated Value

\$1000.00

Used 160 cases of glass @ 3.75
other building materials .

600.00

400.00

(each bar, 2 x 4; 6 x 6, paint, bolts, nails, stoves, etc)

In 1938

80' x 60'

Estimated value

900.00

Used 120 cases of glass @ 4.00
other building materials

480.00

420.00

In 1938

Plant Starting House:

30' x 20'

Estimated value

150.00

Used 15 cases of glass @ 4.00
other building materials .

60.00

90.00

(Includes above materials and extra boards, etc.)

MINAMIDE KISHO
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 568-1

DATE Aug. 13/48

FILED BY N. S. Michale

LAND

Uncleared
Cultivated not planted
Cultivated and not in crop
List Crops

Acres

Date of Purchase

33.75 about 50 years ago
80.00 (half interest)

Title in name of father

should be revised

From Whom

Cost Price

Uncleared
or cultivated
at date of
Purchase

14272

Reg. No.

Improvements
at date of
Purchase

Estimated
value at
Date of Sale

Nil
Nil

Nil
Nil

\$5000.00
1000.00

6000.00

Total

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

5 acres oats
10 acres hay

All used for feeding cows.
Revenue from cream about \$40.00 per month
Kept 2000 chickens at one time.

BUILDINGS

Type

Size

Finish

Date Built

Cost
Material

Paid for
Labour

Value of
Own Labour

Allowance for
Depreciation

Estimated
Value

Dwelling House

34 x 36
40 x 60

Shiplap
Frame
shakes
Frame
shakes

1941
1930
1934

\$1500.00
500.00
?

?
?
?

\$600.00
?

Nil
200.00

\$2100.00
400.00
200.00

2050.00

3 Green Houses (see Photo)
Particulars on separate sheet

See claim of 18 Nov 48 parcel A $\frac{80}{2}$ acres
" B 53 acres
Buildings

1,000.00

5,000.00

4650.00

9650.00

10650.00

4950.00

19750.00

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

Dungrove Minamide died in 1944. Claim is being presented by eldest son.
Farm A. was farmed by father, Dungrove. Claimant cannot give costs of clearing as it was done before he remembered. Kept 6 cows
(Jersey) on the place and one horse and one cow. There was a good spring on the place. Dwelling house was not fully completed,
required inside finishing. Lumber and other material needed to finish were left on place. Greenhouses were built by father.
Claimant has valued them at cost of material only. They were in good condition at time of evacuation with glass intact.

Signature

Aug. 13/48

W.E. Huckvale

THIS INDENTURE

Made in duplicate the Sixth day of October in the year of Our Lord one thousand nine hundred and Twenty four.

IN PURSUANCE OF THE "REAL PROPERTY CONVEYANCE ACT"

BETWEEN

Bungaro Minamide
of Mayne Island, Province of British Columbia,
Farmer.

(hereinafter called the "Grantor")

AND

Masagiro Minamide and Bungaro Minamide
of Mayne Island, Province aforesaid, Farmers.

(hereinafter called the "Grantees")

WITNESSETH, that, in consideration of Four Hundred - - - - -

Dollars of lawful money of Canada now paid by the said Grantees to the said Grantor

(the receipt whereof is hereby by him acknowledged) - - he - - the said Grantor

DOTH GRANT unto the said Grantees their heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Province of British Columbia, and known and described as the South Quarter (S $\frac{1}{4}$) of the North West Quarter (N.W. $\frac{1}{4}$) of Section numbered Eight (8) Mayne Island, Cowichan District and Province aforesaid, containing Eighty (80) acres, more or less, according to a Map or Plan deposited in the Land Registry Office, Victoria, B. C., and numbered

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights title, interest, property, claim and demand of him the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantees their heirs and assigns to and for them and - - - their sole and only use forever;

SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the crown.

THE said Grantor Covenants with the said Grantees that he has the right to convey the said lands to the said Grantees, notwithstanding any act of the said Grantor and the said Grantees shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantees that he will execute such

further assurances of the said lands as may be requisite.

AND THE SAID GRANTOR covenants with the said Grantees that he has done no acts to encumber the said lands.

AND the said Grantor releases to the said Grantees all his claims upon the said lands.

AND the said Grantor Covenants with the said Grantees that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantees ALL his CLAIMS upon the said lands.

Dated 6th October 1924

Bungaro Minamide

TO

Managiro Minamide

and

Bungaro Minamide

HEAD OF LAND

Situate in

Cowichan District

B.C.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED and DELIVERED

in the presence of

"Joseph Page"

"Mayne Island, B.C."

"Accountant."

"Bungaro Minamide"

"Bungaro Minamide"

(SEAL)

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

September 18, 1948.

C. M. Hughes

Farm Appraisal ReportFile No. JL 794Land Description Parcel A of Sacs. 8 and 11, Mayne Island, 59865-1.Containing 53.87 AcresOwner's Name MINAMIDE, BungoroPost Office Address Mayne Island P.O., B.C.Nearest Rail Point N.A. C.P.R. boat at wharf. Distance 1 1/2 miles.Market Town Vancouver or Victoria Distance 40 milesChurch (give denomination) United Distance 1 mileNearest School Mayne Public Distance 1/2 mileState how property was identified: Posts and road and map check.

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

Yes, long frontage on main public road, gravelled.

DATE

FILED BY

Is this district a good one? It's about the best part of the island, though no waterfront.Employment opportunity Very limited, farm work. Fishing in gulf.Predominating Nationality and religion: British Protestant.Describe Fencing and its condition: Good rail fence N & W line. Value \$Water supply: A shallow well, appears adequate for domestic purposes. Value \$BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Unfinished HOUSE NEW	34 x 36	frame	16	shgl	new	posts on rock	unfin.	1200.00
Green hse.	20 x 40	glass & sash	5-10	glass	5-6	wood	good	60.00
" "	40 x 160	" " "	7-10	"	5-6	"	fair	480.00
BARN	30 x 34	rgl. lbr.	10	shk.	15-20	on rock	"	100.00
Roof house	13 x 22	frame	12	"	15-20	rock	good	50.00
Wm Cabin	12 x 16	"	7	"	15-20	wood	fair	20.00
Cabin	8 x 9	"	7	shgl.	1-2	"	good	40.00
GRANARY	x							
Green house	60 x 80	glass & sash	6-10	glass	5-6	"	"	360.00
	x							
In addition there are 3 old sheds, poultry, etc. not assessable								
	x							

Total present day value \$ 2310.00Total Value Buildings add to farm House \$1000.00, other buildings - \$ 1917.00Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make ithabitable? New and unfinished. Roof on, window frames in. All finishingmaterial said to be inside. \$Describe the basement and chimneys: will be full basement. Brick chimney to ground.No. rooms downstairs? estimated 5 Upstairs? 3 How finished Unfinished as yet.Are buildings painted? No. Condition of paint -Distance from nearest bush All clear.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
12	rolling land	light shaly clay 6"-8"	clay with shale	old hay and the building site	60.00	720.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
est. 15	upland, falling north	light 6"-8"	clay, shaly	clear slashed land, & logged and burned off land with young conifers	100.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
28.78	undulating, light soil, scrub and much rock outcropping			none	2.00	53.56

Total value of Land \$ 923.56

Total added by buildings to value of farm \$ 1917.00

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

Total value of farm \$ 2840.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner vacated in May after approximately 40 years in residence. There has been no land work attempted other than in the greenhouses for some six or seven years.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small flock of sheep in preference to cows.

Noxious weeds: Plenty of Canada thistle.

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

Provincial Government Land and School \$18.10

Date: 19th August, 1942.
Place: Victoria, B.C.

