

5143

5143

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: JAMES KEIJI SUMIHOME ADDRESS: Mayne Island, B.C.REGISTRATION NUMBER 14275 SEX: Male AGE: 28OCCUPATION: Farmer (Greenhouse)

(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: Tsuruko SumiADDRESS OF WIFE OR HUSBAND: Mayne, B.C.NAMES OF ANY LIVING CHILDREN: Charles Kazuo SumiRoy SumiADDRESS OF CHILDREN: Mayne B.C.AGE OF CHILDREN: Charles 3 Roy 1

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

1. LOCATION AND DESCRIPTION (1) West half of the N.E. quarter and
fractional west half of fractional S.E. quarter of Section 3
Mayne Island, Cowichan District (100 acres approx.)

(2) Parcel B (Plan DD 77189-1) of N.W. quarter of Sec. 3, Mayne,
Cowichan Dist. (28.2 acres)

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling houseGreenhouses 17000 sq. ft. of ground areaOther smaller buildings 36 acres of cleared land.3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) Total amount \$20.60, payable C. Morgan, Gal-
iano, B.C. (Mayne Island tax collector)5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) 1941 tax pd.
None6. OCCUPANCY AND LEASES (If vacant so state) Occupied by myself.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: person
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: no.
9. IF FARM LAND STATE CROPS SOWN 5500 tomato plants under glass.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Before mentioned property was occupied by me up to date.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 5500 tomato plants under glass as before mentioned.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- In house: furniture: 3 beds, 2 dressers, clock, 6 chairs, tables, crockery (fixtures), stoves, bath, sink, wash basin (equipment machinery) drag saw and 2 blades, felling saw, bucking saw, axes, wedges, hammers, pump, cultivator and all other farm tools.

550 tomato crates & baskets, labels, nails, etc.,

5 sacks fertilizer

2 sacks rice

Sold by auction 1/12/43 - Mayne Island.

(not sufficient space to list all small items such as household ware, tools, etc.)

1 cat.

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

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

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$200.00 Victory Bonds at the Canadian Bank of Commerce-Vancouver
8. BANK ACCOUNTS: Canadian Bank of Commerce, Vancouver
9. LIFE INSURANCE: No. 2095694 Sun Life Assurance Co. of Canada
for sum of \$1000.00 Beneficiary -wife
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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 20th day of April 1942.

Gavin Emond
Witness

(Signature) J. H. Sami
(Can. born British subject.)

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Jan 15/43

Our File No. 5143

Full Name SUMI, Kichai James
(Surname in Block Letters)

Registration No. 14275

Male - Female
(Check)

Age Dec. 26, 1913

Former Address Mayne Island, B. C.

1758 W. 7th Ave., Vancouver, B. C. (2-3 days in March /42)

Date Evacuated March 26/5/42 Naturalized - Canadian-Born - National
(Check) ✓ Nov '47 (cl. form)

Present Address Chase, B. C. 5/10/46 = TAPPEN, B.C.

Married - Single
(Check)

Name of Wife ^{nee} (SASAKI) Tsuruko #14224

Name of Husband

Name of Mother ^{nee} (OTANI) Kuma #14265

Name of Father Kikumatsu #14266

Names of Children under 16 Charles Kazuo (M) Apr. 19/39

Roy (M) Feb. 3/41

Requested by C. Girard

Registered with Custodian yes
(Yes or No)

Additional Information Farmer - 128 acres, house, truck, greenhouses

REG
NO.

14275

NAME

SUNL, James Keiji

FILE
NO.

5143

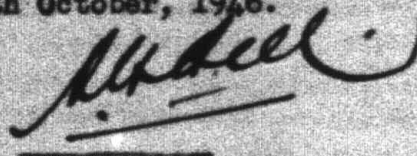
(See also File G/82)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Employers Liability Assurance Corp.	<i>Renewed - Pol. # X-90357</i> X90357	Auto	May	11	1943	Wayne Is., B.C.
Employers Liability Assurance Corp.	<i>Cancelled - Pol. # X-90364</i> X90364	Auto	May	11	1944	Wayne Is., B.C.

INSURANCE CANCELLED (Feb. 26/44).

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

9th October, 1946.



RGB/P.

LIABILITIES SUMMARY

File 5143.

James Keiji SEMI

Reg. No. 14275.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

9th October, 1946.

[Signature]

BGB/P.

✓

PERSONAL PROPERTY SUMMARY

File 5143.

James Keiji SUMI

Reg. No. 14275.

This 28-year old Canadian-born Farmer, from Mayne Island, signed a Custodian "JP" declaration form on the 20th April, 1942. He was evacuated on the 26th May, 1942.

His wife, Tsuruko (File 9191), signed a Custodian "No Property" card on the 15th May, 1942. She was evacuated, presumably with her 2 sons, in May, 1942.

Real Property: See Real Property Summary, dated October 9th, 1946, for particulars of Mayne Island property (Cat. 549) sold (June 18/46) for \$425.00 Cash.

See also Real Property Summary, dated October 9th, 1946, for particulars of Mayne Island property purchased by The Director, Soldier Settlement and Veterans' Land Act (as of Jan. 1/44) for \$1,890.00.

Liabilities: None.

Personal Property: See Chattels Schedule, dated 9th October, 1946, for particulars of Chattels disclosed in the file.

Specified Articles: See Brown-edge Summary, dated February 28th, 1945, for particulars of 1935 Ford V-8, sold (Dec. 1/43) by public auction, for \$620.00.

Bills Receivable: None.

Bonds, Shares, etc.: Victory Bonds (\$200.00) declared to be in the Canadian Bank of Commerce, Vancouver, did not come under the administration of this office.

Bank Accounts: Declarant stated he had an account with the Canadian Bank of Commerce, Vancouver (balance not given). This was not disturbed and did not come under the administration of this office.

Life Insurance: A Sun Life policy (No. 2095694) for \$1000.00 remained in declarant's possession and did not come under our administration.

Funds: There is a credit balance of \$456.05 in this account at the present time, which will now be remitted to him and his account closed.