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

Inspector's Signature

"T. GODFREY"

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

EXHIBIT NO. *Whit 568-3*
DATE
FILED BY

Farm Appraisal Report

Remarks: This property is leased through the Guatodian to 1945 by Messrs. Mayers and Batcliffe. Their lease covers ten greenhouse propositions on the island, two of which are on rented land. The owner of this parcel has been on this property some 35-40 years. I am informed that he cleared land here for charcoal for canneries, later went into poultry and later still quit poultry and went into tomato growing in more recent years. His new incompleted dwelling is closely boarded up. I am informed that he has all the finishing material in the house. I am of the opinion that from his two wells he has adequate water for a tomato crop only. There has been no hay cut this year, the stand is poor and appears to have been seeded down for a long time. No stock on the property. He is joint owner with Masigaro Minamide in the adjoining 80 acres on the south. This is in my opinion the fuel supply. The greenhouses are lightly constructed, wood walls and the heating is simply by gasoline drums for stoves, and stove pipes through the roofs, crude.

There are a round dozen bearing orchard trees around the dwelling. The water is pumped from wells to small raised tank and gravitated to the greenhouses. The task of woodcutting for the greenhouses and hauling same will entail much time and labour during the fall. It is all upland and would be suitable for a small flock of sheep in preference to cows. On the whole I would judge it a dry farm.

EXHIBIT NO. _____
DATE With 568-3
FILED BY _____

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

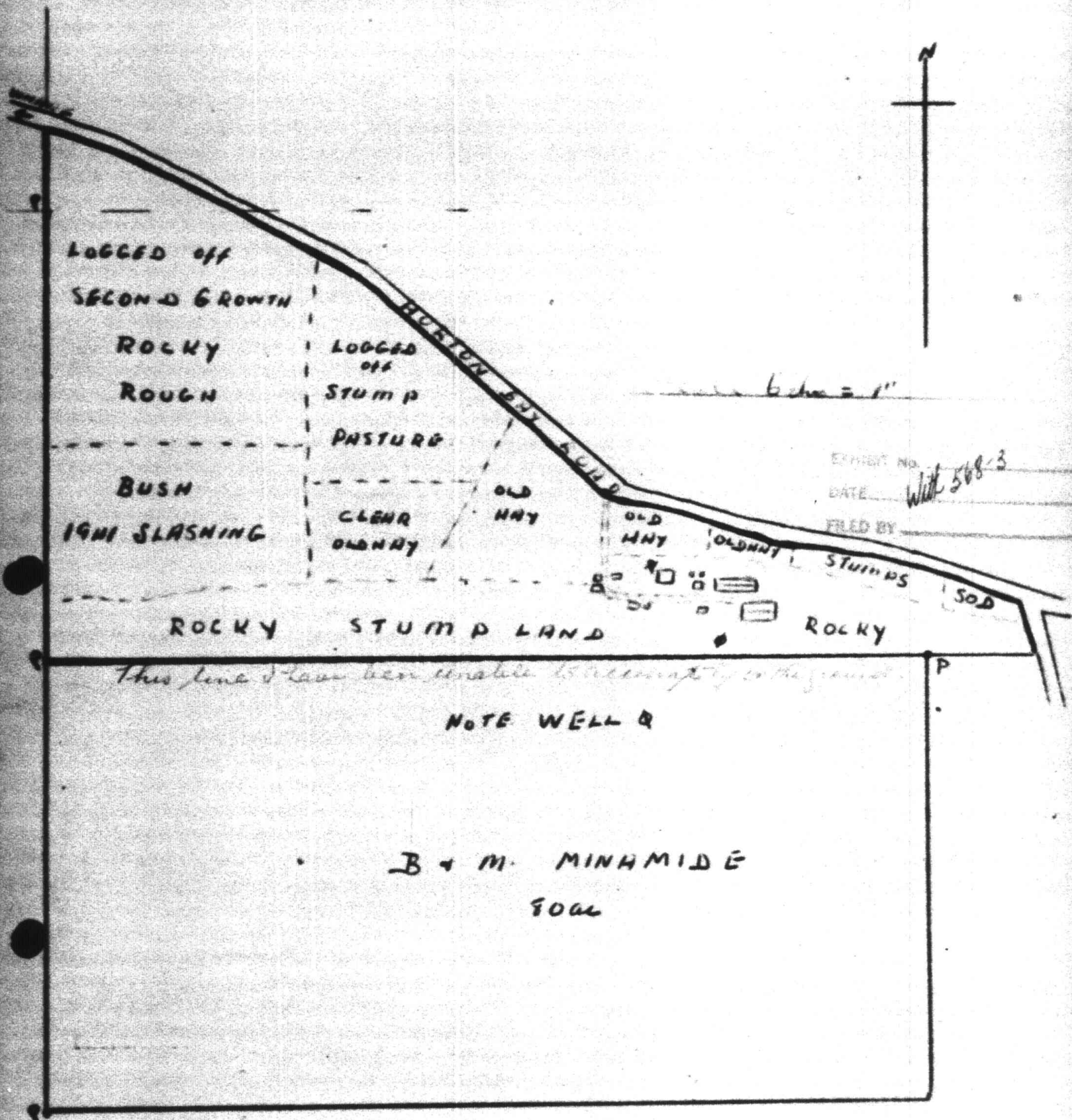
Present Value

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property



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

value is \$ 2800.00

Date 21st August, 1942.

"I.T. BARNET"
District Superintendent.

J.L. No. 794

Canada

FEB - 3 1945

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 5141 ✓
Reg. No. 14223 ✓

506 Royal Bank Building,
Vancouver, B. C.

Mr. Bungoro MINAMIDE (Deceased) ✓

Dear Sir:

✓ Re: District of Cowichan - Parcel "A" (D.D. 59865-I) of
Sections 8 and 11, Mayne Island, containing 53.78 acres more or
less. C. of T. 59866-I. ✓

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

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

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

Sale price of above described property	- - - - -	\$ 2,783.00	
Add:			
Unexpired insurance premium as at January 1st, 1943	- - - - -		2,783.00
Less:			
Tax arrears to December 31st, 1942	- - - - -	\$ 36.52	
Registration fee	- - - - -	3.00	39.52
Encumbrance—Principal	- - - - -		
—Interest	- - - - -		
Net proceeds of sale	- - - - -		<u>2,743.48</u>

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

Yours truly,
F. G. SHEARS,
Director.

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
June 25	Account Crop		40.10	
July 3	" "		134.92	
Aug. 19	" "		134.92	
July 29	Cheque to you	175.02		
Nov. 9	" " "	67.46		
1943				
April 20	" " "	67.46		
Sept. 28	Land Registry Office Certificate of Encumbrance	1.00		
30	Insurance Premium	14.28		
Oct. 1	42/43 Crop Account		82.73	
	Annual Rent to 31 Aug. 1943		121.43	
26	Stumpage re 15 cords		7.50	
1944				
Jan. 1	Cr. re Sale of Property Rent 1 Sept. '43 to 31 Dec. '43		2,743.48 33.33	
Mar. 18	Refund Insurance Premium re Policy cancelled		11.59	
Jan. 29	Proceeds of Auction Sale		651.00	
May 3	Cheque to you	651.00		
1945				
Jan. 15	Proportion of Feed re Mayne Island Agreement	10.55		
		986.77	3,961.00	2,974.23 Cr.

5141

Canada

J.L. No. 797

FEB - 3 1945

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 5141 & 5162
Reg. No. 14223 & 14225

506 Royal Bank Building,
Vancouver, B. C.

Messrs. Bungoro & Masagiro MINAMIDE

Dear Sir:

Re: District of Cowichan District - The South Half of the
North West Quarter of Section 8, Mayne Island, containing 80 acres
more or less. C. of T. 58142-1.

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

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

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

Sale price of above described property	\$ 1,486.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1,486.00

Less:

Tax arrears to December 31st, 1942	\$ 12.76
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	1,470.24

Joint

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

Yours truly,
F. G. SHEARS,
Director.

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE COMPTROLLER

1944

Jan 1 Cr. re Sale of Property

Debit

Credit

Balance

1,470.24

1,470.24^{Cr}

P. S. ROSS & SONS
CHARTERED ACCOUNTANTS

Royal Bank Building,
VANCOUVER, B. C.

15th September, 1943.

Our File No. 291-176

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

Attention Mr. F. G. Shears
Director

Dear Sirs:

Messrs. Mayers & Ratcliffe

We attach herewith as Schedules 1 and 2, statements of receipts and expenditures for the seasons 1942 and 1943 covering operations of the above at Mayne Island, B. C.

As you are aware, no books of account were kept by these people for the year 1942 and the records for 1943 are not complete. It has therefore been necessary to compile these figures from returned cheques, supplemented by information given to us by Messrs. Mayers and Ratcliffe. We have, however, inspected account sales by the brokers to whom the product was sold and to that extent it would appear that the returns from the crops are accounted for.

You will note that the operations for 1942 show a profit of \$1,893.96 and for 1943 a loss of \$708.12. In both years we have included as an expenditure the sum of \$126.05 for land taxes. These taxes are payable by Messrs. Mayers and Ratcliffe. We should also point out that we have gone over these figures with Mr. Ratcliffe of the firm of Mayers & Ratcliffe and he is satisfied that they are essentially correct. We understand it was agreed between your office and Messrs. Mayers and Ratcliffe that the results of the two years would be a profit of \$1,185.84. Under the agreement fifty percent of this profit is payable to your office, and so there is therefore at this time due to you the sum of \$592.92 made up as follows:

Share of profit for the years 1942-3	-	\$592.92
Due for taxes 1942-3	-	<u>252.10</u>
		<u>\$845.02</u>

Messrs. Mayers and Ratcliffe hold an insurance policy covering the assets on these farms and expiring on the 1st January, 1946, the unexpired

Office of the Custodian.

- 2 -

15th September, 1943.

value of which has been treated as being \$211.67. In the event that you terminate the agreement with Messrs. Meyers and Ratcliffe it would be in order for you to accept an assignment of this policy for the amount of \$211.67 as part payment of the amount of \$245.02 referred to above.

We would like again to point out that we cannot take any responsibility for the figures submitted in view of the fact that there are practically no vouchers available and that our work has consisted of an attempt to bring together the figures towards a result which we believe to be fairly correct.

Yours faithfully,

(Signed) "P. E. Ross & Sons"

Enclosures

Schedule 1.

Meyers & Batcliffe

Statement of Receipts and Expenditures

For Season 1942

Receipts			17,316.49
Expenditures			
Wages - per cheques	5,032.50		
- per Batcliffe	38.00		
- allowance to wives	600.00		
- Receiver General	50.95	5,721.45	
Petty cash		432.23	
Packing materials		1,932.36	
Fertiliser		135.89	
Car maintenance		38.01	
Car insurance		125.75	
Moving, etc.			
Meyers (cheques)	372.01		
Batcliffe (cheques)	319.87		
per Batcliffe	208.68	900.56	
Travelling - per cheques	131.00		
personally	100.00	231.00	
Telephone		12.91	
Legal expense		300.00	
Interest		13.00	
Workmen's Compensation		25.85	
David Spenser Limited		12.04	
Truck purchase	351.00		
Truck purchase (cash)	39.00	390.00	
Plough		195.00	
Flashing and lumber per Batcliffe		136.55	
General supplies - Batcliffe		55.00	
Car battery		6.54	
Fire insurance		68.14	
Gas and oil (cash)		100.00	
Board (cash)		70.00	
Property taxes 1942		126.05	
		11,027.53	
Custodian - rentals		5,045.00	
		16,072.53	
Deductions:			
Packing supplies on hand	200.00		
Truck	350.00		
Plough	100.00	650.00	15,422.53
Net Profit for 1942 Season			\$ 1,893.96

Schedule 2.

Moore & Batcliffe

Statement of Receipts and Expenditures

for Season 1943

Receipts			11,233.58
Expenditures			
Wages		7,043.83	
Petty cash		134.07	
Packing materials			
Inventory 1942	200.00		
Purchases	136.00	336.00	
Fertilizer		140.96	
Car maintenance		736.65	
Depreciation on truck		150.00	
Fire insurance - 1/3 of \$317.50		105.83	
Travelling expense		170.00	
Workmen's Compensation Insurance		261.10	
Car insurance		188.70	
Card wood		125.00	
Car rentals		195.00	
Custodian - rental		1,800.00	
K. Sasaki - rental		7.50	
Telephone		87.97	
Sundry office expense		20.55	
Miscellaneous expense		312.49	
Land taxes		126.05	11,941.70
Loss for Season 1943			\$ 708.12

- COPY -

1/69.

September 29th, 1943.

Mr. Devin C. Hunt,
Chicago,
Ill. U.

Dear Sir:

We confirm various telephone conversations on the subject of Messrs. Meyers & Nataliffe and their inability to carry on any further under the Wayne Island Agreement.

The acceleration in deterioration of the properties the partners were unable, for lack of adequate labour, to operate during the crop year just closed, makes it desirable to get as many of the properties as possible back into production, and we appreciate your efforts to accomplish this.

The only terms on which Mr. Nataliffe was prepared to carry on on a reduced scale were unacceptable. In releasing him from any further obligation under his contract we have taken into account your favourable report on the hard work and sincere effort made by the partners to live up to their contract.

In the case of Mr. Meyers, we have, as you know, entered into a new agreement covering four properties, and we hope to see these properties operated successfully. We enclose copies of (1) our letter of 25/9/1943 to Mr. Meyers, and (2) copies of the two lease agreements referred to therein. This leaves:

File 3166 - Kanan MOUNTAIN, Reg. 14264: North-west quarter of Section 11, Wayne Island, (160 acres). We understand that this Campbell Bay property has the best heating system but no living accommodation, and is so inaccessible it will not be possible to do anything with it. Mr. Meyers desires to transfer the piping from these greenhouses to the same owner's property near the Wharf, which forms part of the new agreement, and under the circumstances, we are raising no objections. If there is no prospect of the greenhouses being used it would appear to be advisable to dismantle and store the glass, and we would be glad to have the benefit of your advice on this matter.

File 3168 - TARA KAUHAKA, Reg. 14260: Lot "A", Sub-div. of Section 1, Plan 2901, Wayne Island. (123.7 acres). We were pleased to hear that you have two tenants for this property, one for the farm at \$150.00 per annum and one for one of the houses at \$50.00 per annum.

September 29th, 1943.

File 333 - Yoshi KAWAHARA, Reg. 14234. The South-east quarter of Section 7 (160 acres); and the South half of South-east quarter of Section 8 (80 acres). This property is registered in the name of Ei KAWAHARA, older brother of the above (Yoshi KAWAHARA) and cousin of Shintaro SASAKI (see below) who also has greenhouses on this property. Our records show the property to be about 5 miles from the Wharf and $\frac{1}{2}$ mile off road, across swampy ground that cannot be crossed by truck when wet. As the accommodation is also reported to be poor, it would appear to be difficult to find white tenants and we should like to know what prospect there is of finding a Chinese tenant.