There is no other personal property interest in this file.

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

9th October, 1946.



RGB/P.

CHATTELS SCHEDULE

File 5143.

James Keiji SUMI.

Reg. No. 14275.

(*JP* Form: Apr. 20/42).

(Inventory: None).

(Evacuated: May 26/42).

JP Form (Apr. 20/42):

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(1) Beds (3)	(29, 30 & 36)			
(2) Dressers (2)	(31 & 32)			
(3) Clock				
(4) Chairs (6)				
(5) Tables		(47, 48 & 49)		
(6) Crockery	(33)			
(7) Stoves		(37)		
(8) Bath				Declared as "Fixtures" in Dwelling.
(9) Sink				
(10) Wash basin				
(11) Drag Saw & 2 Blades	(34 & 35)			
(12) Pulling Saw		(46)		
(13) Bucking Saw				
(14) Axes				
(15) Wedges				
(16) Hammers				
(17) Pump				
(18) Cultivator		(52)		
(19) Farm tools		(53-56)		
(20) Tomato Grates (550)		(27)		
(21) Tomato Baskets		(28)		
(22) Labels				Used or discarded.
(23) Nails				
(24) Fertiliser (5 sacks)				
(25) Rice (2 sacks)				

Transfer Requisition (Oct. 21/43):

(26) Stumpage (120 cords)	21/10/43
(27) Grates (400)	21/10/43
(28) Baskets (400)	21/10/43

O.P.R. Memorandum (Nov. 20/43):

(29) Bed ends (2 bbls.)	20/11/43
(30) Bed sides (2 bbls.)	20/11/43
(31) Dresser and Mirror	20/11/43
(32) Dresser	20/11/43
(33) Dishes (3 boxes)	20/11/43
(34) Drag Saw	20/11/43
(35) Saw blades (1 bbl.)	20/11/43
(36) Bed Springs (2)	20/11/43

(Over)

CHATTELS SCHEDULE....Page 2.

<u>Auction Sheet (Dec. 1/43):</u>		<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(37)	Kitchen Stove (& 2 pipes)		1/12/43		
(38)	Iron Pot		1/12/43		
(39)	Crock		1/12/43		
(40)	Pot		1/12/43		
(41)	Baby Crib and Mattress		1/12/43		
(42)	Iron couch spring		1/12/43		
(43)	High chair		1/12/43		
(44)	Creamer		1/12/43		
(45)	Kitchen Linoleum (1 roll)		1/12/43		
(46)	Crescent Saw (71)		1/12/43		
(47)	Kitchen Table		1/12/43		
(48)	End Table		1/12/43		
(49)	Occasional Table		1/12/43		
(50)	Shoemaker's Last		1/12/43		
(51)	Hose (2 lengths)		1/12/43		
(52)	Cultivator		1/12/43		
(53)	Scraper and Chain		1/12/43		
(54)	Scythe		1/12/43		
(55)	Shovel and Hoe		1/12/43		
(56)	Shovel and Grub		1/12/43		
(57)	Spring board and Auger		1/12/43		
(58)	Drag Saw		1/12/43		
(59)	Saw Blades (3)		1/12/43		
(60)	Dump Truck		1/12/43		See (A) below.

E. & O. E.
9th OCTOBER, 1946.

[Handwritten signature]

RGB/P.

NOTE: (A) = See Specified Articles Summary, dated 28th February, 1945, for particulars of 1935 Ford truck sold (for \$620.00) by Public Auction on Mayne Island, December 1st, 1943. In a letter, dated November 19th, 1943, to Gavin G. Mount, Mr. Sumi asked him to bid the price up to \$250.00 but to let it go if over that figure.

At the same time Mr. Mount was requested to bid the Drag Saw up to \$50.00. This article was sold for \$135.00.

February 28, 1945.

MEMORANDUM: File 5143

Re: Keili James SUMI. #14275

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>VALUATION</u>
Truck	1935 Ford V-8, Model 51 1942 Licence CA-39	\$400.00

Sold to George Logan, at Auction Sale Mayne Island No. 1, 1/12/43.

Sale Price: \$620.00

J. MacLennan

*During the life of the Mayne Island Agreement (9/5/42 - 31/8/43) this truck was rented by Resco @ 15% of its estimated value (= \$400. - = \$60. - p.a.)
Owner placed 'limit' of \$250 on this ~~truck~~
truck just prior to auction.*

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name . Mr. Keiji Sumi

File No. 5143

Chase B.C.

Reg. No. *14275*

Company Sun Life

Agency Vancouver

Policy No. 2095694

Premium - \$ 40.45

Payable: ^X Annually, Semi-annually or monthly

Month December Day 1

REMARKS:

Letter sent 2/8/43

✓

REAL PROPERTY SUMMARY

Catalogue No. 549.

File No. 5143.

Name: Keiji (James) SUMI.

Reg. No. 14275.

Address: Wayne Island, B. C. (about $1\frac{1}{2}$ miles from Wharf).

Legal Description: Parcel "B" (D.D. 77189-I) of the North West Quarter of Section 3,
Wayne Island, Cowichan District, containing 28.2 acres, more or less.

Classification: Vacant land.

Registered in the name of: JAMES KEIJI SUMI.

State of Title: Clear.

Title (No. 12664-I) received from evacuee owner on: June 11th, 1946.

Sold to: LEONARD KARL HAWKINS for \$425.00 (Cash).

As at: June 18th, 1946.

Title (No. 164798-I) delivered to new Registered Owner on: August 13th, 1946.

Net proceeds (\$413.21) released to credit of James Keiji SUMI on: July 30th, 1946.

Completed sales statement to Evacuee sent on: October 16th, 1946.

Chattels: None.

Insurance: None.

Administration: This property consists of 28.2 acres wooded land, on which there were no improvements. It was included with the same owner's other property in the Wayne Island Agreement (Aug. 17/42) as a source of supply of the cordwood needed to heat the greenhouses.

The Director, Soldier Settlement and Veterans' Land Act did not include it in his purchase of Wayne Island properties and it was therefore included in Custodian Catalogue, under No. 549, and sold (June 18/46) for \$425.00.

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

9th October, 1946.



RGB/P.

5143

Catalogue No. 549

Appraisal of:- Parcel "B" of N.W. $\frac{1}{4}$ of Section 3, Mayne
Island (22.2 acres)

Property is situated $2\frac{1}{2}$ miles from Government Wharf by
Public Road, by which access is given. Property is vacant,
no buildings thereon. Consisting of 22.2 acres lying in
a small valley, of which approximately one acre has been
semi-cultivated a number^{of} years ago. The balance of the
land is more or less timbered, but possibly about 6 acres
could be brought onder cultivation. The standing timber
is not merchantable except for cordwood purposes, of which
there is possibly 100 cords.

Value of Land including standing timber ----- \$425.00

Appraised by Cecil Morgan July 13th, 1944

Rec'd	JUN 4 1946
File No.	543
Am.	816
Sub.	

No. 10748, 109th Street,
Edmonton, Alta.

June 3rd, 1946.

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

Cat 549

Dear Sirs:

Ref.: File No. 5143.

I hereby make an offer of \$425.00 (Four hundred and twenty-five Dollars) for the property listed under No. 549 in your Catalogue, and known as: "Parcel "B" (D.D. 77189-I) of the North West Quarter of Section 3, Wayne Island, Cowichan District, containing 28.2 acres, more or less."

I undertake to pay balance of price offered on receipt of advice that my offer is being recommended for acceptance. I want the property registered in the name of Leonard K. Hawkins, Civil Engineer, British Subject, at above address.

Attached please find my cheque for \$42.50, being 10% of amount of my offer.

Yours very truly,

L. K. Hawkins

Leonard K. Hawkins.

PROPERTIES SUSPENSE ACCOUNT

MEMORANDUM

File 5143.

Out. No. 549.

TO: Mr. George Peters.

FROM: Mr. R. G. Bell.

June 5th, 1946.

Re: Parcel "B" (D.D. 77189-1) of the North West
Quarter of Section 3, Mayne Island, Cowichan
District, containing 28.2 acres, more or less.

Attached Real Property Memorandum shows the above
property to be registered in the name of James Keiji SUMI.

There is no Registered Charge nor any evidence of any
unregistered charge.

This property, a vacant piece of land consisting of
28.2 acres, formerly formed part of the Mayne Island Agreement, but is
not rented at the present time.

RMG/P.
Attach.

5143.
Cat. No. 549.

June 5th, 1946.

Mr. James Kaiji SUMI,
Registration No. 14275,
Tappen, B. C.

Dear Sir:

Re: Parcel "B" (D.D. 77189-I) of the North West
Quarter of Section 3, Mayne Island, Cowichan
District, containing 28.2 acres, more or less.

In conformity with the Dominion Government's policy
of liquidation the above property was included in a catalogue published
in the Spring of 1944 and was widely advertised for sale.

In spite of this publicity and the efforts of real
estate agents no acceptable bid was received until recently but we
have now received an offer of \$425.00, which is in line with the value
placed on the property by a qualified independent appraiser and is
therefore being forwarded to Ottawa for acceptance.

As soon as the final adjustments (taxes, etc.) that are
incidental to all sales of real property have been made a complete
statement of the transaction will be sent you, together with a statement
of your account showing the net proceeds passed to your credit, and your
current credit balance. In the meantime we would be obliged if you
would send us your Certificate of Title (No. 126644-I) and we enclose
a stamped addressed envelope for your convenience in doing so.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

5143

June 11, 1946.

Mr. Leonard K. Hawkins,
10748 - 109th Street,
Edmonton, Alberta.

Dear Sir:

Re: Catalogue No. 549
Mayne Island, B. C.
"B" (D.D. 77182-1) HW 3 (28.2ac.m/1)

Further to our letter of June 5th we have to advise you that we are prepared to recommend the acceptance of your offer of \$425.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$382.50.

We note that you request this property to be registered in the name of Leonard K. Hawkins, Civil Engineer, of 10748 - 109th Street, Edmonton, Alberta, British Subject. Would you kindly advise your full middle name.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shears,
Director.

F. G. Shears

5143

June 18, 1946.

Mr. Leonard E. Hawkins,
10748 - 109th Street,
Edmonton, Alberta.

Dear Sir:

Re: Catalogue No. 549
Mayne Island, B. C.
"B" (D.D. 77189-1) NSA 3(28.2ac.m/1)

This will acknowledge receipt of your letter of June 15th enclosing your certified cheque for \$382.50. We have now received a total of \$425.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of Leonard Karl Hawkins, Civil Engineer, of 10748 - 109th Street, Edmonton, Alberta, British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

File
CP 100

STATEMENT RE SALE OF:

Name: James Keiji SUKI #14275.

Catalogue No: 549.

File No: 5143.

Street Address: Mayne Island, B. C.

Legal Description: "B" (D.D. 77189-I) HW# 3.

Date of Sale and Adjustments June 18th, 1946.

Sale Price \$ 425.00

~~Real Estate Agents Commission~~ \$

Charge for Valuation 7.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Mortgage~~~~Mortgage~~

Adjustments:

~~Mortgage~~

Taxes 1.71

~~Mortgage~~

13.50 \$ 426.71

Net Proceeds credited to your account \$413.21

Date:..... October 16th, 1946.

Compiled by:..... Mr. Geo. Peters.

File No. 5143.
Catalogue No. 549.

July 26th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

James Keiji SUMI
Parcel "B" (D.D.77189-I) of the
N.W. $\frac{1}{4}$ of Sec. 3, Mayne Island,
Cowichan Dist., containing 28.2
acres, more or less.

With reference to the above property which was recorded in the
Victoria Land Registry Office, July 9th, 1946, we attach herewith the
following documents in connection therewith.