File 334 - Tora SASAKI, Reg. 14243. The account for the property referred to above under the name of Shintaro SASAKI, has, as you know, been in the wife's name, the husband having been interned. The husband has been released but we continue to carry everything connected with the Wayne Island Agreement in the wife's file.

File 344 - Rensuke KUBOTA, Reg. 14263. The South half of North-east quarter of Section 7 (80 acres); and two acres leased from David Bennett at \$10.00 per month. The 80 acres are undeveloped, all improvements being on the leased two acres. The greenhouses are reported to be in a dilapidated condition and we favour selling the buildings and terminating the lease. We assume that the \$25.00, mentioned by you over the telephone, would be the salvage value of the greenhouses and we shall be glad to have your estimate of current value of the other buildings owned by the above Rensuke on this leased land.

This account shows ground rent (\$10.00 per month) to have been paid up to 31/7/1942, and we enclose our cheque for \$130.00 bringing payment up to 31/8/1943.

File 331 - Irma TERAMOTO, Reg. 14271. About two acres of land leased from J. N. Bennett at \$50.00 per annum, on which Mr. and Mrs. Teramoto have built a dwelling, greenhouses and outhouses. Does the \$500.00 mentioned by you as the present value of this property refer to the greenhouses only, or is it intended to cover the dwelling and other buildings as well?

This account shows ground rent to have been paid up to 31/7/1942 and we enclose our cheque in favour of J. N. Bennett for \$86.66 bringing payment up to 31/8/1943.

File 343 - Rensuke KUBOTA, Reg. 14275. West half of North-east quarter of Section 3 (80 acres); and West half of fractional South-east quarter of Section 3 (20 acres) and Parcel "B" of North-east quarter of Section 3 (25.2 acres). We understand that these greenhouses are in fair condition and that living accommodation is good. The property is only $\frac{1}{2}$ mile from the Wharf and we hope a satisfactory tenant can be found for this property.

Yours truly,

R. G. Ball,
Administration Department.RGR/7.
Encl.

P.S. We confirm the following points of our telephone conversation, just concluded: (1) The two cheques referred to above will not be ready in time for this mail and will follow by air; (2) Arrangements for you to appoint an independent appraiser to value the buildings on both leased properties, is confirmed; (3) These buildings will be advertised for sale by this office on receipt from you of descriptions asked for. This procedure is in line with the practice being

5141

March 11th, 1944

Mr. Bungoro MINAMIDE,
Registration No. 14223,
c/o Mr. Orin Harker,
Box 36,
Wagath, Alta.

Dear Sir:-

Thank you for yours of March 7th which should really have been addressed to the B. C. Security Commission as it is they who attend to shipments and presumably they who hold your deposit of \$10.00.

All Japanese effects on Mayne Island have now been sold at auction and we are enclosing a list of your effects thus disposed of. The net proceeds of \$651.00 have been credited to your account.

You will see that the sewing machine was sold for \$45.00 but we cannot find on the list any evidence of the boxes of chinaware. We are still engaged in checking up sundry shortages at Mayne Island and may eventually come across these, though we must say this is now unlikely.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

Department of the Secretary of State
Office of the Custodian

Magnath Alta.

Mar. 30.

Dear Sir:

I received last what you sold at auction: We like to know why you didn't notify us before your auctioneering of our effects.

I think you made big mistake by selling our windows off from house, lumber & nails & doors & etc. especially gyp for selling to low of the price. Also, 3 incubators for \$15. gramophone and records for \$4. bedstead-sprung for \$20. We like to get more credit on this.

Will you send our record it upstairs between ^{2x6} ^{month} ~~of year~~ For this matter we like to get sewing machine track here, send the money immediately. Like to hear further information.

I remain;

EVACUATION SECTION	
Rec'd	APR 6 1944
File No.	5141
Ans.	18/4.
Referred	Green

Yours Truly
B. Minamide
Mr. Bungoro Minamide
Reg. No. 14223
c/o Mr. Chris Parker
Box 36
Magnath Alta.

5141

April 11th, 1944

Mr. Bungoro MINAMIDE,
Registration No. 14223,
c/o Mr. Orin Harker,
Box 36,
Magrath, Alberta.

Dear Sir:-

Thank you for your letter of March 30th dealing with the question of auctioning your effects. Our intention to do so was fully advertised in the New Canadian and the B. C. Security Commission advised us that all Japanese evacuees knew that this was being done. We regret that we cannot discuss the prices received which were actually very favorable.

We are not clear from your letter under reply where the records are stored but this is apparently somewhere in the attic. We see no prospect of a special trip being made to Mayne Is. to ship these and suggest that you write to some friend on the Island for his assistance.

Your present credit balance is \$858.97 and we are consulting with our Administration Department as to the remitting of some money to you.

Yours truly,

H. F. Green
Protection Department

HFG:IF

5141.

June 2nd, 1944.

Mr. Bungoro MINAMIDE,
Registration No. 14223,
c/o Mr. Orin Barker,
P. O. Box 36,
Magrath, Alta.

Dear Sir:

Re: $\frac{3}{4}$ of the NW $\frac{1}{4}$ of Sec. 8, Mayne Island, Cowichan
District, containing 80 acres more or less.

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that the above property in which you have a joint interest is included in this deal.

The sale was made effective as at January 1st, 1944, and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

F. G. Shears,
Director.

RGB/P.

DEPARTMENT OF
LABOUR



EVACUATION SECTION	
Rec'd	JUL 8 1944
File No.	5141 7217
Ans.	
Referred	<i>Bill</i>

BRITISH COLUMBIA SECURITY COMMISSION

360 - Homer Street,
VANCOUVER, B. C.

July 7, 1944.

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

Dear Sir:

Re: Mr. Bungoro MINAMIDE, #14223 - Magrath, Alta.

We wish to advise that this man passed away at
Lethbridge, Alberta, on May 25th, 1944.

We attach hereto the Last Will and Testament of
the above man in Japanese, together with a translation of
same made under the direction of the R.C.M. Police.

In addition to the property mentioned on Mayne
Island the deceased carried a policy with the Sun Life
Assurance Company, their No. 2,095,895, the net amount of
which was \$1,000 (one thousand dollars), the beneficiary
named being his wife, Uchiye MINAMIDE, #14231.

We do not consider that the Will alters the
beneficiary, and are accordingly arranging to have claimant's
~~xxx~~ statement from Mrs. Minamide signed by her, together
with an order on the Sun Life Assurance Company to pay the
proceeds to you for her account.

We will keep you advised as to the progress in
this matter.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION.

M. L. Brown
M. L. BROWN,
Office Manager.

DWS/VH.
Enclosures.

*This date is correct
see notice dated June 17/46.
& ltr. dated June 17/46.
also see 16/46
+ Feb. 9/45.
J.*

5141 & 7217

A. L. Cox, Esq.,

expenses of \$41.00, leaving a balance of \$2997.68 to the credit of the deceased at this office.

If you will undertake the administration of this estate, we will be pleased to remit to you the funds in our hands upon receipt of Letters of Administration issued in your favour.

Will you kindly acknowledge receipt of this letter advising us of your willingness to act in this matter.

Yours truly,

R. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GRP/GTB
ENCL.

STRAITH, PRINGLE & RUTTAN

BARRISTERS, SOLICITORS
NOTARIES, ETC.W. T. STRAITH, K.C., M.L.A.
H. S. PRINGLE, B.A.
J. G. RUTTAN, B.C.L.308-311 BANK OF TORONTO BUILDING
1405 DOUGLAS STREET

VICTORIA, B.C.

February 12th, 1945

ENEMY SECTION

Rec'd FEB 13 1945

File No.

Ans'd

1945

Refer

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

Dear Sir:

Re: Estate of Bungoro Minamide
5141 and 7217

Mr. R. L. Cox, the official administrator has been discussing with us today your letter of February 9th and we believe that he is acknowledging the receipt of the enclosures.

We have read over the transmission of the Will, but we think that it will not comply with our Wills Act because it was not attested by two witnesses. The result would be that instead of the property of the deceased going to the son, Etsuo, it would pass to the wife and children in the proportions provided for in our Administration Act. This would make no difference in regard to the application for administration because Mr. Cox would disregard the Will since it has no effect in law, and would apply for administration and would administer in accordance with the Administration Act instead of in accordance with the terms of the Will.

Since the Will is ineffectual in regard to the Wills Act, we take it that you wish Mr. Cox to proceed to administer the estate in any case. We note that among the documents there are certain indications that the family wish the property to go in accordance with the will and if they wish to carry out this intention, they may later make an assignment of their interests

*Copied for
1501-7217*

- 2 -

in the estate to the son, Etsuo and in that way carry out the intention expressed in the certificates enclosed in your letter.

Yours truly,
STRAITH, PRINGLE & RUTTAN,
Per: *W.S.*

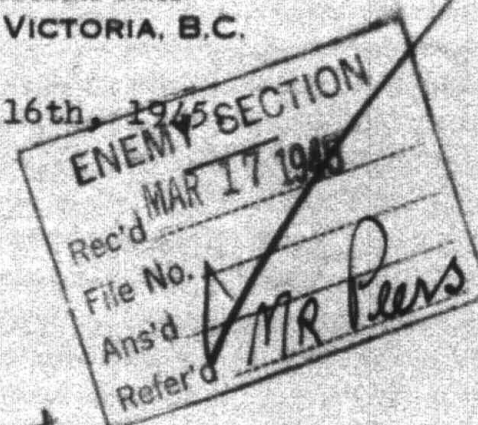
WTS/SE

*Photo. here
K. R. R.*

STRAITH, PRINGLE & RUTTAN

BARRISTERS, SOLICITORS
NOTARIES, ETC.W. T. STRAITH, K.C. M.L.A.
H. B. PRINGLE, B.A.
J. G. RUTTAN, B.C.L.308-311 BANK OF TORONTO BUILDING
1405 DOUGLAS STREET
VICTORIA, B.C.

March 16th, 1945

Custodian's Office,
509 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Call *109*
Re: 5141 & 7217,
Evacuee Section.

We beg to advise you that we applied to the Court a few days ago, and Letters of Administration were granted to Rupert Leslie Cox, Official Administrator for the County of Victoria. It will now be in order for you to send a cheque to him for the amount of the balance of the account for distribution, when the time comes.

Mr. Cox as Administrator is required to show that all Income Taxes were paid by the deceased up to the date of his death, before the distribution of the estate is made. You might advise us whether you have any information with regard to the Income Taxes of the deceased and if not could you tell us who we can get in touch with amongst the family in order to secure the necessary information.

Yours truly,

STRAITH, PRINGLE & RUTTAN

Per *[Signature]*

WTS:AO

*Please to see
K.W.W.*

5141
Legal Section

509 Royal Bank Building,
Vancouver, B. C.,
March 28th, 1945.

Messrs. Straith, Pringle & Ruttan,
Barristers & Solicitors,
1405 Douglas Street,
Victoria, B. C.

Dear Sirs:

Re: Estate of Bungoro MINAMIDE

We beg to acknowledge receipt of your letter of the 26th instant enclosing a certified copy of Letters of Administration, issued to Mr. Rupert Leslie Cox, in connection with the above named estate.

We are today remitting to Mr. Cox the funds standing to the credit of the deceased with the Custodian.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

5141
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
March 28th, 1945.

R. L. Cox, Esq.,
Official Administrator,
Victoria, B. C.

Dear Sir:

Re: Estate of Bungoro MINAMIDE

We are today in receipt of a certified copy of Letters of Administration issued to you in connection with the above noted estate and we therefore enclose our cheque in your favour amounting to \$2938.86, being the balance of funds to the credit of the deceased with the Custodian, less \$50.00 reserved for legal fees in connection with the property sold by the Custodian prior to the death of Bungoro MINAMIDE. As soon as the legal charges have been determined, we will remit to you the balance of the funds reserved for this purpose.

We attach a statement of the account of the deceased with the Custodian.

Kindly acknowledge receipt of the enclosed remittance.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

R. L. COX
OFFICIAL ADMINISTRATOR
COUNTY OF VICTORIA

TELEPHONE: EMPIRE 3114
P. O. DRAWER 807

819 CENTRAL BUILDING

VICTORIA, B. C.

ENEMY SECTION
CANADA
Rec'd APR 4 1945
FAB 45
Ans'd
Refer'd MR. Peers

April 3rd

K. W. Wright, Counsel to the Custodian,
Office of the Custodian,
Department of the Secretary of State,
509 Royal Bank Building,
Vancouver, British Columbia.

Dear Sir:-

Re Estate of Bungoro Minamide, deceased.
Your file 5141 Evacuee Section.

4

I am in receipt of yours of the 28th ultimo with cheque enclosed for \$ 2,956.86, being the distribution of the funds in your hands in connection with the above estate. I note that there maybe a small balance to be forwarded later.

In your letter of February 9th, 1945 you stated that the amount to the credit of the deceased was \$ 3,233.68, which after the payment of funeral and medical expenses left a balance of \$ 2,997.68. You will note that there is a small difference between the amount in your letter and the amount stated on your statement. In order to clear up my records please advise me how this difference was made up, and oblige,

Yours very truly,

R. L. Cox

R. L. Cox,
Official Administrator,
Administrator of the Estate of
Bungoro Minamide, deceased.

RLC:BC

4/30 of 50 882
300
272
280
272
80

2997.68
2956.86
18.92

ENEMY SECTION	
Rec'd	JUN 1 1946
File No.	
Ans'd	
Refer'd	

File 3141

May 25, 1946.

MEMORANDUM.

To: Mr. Johnston.

From: A. G. McArthur.

Re: Estate of Bungero MINAMIDE, Deceased,
Reg. No. 14223, our file 3141.

I have referred the matter of signing the release submitted by Mr. Cox, Official Administrator at Victoria, to Mr. Sheppard and he agrees that if the estates of persons who have died subsequent to the vesting of the property in the Custodian are referred to the Official Administrators at all that the administrator should complete the whole process of administration including obtaining releases from the beneficiaries as well as submitting a statement of receipts and disbursements together with a certified statement that he has advertised and that all debts are paid. The administrator should also provide the Custodian with a list of the heirs showing the specific amounts allocated to each. If any of the heirs are Russians, the Custodian will of course give a release for them but otherwise the releases should come from the Russian beneficiaries to the Administrator while the Custodian will give a receipt for the money deposited to the respective credits of the heirs.

You will notice that the statement of receipts and disbursements attached to the release does not set out any of the necessary items above referred to.

By the way, have we received for our files, statements of this nature from the other Administrators who have been handling similar estates?

AGM:AS

Wau

9141, 7217, 5744
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
June 12, 1946

Messrs. Straith, Pringle & Ruttan,
Barristers and Solicitors,
1405 Douglas Street,
Victoria, B. C.

Re: Estate of Bungoro WINAMIDE, Dec'd

Dear Sirs:

In acknowledging receipt of your letters of the 2nd ultimo and 5th instant, we wish to advise you that, in view of the fact that up to this time we have not been requested by Official Administrators to sign a release on behalf of beneficiaries of Japanese estates, this matter has been given particular consideration.