1. Copy of application number 164797-I, dated July 5th, 1946,
registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 164798-I, dated July 5th, 1946,
registering the property in the name of Leonard Karl Hawkins
(Deed).
3. Duplicate of Transmission dated June 24th, 1946.
4. Duplicate of Deed dated June 24th, 1946 - Secretary of State
to Leonard Karl Hawkins.
5. Certificate of Indefeasible Title number 164798-I, dated
July 15th, 1946, covering the above property in the name
of Leonard Karl Hawkins.

D. A. Cramer

DAC:JS
Atch.

5143

July 30, 1946.

Mr. Leonard Karl Hawkins,
10748 - 109th Street,
Edmonton, Alberta.

Dear Sir:

Re: Catalogue No. 549
Mayne Island, B. C.
"B"(D.D.77189-1)NW 3(28.2ac.m/1)

Title to the above described property has now been received in your name and is ready for delivery.

Adjustments as of June 18th, 1946, as shown on the enclosed sheet, have been calculated and a balance of \$6.56 has been charged to you.

Please mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed, upon receipt of which title will be sent by registered mail to you or to any person designated by you.

Yours truly,

George Peters,
Administration Department.

/EL
Enc. 2 - Statement of Adjustments
Control Receipt

Catalogue No. 549
File No. 5143
Mayne Island, B. C.
"B" (D.D. 77189-1) NW 1/4 3 (28.2 ac. n/1)

July 30, 1946.

LEONARD KARL HAWKINS
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at June 18, 1946)

	DEBIT	CREDIT
Purchase price	\$425.00	
Cheques received		\$425.00
Registration fees on deed - \$425.00	4.85	
Purchaser's proportion of taxes for 1946 paid - 197/365 x \$3.16	1.71	
Balance owing by purchaser		6.56
	<u>\$431.56</u>	<u>\$431.56</u>

BALANCE OWING BY PURCHASER

\$6.56

Waterways, Alberta,
August 7th./46

File No. 5143

Department of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	AUG 12 1946
File No.	5143
Ans.	5143
Referred	Mr. Peters

Dear Sirs,

In acknowledgement of your letter of July 30th. with the attached Statements of Adjustments. Please find enclosed cheque to the amount of \$6.56 in payment of this balance with attached signed control receipt.

Will you kindly send the title C/o Mrs L.K. Hawkins, 10745-109 St. Edmonton, Alta.

Yours truly,

L. K. Hawkins

L. K. Hawkins.

5143/14275
Sumi, James Reji

Catalogue No. 549
File No. 5143
Mayne Island, B. C.
"B" (D.D. 77189-1) NW 1/4 3 (28.2 ac. w/1)

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

Dated at Edmonton Alberta, this 7th day of August 1946.

Signed L. K. Hawkins

Sign and return to the Custodian

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

June 30th, 1947

IN YOUR REPLY
PLEASE REFER TO RM

*file
5143*

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

Dear Sir:

Your file 5143

Receipt is acknowledged of
Certificate of Title 126644-I which has been placed on
file for cancellation.

Yours truly,

H.J. Crane
Registrar

per *W*

RW/LS

5143

REGISTERED A/R

August 13, 1946.

Mrs. L. K. Hawkins,
10748 - 109th Street,
Edmonton, Alberta.

Dear Madam:

Re: Catalogue No. 549
Wayne Island, B. C.
"B"(D.D.77189-1)NW 3(23.2ac.m/1)

Enclosed please find our official receipt for
\$6.56, representing closing adjustments on sale to you of the above
property.

We are also enclosing Certificate of Title No.
164798-1, covering the above property in the name of Leonard Karl
Hawkins.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. - Certificate of
Official Receipt

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA		ACKNOWLEDGMENT OF RECEIPT RÉCÉPÉ	
This side to be filled in by office of origin Le recto est à remplir par le bureau d'origine		To be filled in by sender who indicates below his full address À remplir par l'expéditeur qui doit inscrire ci-dessous son adresse complète	
REGISTERED ARTICLE Envoi recommandé		EVACUATION SECTION AUG 19 1946	
ENTERED AT THE OFFICE OF Enregistré au bureau de poste de		Date et lieu	
DATE		To be filled in by sender who indicates below his full address	
UNDER 46548		To be filled in by sender who indicates below his full address	
ADDRESSED TO Mrs. L. K. Hawkins, 10748 - 109th Street, Edmonton, Alberta.		To be filled in by sender who indicates below his full address	
AT		To be filled in by sender who indicates below his full address	
307-350M-4-1-46		To be filled in by sender who indicates below his full address	
		RETURN TO Office of the Custodian, 506 Royal Bank Bldg., Vancouver, B. C. (5143-EL.)	
		STREET AND NUMBER Rue et numéro (1) VANCOUVER, B. C.	
		PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'objet recommandé	
		(1) IN PRINTED CHARACTERS En lettres moulées	
		CANADA	

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 5143.

Name: Keiji (James) SUMI.

Reg. No. 14275.

Address: Wayne Island, B. C.

Legal Description: The West Half of the North East Quarter and the Fractional West Half of the Fractional South East Quarter, of Section 3, Wayne Island, Cowichan District.

Classification: Dwelling, Outhouses and Greenhouses (17,000 sq. ft.).

Registered in the name of: JAMES KEIJI SUMI.

State of Title (No. 93400-I): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT AND VETERANS' LAND ACT for \$1,893.00.

As at: January 1st, 1944.

(See over for Assessed Value).

Payment received: December 29th, 1944.

Receipt of Title (No. 147663-I) acknowledged by Purchasers on: December 21st, 1944.

Completed statement to Evacuee sent on: January 24th, 1945.

Net proceeds (\$1,890.00) released to credit of James Keiji SUMI as of: Jan. 1/44.

Chattels: Sold prior to sale of Real Property.

Insurance: None.

Administration: This property consists of 2 parcels of land totalling 100 acres (80 acres and 20 acres) on which improvements consisted of Greenhouses (17,000 sq. ft.) a Dwelling and Outhouses. Six of the 100 acres were cleared, the cordwood on the balance being used as fuel for the greenhouses.