It has now been decided that it will not be in order for the Custodian to sign releases on behalf of Japanese beneficiaries, except where the beneficiaries are Enemies, as such releases should come direct from the Evacuee heirs.

We do not know whether or not Mr. Cox has been forwarding a statement of his administration to Japanese beneficiaries of estates which he may have had in the past but, in any case, as a matter of record, the Custodian requires from Official Administrators a statement of receipts and disbursements, together with a certified statement that he had advertised for claims and that all debts are paid. This office should also be provided with a list of the heirs, showing the specific amounts allocated to each.

Having received this information, the Custodian will then be in a position to advise whether such amounts may be remitted direct to the beneficiaries or sent to this office for the credit of their respective accounts.

5141, 7217, 5744

Messrs. Straith, Pringle & Ruttan

-2-

June 12, 1946

If the money is sent direct, the Administrator will, of course, follow his usual practice regarding releases. If, however, the funds are sent to this office, we will endeavour to obtain the required releases through the Supervisors of the Department of Labour, Japanese Division. In the meantime, the funds will be ear-marked and an official receipt given to you. In the latter case, sufficient copies of the statement, with releases attached, for each beneficiary should be supplied for our convenience.

We notice that the statement of receipts and disbursements, forwarded to us with your letter of the 2nd ultimo, does not set out any of the necessary items above mentioned and we are, therefore, returning the releases and statement for your further attention. Upon receipt of a statement and particulars as outlined above, we will advise you at once whether the funds may be sent direct or to this office.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JV
Encl.

5141, 7217, 5744
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
June 19, 1946

Messrs. Straith, Pringle & Ruttan,
Barristers and Solicitors,
1205 Douglas Street,
Victoria, B. C.

Re: Estate of Bungoro MINAMIDE, Dec'd

Dear Sirs:

In a letter, dated July 7, 1944, the British Columbia Security Commission, now known as the Department of Labour, Japanese Division, advised us by letter that the above mentioned passed away at Lethbridge, Alberta, on May 25, 1944. A further letter, dated November 16, 1944, received from said Commission, stated that the deceased died on May 5, 1944.

In reviewing the file recently, the writer noticed the discrepancy in the above dates and communicated with the Department of Labour, Japanese Division, and the Galt Hospital, Lethbridge, Alberta, and have ascertained that his death actually took place on May 25, 1944, and not on May 5, 1944, as stated in our letter, dated February 9, 1945, to Mr. R. L. Cox, Official Administrator.

We note that the incorrect date is shown in Letters Probate and we are writing you in order that you may take the necessary steps to correct this error.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF

The Galt Hospital

LETHBRIDGE, ALBERTA
CANADA

June 17, 1946.

ENEMY SECTION	
Rec'd	JUN 18 1946
File No.	5141
Ans'd	
Referred	

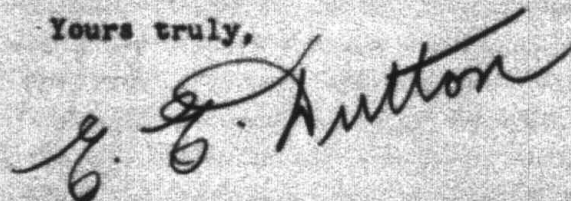
The Custodian's Office,
Department of the Secretary of State,
509 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Bungere Minamide, Dec'd.

In reply to yours of the 14th instant the above named
died in this hospital on May 25th, 1944.

Yours truly,



Edgar E. Dutton,
Secretary-Treasurer.

EED:MV

SLAL, YH17,
YH16, 9744
Revenue Section

509 Royal Bank Building,
Vancouver, B. C.
July 6, 1946

Mrs. Edna W. Wainman,
Registration No. 14221,
c/o John Barker,
Box 36,
Edmonton, Alberta

Re: Estate of Edward WAINMAN, Deceased

Dear Madam:

Mr. R. L. Cox, Official Administrator, Victoria, B. C., has now completed his administration of the above Estate and has forwarded to this office a cheque, amounting to \$2,341.71, representing the balance of funds held by him in this connection.

As widow of the deceased, you are entitled to one-third of these funds, or \$780.57, and we have accordingly credited your account at this office with this amount.

Mr. Cox, however, requires a release from you in acknowledgment of these funds, and we are therefore enclosing a Release Form, which we would ask you to kindly sign in the presence of a witness and return to this office for forwarding to Mr. Cox.

Your early attention to this matter would be appreciated.

Yours truly,

W. J. Johnston
Administration Department

WJ/TF
Encl.

Files Nos. 5141, 7217, 7216,
5744 (Evacuee)

July 5, 1946

MEMORANDUM

TO: THE ACCOUNTING DEPARTMENT

FROM: MR. W. J. JOHNSTON

RE: Estate of Bungoro MINAMIDE, Dec'd

We are attaching hereto Provincial Government cheque, amounting to \$2,584.31, which represents the balance of funds for the credit of the above Estate.

In this connection, we would ask you to kindly credit these proceeds as follows:

Ushiye (Mrs. Bungoro) MINAMIDE (Widow) (File No. 7217 - Reg. No. 14231)	\$861.44
Etsuo MINAMIDE - Son (File No. 5744 - Reg. No. 14272)	861.44
Fumiye MINAMIDE - Daughter (File No. 7216 - Reg. No. 14236)	861.43

We also attach, for your information, copy of the statement of receipts and disbursements herein, forwarded to this office by Mr. Cox, Administrator of this Estate.

W. J. Johnston
W. J. JOHNSTON *js*

WJJ/JF
Attach.

Estate of Bungoro Minamide, Deceased
Statement of Receipts & Disbursements

RECEIPTS

The Custodian 2980.04

2980.04

DISBURSEMENTS

Official Administrator's
Commission 161.68

Times Printing & Publi-
shing Co. 9.60

Lethbridge Herald Co. 8.55

The Galt Hospital 50.55

Straith, Pringle & Ruttan 165.35

Custodian of Enemy Pro-
perty 2584.31

2980.04

I hereby certify that I duly advertised for debts in com-
pliance with the order of Mr. Justice Robertson in the Victoria Daily Times
on the 10th day of March, 1945, and in the Lethbridge Herald on the 12th
day of March, 1945; and I have paid all debts of the said estate.

The said estate should be distributed as follows:-

To	Ushiye Minamide, Widow, one-third of estate -	861.44
	Etsuo Minamide, son, one-third of estate	861.44
	Fumiye Minamide, daughter, one-third of estate	861.43

- - - "R. L. Cox"
Official Administrator for the
County of Victoria and Admini-
strator of Estate of Bungoro
Minamide, Deceased

STRAITH, PRINGLE & RUTTANBARRISTERS, SOLICITORS
NOTARIES, ETC.W. T. STRAITH, K.C., M.L.A.
H. S. PRINGLE, B.A.
J. G. RUTTAN, B.C.L.308-311 BANK OF TORONTO BUILDING
1405 DOUGLAS STREET
VICTORIA, B.C.

July 4th, 1946.

ENEMY SECTION	
Rec'd	JUL 5 1946
File No.	
Ans'd	✓
Refer'd	

EVACUATION SECTION	
Rec'd	JUL 5 1946
File No.	5141
Ans.	
Referred	

The Custodian,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: Bungoro Minamide Estate

Mr. Cox has now completed the above estate and we send you herewith his cheque for \$2584.31. We send you also a copy of the Judge's Order and the statement of receipts and disbursements together with the two certificates endorsed thereon which you asked for in your last letter. We also enclose the passport of Mrs. Minamide and we have taken a notarial copy of the same for our files.