This property was one of the 10 covered by the Wayne Island Agreement (Aug. 17/42), which ran from May 8th, 1942, until terminated by mutual agreement at the end of the 1943 crop year (Aug. 31/43). See statements enclosed with P. S. Ross & Sons' letter of Sept. 15/43 for result of operations during this period.

Due largely to lack of necessary labour, the island this property remained vacant from termination of the above Agreement (Aug. 31/43) until purchase by the Director, Soldier Settlement & Veterans' Land Act as of January 1st, 1944.

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

9th Oct 1944

RGB/P.

Canada

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

JAPANESE EVACUATION SECTION

File No. 5143 ✓
Reg. No. 14275 ✓

506 Royal Bank Building,
Vancouver, B. C.

Mr. James Keiji SUMI,
Tappen, B. C.

Dear Sir:

Re: Cowichan District- The West Half of the North East
Quarter and the fractional west half of the fractional south east
quarter of Section 3, Mayne Island. C. of T. 93400-1.

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	\$ 1,893.00
Add:	
Unexpired insurance premium as at January 1st, 1943	<u>1,893.00</u>
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00 3.00
Encumbrance—Principal	_____
—Interest	_____
Net proceeds of sale	<u><u>1,890.00</u></u>

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

Yours truly,
F. G. SHEARS,
Director.

STATE OF TEXAS
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CLERK

1944		Debit	Credit	Balance
Jan. 1	Balance as per Statement sent		924.84	924.84 Cr.
Jan. 1	Cr. re Sale of Property		1,890.00	
Feb. 18	Cheque to James Keiji SUMI	200.00		
Mar. 16	Refund Insurance Premium re Policy cancelled		20.45	
Oct. 19	Cheques to Jas. Keiji SUMI March to Oct. \$100.00 ea.	800.00		
1945				
Jan. 15	Proportion of fees re Mayne Island Agreement	17.15		
		1,017.15	2,835.29	1,818.14

BC-699-P
BC-1336-A

BC/699-P
BC/1336-A

Page 1

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

Farm Appraisal Report

File No. J.L. 792

Land Description West $\frac{1}{2}$ of NE $\frac{1}{4}$ 80 acres and West $\frac{1}{2}$ of Fractional SE $\frac{1}{4}$ 20 acres of Sec. 3.
Mayne Island

Containing 100 Acres

Owner's Name James Keiji SUMI

Post Office Address Mayne Island P.O., B. C.

Nearest Rail Point N.A. C.P.R. Boat wharf

Distance 3 miles

Market Town Vancouver or Victoria

Distance 40 "

Church (give denomination) United

Distance 3 "

Nearest School Public

Distance 2 $\frac{1}{2}$ "

State how property was identified: One Post, Roads and Map.

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

Yes. Gravelled Public Road gives access at North.

Is this district a good one? No, Its Island limitation is decided drawback.

Employment opportunity Strictly limited. Just farm employment.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: Cleared land, part pole fenced.

Value \$

Water supply: 2 shallow wells. Pumped to tank for irrigation in Greenhouses and house use. Limited.

Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 27	Frame	12	Shingle	3-4	Cement	Wood	1000.00
Greenhouse	48 x 100	Glass	10	Glass	5-6	Wood	Fair	336.00
"	72 x 100	"	10	"	5-6	"	"	504.00
"	24 x 100	"	10	"	5-6	"	"	168.00
"	12 x 30	"	6	"	5-6	"	"	25.20
Packing shed	10 x 30	Frame	8	Shingle	5-6	"	"	25.00
Wood shed	12 x 18	R. Lumber	8	Shake	5-6	"	"	5.00
Garage shed	x	Not assessable.						
Pole & Shake shed	x	"						
	x							
	x							
	x							

Total present day value \$ 2063.20

Total Value Buildings add to farm less 30%

\$ 1444.24

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Vacant now. Definitely fit for use as it stands at present.

Describe the basement and chimneys: Full cement basement. Brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 2 How finished V. joint
House and parts greenhouses

Are buildings painted? Condition of paint Good

Distance from nearest bush All clear for fire hazard.

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

ACRES	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.8	Level, gentle slope to east	Light clay loam 6"-8"	Clay	Old sod, clearing includes the green- houses.	60.00	210.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Nil						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDEULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
8	Fairly level, drainage to east	Light clay 6-8"	Clay	Clear bush, ordinary clearing practice	75.00	10.00
Area Unsuited for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
91.5	Timbered, Rugged, Rocky hillsides			Good firewood. Very little real timber, too much conky	2.50	228.75

Total value of Land \$ 488.75

Total added by buildings to value of farm \$ 1444.24

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

Total value of farm \$ 1932.99

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

Owner vacated in May. Messrs. Mayers and Ratoliff have leased from the Custodian along with 9 other Greenhouse plants to 1945. Rental on this not known. They have harvested the tomato crop from the greenhouses.

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

Take away the greenhouses and the property becomes just a home clearing in the bush.
Too much bush, rocky land to ever make a farm unit.
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 - \$18.00

Date: August 18, 1942.

Place: Victoria, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 13th day of August 1942

Inspector's Signature

"T. Godfrey"

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

Farm Appraisal Report

Re: J. K. Sumi

J.L. 792

Remarks: Located on Mayne Island. School population too small now to reopen school. A dry, rocky, and shaly formation. There are no creeks on Mayne and water has to be used carefully. The white farmers usually run a few cows and sheep. The dwelling is neat and ready for occupancy - is at present vacant. Present C.P.R. boat service some 4 times a week allows for proper shipping of products, principally to Vancouver. Although this property has shore line frontage of some 20 - 25 chains at the south end, it offers little attraction owing to difficulty of approach and expose. The water supply from two shallow wells - one by gravity to a raised tank and the second is pumped up by a Wee McGregor. Saw outfit which is later used for wood cutting to supply the heat to the greenhouses for their one crop of tomatoes. I am very doubtful if any second crop could be grown owing to water limitations which I believe has been the limiting factor.

The heating of the greenhouses has been done very crudely. From 4 - 6 gasoline drums are set on the earth with stovepipe chimneys and fired with cordwood. Crude, but appears to have been sufficient to produce fair to good crops. Greenhouses are cheaply cheaply constructed and light - all wood sills and wood blocks on the ground carrying the uprights. No provision made for soil changing other than by hand. Locals have informed us that the owners had proposed moving the houses to new land if disease got too bad.

As a homesite - very shut in.

(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.)

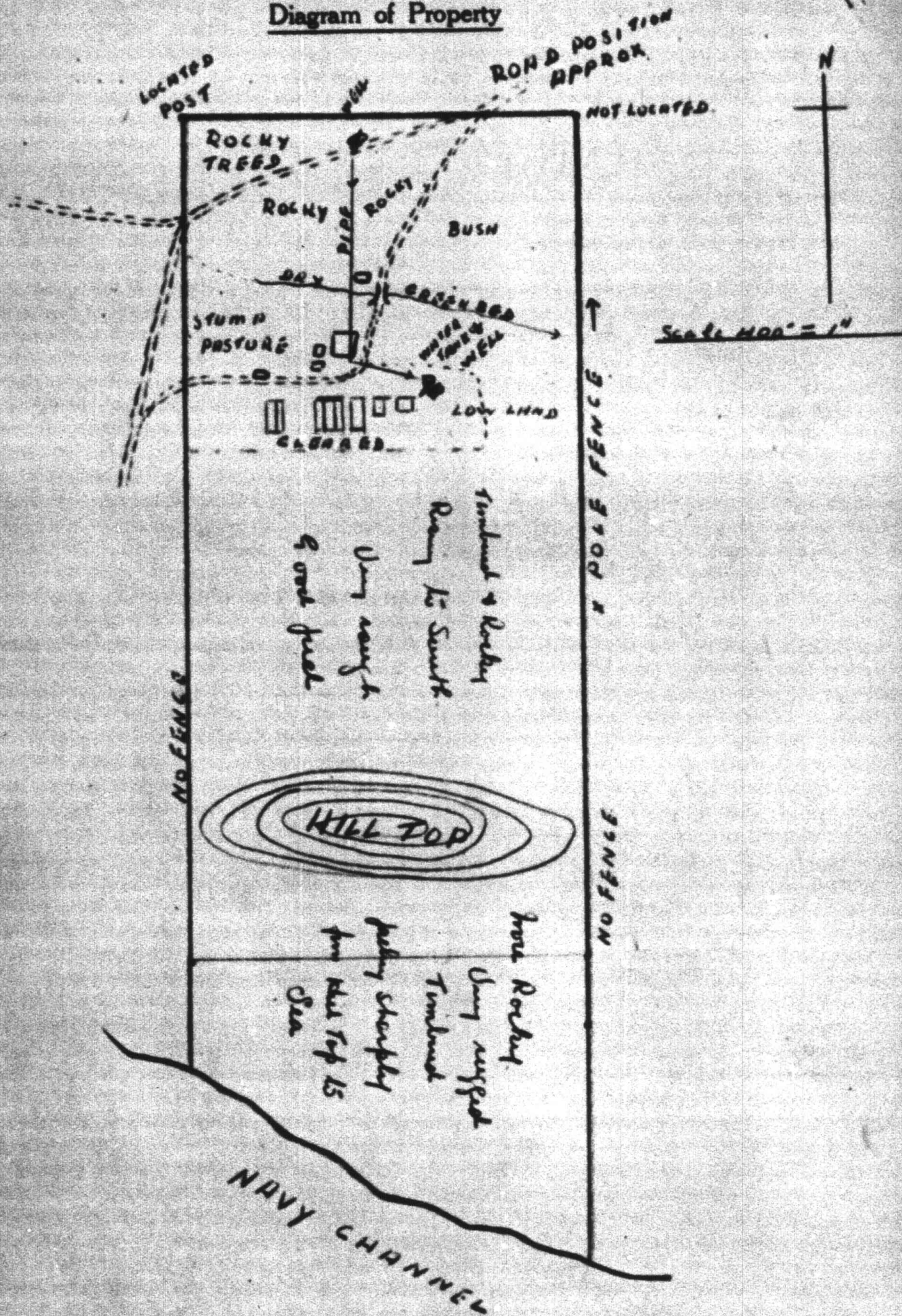
Present Value

\$
\$
\$
\$
\$
\$
\$
\$
\$
\$
\$

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 \$ 2000.

Date 21st August 19 42

"I. T. Barnet"

District Superintendent.

I, J. K. Sumi, hereby request the Custodian to release my Ford truck, serial no. C18BBL3986 to Messrs. R. J. N. Mayers and Jack Ratcliffe to be used by them in connection with their operations of the Japanese farms on Wayne Island, as outlined in the letter of Messrs. Wilson, White & Woodburn addressed to the Custodian and dated May 8th, 1942, and in consideration of his so doing I hereby remit, release and forever discharge the Custodian, his deputies, servants, agents and representatives of and from any and all causes of action, claims and demands whatsoever which I may or might have for or by reason of any seizure, custody, possession, control, holding or keeping by the Custodian or by anyone acting on his behalf, of the said motor vehicle or by reason of any act, omission or other matter or thing in connection therewith.

Dated at Vancouver, B. C. this 8th day of May, 1942.

J. K. Sumi

Witness

Robert C. [unclear]

27th July, 1942.

MEMO FOR MAYNE ISLAND FILE #52

From: Gavin Mounat

Re: File #5166- Kumazo Nagata &
File #5143- James Keiji Sumi

Cheque for the sum of \$45.00 being for the hire of three motor trucks for the period of May 9th to July 31, 1942 inclusive, has been received from Messrs. Mayers and Ratcliffe and is for the credit of files #5166 - K. Nagata and #5143 - James Keiji Sumi in the following amounts:-

File #5166 - Kumazo Nagata..... \$31.15

File #5143 - James Keiji Sumi..... 13.85

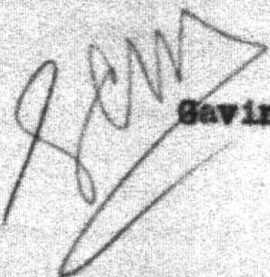
- - - - -

The understanding arrived at in connection with above mentioned hire of three trucks (two of which are owned by K. Nagata and the other by J. K. Sumi) is as follows:-

The two trucks belonging to K. Nagata are valued at \$900.00 and the one belonging to J.K. Sumi at \$400.00, total value of the three trucks \$1300.00.