You will find enclosed also three forms of release to be signed by Mrs. Minamide and her two children and would ask you to have these signed when you make your distribution to these three parties, and then return the releases to us.

We think that this now closes the above estate.

Yours truly,

STRAITH, PRINGLE & RUTTAN,

Per: WTS/SE
Encl:

5141, 7217, 7216, 5744

December 7, 1946.

Messrs. Straith, Pringle & Ruttan,
Barristers, Solicitors & Notaries,
308-311 Bank of Toronto Building,
1405 Douglas Street,
Victoria, B. C.

Dear Sirs:

Re: Estate of Bungoro Minamide, Deceased.

On July 4, 1946, you forwarded to this office final distribution of funds in the above estate, together with forms of release to be signed by the heirs.

These forms were forwarded to the heirs for signature on July 8, 1946 but have not, as yet, been returned to this office. It is possible that they were returned either to you or to Mr. Cox. If not, you may wish to contact the heirs in an effort to have them returned. Their present addresses are:

Mrs. Ushiye Minamide,
Registration No. 14231,
c/o Orin Harket,
Box 36,
Magrath, Alberta.

Miss Funiye Minamide,
Registration No. 14236,
Magrath, Alberta

and

Mr. Etsuo Minamide,
Registration No. 14272,
c/o S. H. McDonald Lumber Company,
Magrath, Alberta.

Yours very truly,

/AC

A. G. McArthur,
Office of the Custodian.

V.L.A

NOV 24 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.

5744 N 794. 797
BC 700P 702P
Inv 46 47

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

(1) NAME ETSUO (RCMP) Reg. No. 14278

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

(3) Present Address Edmonton, Alberta.

(4) REAL ESTATE

(a) Street Address (if any)

City or Municipality

Province

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

Part "A" - Parcel "A" of Section eight (8) and one (1), Wayne Island, Cowichan District.
Part "B" - Half interest on unimproved portion of South one-half (S $\frac{1}{2}$) of North West Quarter (NW $\frac{1}{4}$) of section eight (8), Wayne Island, Cowichan District.

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

(i) ~~Farm~~

Type of business

(ii) ~~Other 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 Part A - 40 acres - \$1000.00 \$5000.00
Part B - 85 acres - \$5000.00 \$4550.00

(ii) Buildings See Supplement

(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) \$2050.00
\$3327.20

(v) Amount at which Custodian sold property and credited your account \$7322.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv))

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Wayne Island, B.C.

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

Stored in new dwelling.

(c) How stored or packed at time of evacuation
Piled in new dwelling.

(over)

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

In care of Custodian.

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$

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

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - **\$7322.00**

- (6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)
- (b) Do you require the services of an interpreter
at the hearing? Yes or no No.

Lethbridge.

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

DOMINION OF CANADA,
of
TO WIT;

I, **Etsuo MINAMIDE.**
of **Magrath**

in the **Province of Alberta.**

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the town
of **Magrath**

in the **Province of Alberta.**

this **18th** day of **November**

A.D. 1947.

Etsuo Minamide
A Commissioner &c.

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

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR JUDGE L.M. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 13th, 1948.

IN THE MATTER OF THE CLAIM OF
KISUO MINAMIDE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. REE, Esq., K.C.,

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

E. Minamide,
In Chief.

THE SECRETARY: Case No. 568, Etsuo Minamide.

ETSUO MINAMIDE, the claimant herein,
being first duly sworn,
testified as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q You are Etsuo Minamide?

A Yes.

Q And you, I believe, are the eldest son of Bungere Minamide?

A: Yes.

10 Q And your father owned a considerable quantity of farmland in British Columbia?

A Yes.

Q And I believe your father died some time after the evacuation in 1944?

A: Yes.

Q Is that correct?

A: Yes.

Q Now that land for which this claim is being submitted consisted of two parcels, is that right?

A Yes.

20 Q And one parcel was Section 8 and Section 11 in Mayne Island, Cowichan District, is that right?

A Yes.

Q And how many acres did it consist of, do you remember?

A: Fifty-three.

Q Well, you have described it as 53.78, is that right?

A: Yes.

Q And then you claim your father had a half interest in another 60-acre piece?

A Yes.

Q Was it an adjoining property?

30 A Yes, adjoining.

E. Minamide,
In Chief.

Q Now I want you to take a look at this form
(indicating). Will you look at it, and also the
piece that is attached to it?

A Yes.

Q Have you read that over or had it read over to you
before?

A: Yes.

Q And is that your signature on it?

A Yes.

10 Q And are the particulars given in that form true
and correct, to the best of your knowledge,
information and belief?

A Yes.

MR. HUCKVALE: I will tender that, sir, as Exhibit 1.
(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Q Now, you don't know, I take it, what
your father paid for either of these parcels?

A Well, I don't know.

Q No, but you do know that he was on this land around
fifty years ago?

A: Yes.

20 Q Now you produced this deed to me which you will
observe is dated the 6th of October, 1924, and
deals with the 80-acre parcel?

A Yes.

Q Is that your father's signature on the deed?

A Yes.

MR. HUCKVALE: I am going to put this in just for what
it is worth, sir. It shows that on the 6th of
October, 1924, Bungoro Minamide transferred to
himself and to Masagiro Minamide this 80-acre
tract for \$400.00.

E. Minamide,
In Chief.

THE SUB-COMMISSIONER: All right, Exhibit 2.

(DEED MARKED EXHIBIT NO. 2).

MR. HUCKVALB: Q: Who was Masagiro Minamide? Is he
any relation of yours?

A: No.

Q: No relation of your father's? A: No.

Q: He wasn't your uncle or anything like that?

A: No.

Q: As far as you know? A: Yes.

10 Q: What is that? A: I don't know.

Q: You don't know? A: No.

Q: Now, you had a dwelling house on this property?

A: Yes.

Q: And were you there when it was being built?

A: Yes.

Q: Was it finished completed?

A: No, it isn't, quite.

Q: How long did you live on the place, on this farm?

A: I lived there until '41.

20 Q: Until '41? A: Yes.

Q: Were you born on the place?

A: I lived with my dad.

Q: Well how many years did you live on the place?

I think he would be better with the Interpreter,
sir.

THE SUB-COMMISSIONER: I think so.

MR. HUCKVALB: Q: Ask him how long he lived on this
farm?

A: From 1923
to '41.

30 MR. HUCKVALB: Now perhaps my friend would file the

E. Minamide,
In Chic.

appraisal or appraisals, I am not sure which, in connection with this claim. I haven't got a copy of them myself, either one.

MR. RER: I can only furnish my learned friend with a copy of the appraisal respecting Parcel "A" of Section 8 and 11, but I have no appraisal respecting the other parcel. I do not know whether it was mixed up or what has happened to it. It is not in the master file nor in the claim file.

I submit as Exhibit 3 the farm appraisal report respecting parcel "A" 53.87 acres.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

MR. HUCKVALE Q: Now on the 53 acre parcel, Mr. Minamide, what was your main business?

A Tomato plants.

Q You had better use the Interpreter on this.

A Mostly tomatoes.

Q I want to show you a picture, Mr. Minamide; I take it that those tomatoes were grown in greenhouses?

20 A Yes, grown in greenhouses.

Q I want to show you a picture and I want you to tell me what that is a picture of.

A A picture of the three greenhouses.

Q And were all those greenhouses on this 53 acre parcel?

A: Yes.

Q And were they all built during your time on there?

A Yes.

Q And roughly what year was that picture taken in?

A Around '39.

30 Q Around '39?

A: Yes.

This is in
file 5162
Case 474

10

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: And were the greenhouses in the same condition as that at the time of your evacuation?