Messrs. Ratcliffe and Mayers are to pay for the hire of these trucks a yearly amount equal to 15% of the above mentioned valuation i.e. \$195.00.

For the purpose of adjusting the 1942 crop settlement the sum of \$45.00 has been agreed upon by Messrs. Mayers and Ratcliffe and the Office of the Custodian as being the correct amount due for the fraction of a year, namely May 9th, 1942 to July 31st, 1942 inclusive.


Gavin C. Mounat.

GCM:ND

5143

6th November, 1942

Mr. James Keiji Sumi,
Registration #14275,
Chase, B. C.

Dear Sir:

You are aware that under the lease arrangements made between your group of Mayne Island Growers and Messrs. Mayers & Ratcliffe that the final payment of \$2,000.00 was not due until the 1st August 1943.

Messrs. Mayers & Ratcliffe have, however, paid this amount of \$2,000.00 in advance and we have to your credit your share amounting to \$238.10 plus \$13.85 being your share in the hiring of trucks to Messrs. Mayers & Ratcliffe.

Now that evacuation is about complete, it is our intention to give an opportunity for creditors to file any claims they may have. After which the balance of any funds held will be available for distribution.

For the time being therefore, we are sending you our cheque for \$125.97 which represents 50% of the amount we have on hand.

As stated, at a later date, providing no claims are received on your account, the remaining balance will be distributed.

Yours truly,

F. G. Shears,
Manager.

FGS/PMH

Encl.

File No. 5143

Name: SUMI James K.

Reg. No. 14275

1935 Ford Truck - Custodian No. at Wayne Island.

Released Mayers & Ratcliffe.

*valued @ \$400 & leased at 15%
= \$60 per annum.*

STATEMENT TO FILE IN AUTOMOBILE INSURANCE

File No. 22

22nd September, 1942.

Re: Policy 21-40577, Employers' Liability
Insurance Cover, James Kaji SUMI

This policy, covering the automobile of the above named Japanese, is written in the name of "The Secretary of State of Canada acting in his capacity as Custodian as vested owner of the interests of James Kaji SUMI".

Particulars of automobile insured:-

Model Year	Trade Name	Type of Body	Serial No.
1935	Ford	Dump Truck	0188613786

Coverage:- Public Liability \$20,000/50,000

Property Damage:- \$1,000.00

Collision:- Not Covered

Fire & Transportation:- Insured

Theft:- Insured

Driver's Truck Endorsement

Permission Renting or Leasing Endorsement

Restricted Passenger Hazard Endorsement

Chase. B.C.,
March 16/43

Mr. G. Movatt
Kangas

AGUATION SECTION
Rec'd APR 6 1943
To Pa. _____
To _____
To _____

Sir:

Will you kindly
let me know if
Meyers & Retchiff are
using my truck
this year. If they
are not using it
I would like to get
it and my drag saw up
here and use it in
the wood business. I
can get someone to come
and get them.

I have received only

\$17 for the use of truck
from Custodian to date.
I also asked ~~them~~^{Outlook} to
send me ^{the} balance of rent
money but they do not
pay attention so I would
like you to write or
see them about it for me.

I understand that Meyers
& Ratchiffe have also cut
wood on some properties.
Do we get any
stumpage for that?
I think we should; in
view of the fact that
rent money is divided
in accordance to
greenhouse dimensions.

We here had a pretty
tough winter here
Temperature was down
to 40° below.

Even now in the mornings
its down 10° below sometimes
~~we~~ and 6 inches of snow
yet.

I am waiting to
hear from you

Yours truly
J. Sami.

Ganges B.C.
April 3/43.

Mr. F. G. Searns
Director, Office of Custodian
506 Royal Bank Bldg.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 6 1943
File No.	
Ans. Cof. of let. to 5143	
Referred	912

File # 5143

Dear Sir:

For your information I enclose letter from J. K. Sumi File # 5143, in which he asks for his truck and drag saw. I have been in touch with Mr. Rutcliffe and he claims that they are using both the truck & the drag saw. and in any case I can't see that it would be wise to tamper with the Mape Island rental agreement & release said articles.

Sumi also makes a request for the balance of his 1942 rental money and also rent for his truck. If there is any 1942 rental money either for the properties or trucks ~~then~~ still being held in the office. I hope it will be released to each of the growers soon. As I have many times before pointed out Mr. Searns promised the growers that if they accepted the present agreement that the rental money ^{for 1942 in particular} would be forwarded on to them as it was received.

Thanking you for your attention
Yours truly,

James C. Munn

SEE MARCH 16, 1943

Tappen, B. C. November 1st, 1943.

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

EVACUATION SECTION	
NOV 3 1943	
Rec'd	
File No.	5143
Ans.	File
Referred	Bell

Dear Sir:-

out to Bell
We have a Japanese working in our Tie Camp here "James Keiji Sumi" Reg. No. 14275, who says he has a 2-ton Ford Truck on his farm on Mayne Island and he would like you, if possible, to arrange the release of this truck to him to bring here to haul ties, slabs and other timber commodities for us by contract or day work.

We have had a crew of Japanese (22) on the one tie mill since last May and can keep them at this work for the duration, our main difficulty has been getting truck drivers. We secured most of these Japanese through the Security Commission (Selective Service Branch) and if you require reference as to our status, they no doubt have a pretty good line-up on us and our operations here, or you may enquire from Mr Chas. E. Ways of the Columbia River & Canadian Western Lumber Companies - 1125 Marine Building - for whom we are sub-contracting.

Yours very truly

DARTT & PATTERSON

H. V. Dartt

*Rec'd
Security Com*

Jappen B.B.
Nov. 4/43.