A Yes.

MR. RICE: Your Honour, may I suggest a short recess so that we can discuss this matter with my learned friend? Apparently there is a mix-up over the two parcels of land. The one parcel, the 80-acre parcel was divided, and the other parcel 53.78 acres was farmed by the claimant.

MR. HUCKVALE: The 53.78 acres was the cultivated portion.

MR. RICE: If I may speak to my learned friend about it, we can make a statement for the record and clear it up.

THE SUB-COMMISSIONER: Before Mr. Huckvale finishes his examination?

MR. RICE: All I am anxious to do is to straighten out the record, that is all.

MR. HUCKVALE: I don't mind a bit.

THE SUB-COMMISSIONER: Very well.

(A SHORT RECESS TAKEN. PROCEEDINGS RESUMED)

MR. HUCKVALE: Q: Now, Mr. Minnside, your house and barn and chicken houses and greenhouses were all in this 53 acre parcel, were they not?

A Yes.

Q Now you have given us particulars in this supplement to Exhibit 1 showing the cost of construction

of these greenhouses, is that right?

A Yes.

Q And you are claiming simply the cost of the material that went into those greenhouses?

A Yes.

Q Now apart from the buildings you are valuing your land at between 92 and 93 dollars an acre so far as the 53 acre parcel is concerned?

A Yes.

10 Q In other words, you are valuing those 53 acres at \$5000.00 plus the buildings?

A Yes.

Q Now let us just deal for a moment with the 80-acre parcel. Did your father own an undivided half interest in those 80 acres?

A Yes.

Q That is your understanding of it?

A Yes.

Q Were there any buildings on the 80 acres?

20 A Yes, there have been.

Q There were buildings on them?

A: Yes.

Q Who owned the buildings on the 80 acres?

A Forty acres have buildings on them.

Q That is what I am trying to get at. Do you claim an undivided half interest in 80 acres or do you claim a particular 40 acre tract?

A Yes, an undivided half of the 80 acres.

Q Do you claim any interest in the buildings on the 80 acres?

30 A No.

E. Minagide,
In Chief.

Q Who owned the buildings? A: Masagiro.

Q Masagiro? A: Yes.

Q Was any of this 80 acre tract cleared?

A No, just there.

Q Just where the buildings stood?

A Yes.

Q No place else? A: No.

Q So that apart from the buildings you claim an undivided half interest in the 80 acres?

10 A Yes.

Q In accordance with the deed that has been filed?

A Yes.

Q Is that right?

A Yes.

Q And you value that 80 acre tract at \$25.00 an acre, is that correct? A: Yes.

Q So, therefore, your half interest in the land alone would be 40 times \$25.00 or \$1000.00?

A Yes.

20 Q Will you answer Mr. Rice, please.

MR. RICE: I wish to submit as an exhibit, your Honour, a claim on real property, a memo respecting the same.

(MEMORANDUM MARKED EXHIBIT NO. 5).

MR. RICE: I am submitting, your Honour, that this real estate was sold at its fair value.

CROSS-EXAMINATION BY MR. RICE:

Q Did your father put any improvements on the 80 acre parcel?

30 A: I don't remember.

Q You don't remember?

A: No.

Q Well do you know of any improvements that your father placed on the 80 acre parcel or his share of it?

A: I don't remember.

Q You don't remember?

A No.

Q But this land that your father bought with Masagiro Minnside--

MR. HUCKVALE: -- he didn't buy it with him. He sold it to himself and Masagiro.

MR. RICH: Q: This parcel then that your father sold to himself and Masagiro for \$400.00, you now value at \$1000.00 for a half interest?

A Yes.

Q Or \$2000.00 for a whole interest, is that right?

A Yes.

Q That is all, thank you.

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

MR. HUCKVALE: That is all, thank you.

[Witness aside]

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. HOWARD"
Official Reporter.

Certified correct.

SUB-COMMISSIONER.

Defence Brief

Etsuo MINAMIDE

File No. 5141

Case No. 568 ^

LETHBRIDGE
13 Aug. 48
V.L.A. Deal

REAL PROPERTY CLAIM

1. Real Property Claim

	<u>Appraised at</u>	<u>Sold for</u>
\$9650.00 Parcel B 53.87 Acres	\$2840.00	\$2783.00

Witness: T. Godfrey, Appraiser. ^

Ex. 1 - Real Estate Statement
Ex. 3 - S.S.B. Appraisal
Ex. 4 - Photo greenhouses

Sold for fair market value.

2. Real Property Claim

	<u>Appraised at</u>	<u>Sold for</u>
\$1000.00 Parcel A 40 Acres	\$330.00	\$262.24

Witness: T. Godfrey, Appraiser.

Ex. 2 - Deed
Ex. 5 - Memo.

This is a claim for land only
related to Case No. 474 File 5162
Masajiro MINAMIDE.

Trans. 7 line 13 - Father owned an
undivided half interest in 80 acres.
Now claiming only for land -- $\frac{1}{2}$ of
80 acres --- 1000.00 claim.

Trans. 9 line 11 - 80 acres sold to
Father and Masajiro for \$400.00.
Claimant now values at 1000.00 for
a half interest or 2000.00 for a
whole interest.

Sold for fair market value.

RWN/mw

2495

Name of Claimant **MINAMINE Bungoro**Case **569**Custodian File **5141**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					2783.					9955.00
					262.84					209.79
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										4164.79

5143
9744

JAN 8 1951

JAN 8 1951

Mrs. Ushiyo MINAMIDE,
Miss Fumiko MINAMIDE &
Mr. Etsuo MINAMIDE,
Wagath, Alta.

Dear Sir: & Mesdames:

Re: Japanese Property Claims Commission

Case No. 568

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$4,164.79.

Cheque in your favour is enclosed for \$3,992.65 and we have paid the Co-Operative Committee .. \$ 172.14 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:EK
Encl.

CLAIM NO. 568 - Etsuo MINAMIDE

This claim relates to a 53.87 acre parcel of land on Wayne Island, developed by the claimant for greenhouse production. Application of the approved formula for greenhouses shows the following:

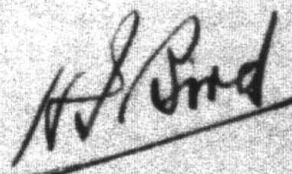
Single greenhouse 20x40 i.e. 1376 sq.ft. @ 35¢ -	\$551.00	
Depreciation - 27.5% -	<u>150.00</u>	
Estimated value -		\$401.00
Single greenhouse 40x160 i.e. 9008 sq.ft. @ 35¢ -	\$3152.00	
Depreciation - 30% -	<u>945.00</u>	
Estimated value -		2207.00
Single greenhouse 60x80 i.e. 6660 sq.ft. @ 35¢ -	\$2331.00	
Depreciation - 27.5% -	<u>641.00</u>	
Estimated value -		<u>1690.00</u>
Total depreciated value -		\$4298.00

These greenhouses were constructed on wood foundations; therefore the 35¢ figure applied. The depreciation percentage is calculated on the basis of age of the structures.

Estimated fair market value,	
80% of depreciated value -	\$3439.00
S.S.B. valuation on dwelling, plus 80% -	1800.00
S.S.B. valuation 12 acres cleared land,	
plus 80% -	1296.00
41.78 acres uncleared land, S.S.B. valuation	<u>203.00</u>
Estimated fair market value of property	
calculated as above -	\$6738.00

The property was sold to the D.V.L.A. at \$2783.00

I THEREFORE RECOMMEND payment to the claimant of the sum of \$3955.00, in order to achieve fair market value.


Commissioner.

January 11th 1950.