The Custodian
516 Royal Bank Bldg.
Vancouver B.C.

CORRESPONDENCE	
NOV 5 1943	
File No.	5143.
Ans.	
Referred	Bell

Sir:

Kindly send me ^{out to you} my rent
for my property on Mayne Island
rented to Meyers & Ratchliffe.
due in Aug. 31st. 1943

Also rent on 1 truck also
rented to Meyers & Ratchliffe at 15%
of value \$500.

Expecting your immediate reply.

Yours truly
J. A. Bremer
Reg. No. 14275

20th November, 1943.

George Collins Esq.,
The British Columbia Security Commission,
Dick Building,
Vancouver, B.C.

Dear Sir:

Re: James Keiji SUMI.

As you are aware, motor vehicles were required to be delivered up under the Minister of Justice Order of February 26th, 1942.

These vehicles were subsequently advertised for sale and from time to time have been sold. At the time motor vehicles were being delivered up the British Columbia Security Commission expressed through their Chairman, Major Taylor, its view that motor vehicles should not be released to evacuees out of the area because of the effect on public opinion. This policy has been followed and we have not released any motor vehicles to the Japanese.

There is a truck which has been in use under a lease agreement on Wayne Island belonging to Mr. James Keiji Sumi. The agreement has terminated and we were prepared to advertise this vehicle for sale but have just received a letter from Messrs. Dartt & Patterson which reads as follows:

"We have a Japanese working in our Tie Camp here "James Keiji Sumi" Reg. No. 1A275, who says he has a 2-ton Ford Truck on his farm on Wayne Island and he would like you, if possible, to arrange the release of this truck to him to bring here to haul ties, slabs and other timber commodities for us by contract or day work.

We have had a crew of Japanese (22) on the one tie mill since last May and can keep them at this work for the duration, our main difficulty has been getting truck drivers. We secured most of these Japanese through the Security Commission (Selective Service Branch) and if you require reference as to our status, they no doubt have a pretty good line-up on us and our operations here, or you may enquire from Mr. Chas. E. Ways of the Columbia River & Canadian Western Lumber Companies - 1125 Marine Building - for whom we are sub-contracting."

In view of the fact that no releases have been made to Japanese owners because of the arrangements made with your Commission, we are not prepared to release this truck to Sumi unless you express an opinion as to the desirability or otherwise of releasing this particular truck to Sumi for the purpose indicated. Arrangements would have to be made at Sumi's expense for shipment if it was decided to release this truck to him.

Yours truly,

F. G. Shears,
Director.

AUCTION SALE

Acting under instructions from Secretary of State acting in his capacity as Custodian pursuant to provision of Consolidated Regulations Respecting Trading With The Enemy (1939), we will sell by Public Auction at the Minamidi Farm (near the school house) on MAYNE ISLAND, B.C.,

**WEDNESDAY,
Dec. 1, 1943,**

and commencing at 10:15 a.m., the following goods and chattels:

**1 HALF TON FORD LIGHT
DELIVERY TRUCK, 1937?**

**1 TON AND A HALF FORD
TRUCK with hydraulic dump
body, 1936?**

**QUANTITY HOUSEHOLD
FURNITURE — including
Kitchen Ranges (one nearly
new)**

**FARM MACHINERY — Including
Wagons, Mowing Machines,
Plows, 1 4-wheel Democrat,
Spring Tooth Harrows,**

and 5 drag saws

Urgent.

Trustees Salt Spring Island United School

GAVIN C. MOUAT, Secretary

EVACUATION SECTION

Rec'd NOV 20 1943

File No.

Ans.

Referred

9/12/43

Files # 5166
5143

Ganges, B.C.

Nov 26/43

Mr H. F. Green
Protection Dept.
Officer of Custodian
Nanaimo B.C.

re J. K. Sumi and K. Nagata

Dear Sir:

Further to our telephone conversation today's date I am enclosing letters you received recently from both Sumi & Nagata re their trucks. In both cases they state that they wish me to bid up to a certain figure on their respective trucks but not higher to let them go if there is a higher bid and I am sure there will be a higher bid in each case. In any event the reserve of \$400.00 on each which you previously suggested will protect both cases.

I am enclosing a copy of the auction ad which has been distributed to every home in the Gulf Islands and you will notice by it that the trucks are offered for sale. If they are to be withdrawn now you would have to protect the Salt Spring lands in the event one or more persons claim they incurred loss of time or expense to journey to the sale to buy one of the trucks. This is a bit difficult and you had better call me on the phone Monday. Yrs truly, Gavin C. Mouat.

Please return both Sumi's and Nagata's letters to me.

Ganger B.C.
Dec. 13/43

Mr H. F. Green
Protection Dept.
Office of Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	DEC 16 1943
File No.	5166 + 5443
Ans.	30/12.
Referred	

Dear Sir:

James Keiji Sumi
Kumage Nagata

While at Mayne Island

Today I picked up the enclosed
dark board slip for Truck licence
C. 6341 and ration books for
the same and also for # C. 6340.

The first mentioned licence appears to be
for the J. K. Sumi Truck sold to Geo. Logan
at Port Washington I presume the other
is for H. M. Clarke View Street Victoria
Both purchasers are calling for their transfers
I believe Mr Carlson obtained the transfer
fee and the other dark board slip.

Yrs truly
James C. Monahan

5166
5143

January 3rd, 1944

Mr. Gavin C. Mount,
Ganges, B. C.

Dear Sir:-

Re: NAGATA, Kumazo
SUMI, James Keiji

We have now duly completed the transfer of the trucks belonging to the above Japanese and have sent to the Oil Controller the Ration Books enclosed with yours of December 13th. The transfer of the Nagata truck and delivery of the Ration Coupon Book to the Oil Controller was completed a few days ago and we now hear from the Oil Controller that two books were originally issued for this truck. Will you please try and secure the return of the other book?

We have only just sent the licence for the Sumi truck and have not yet heard whether two books were also issued for this but you might also investigate this at the same time.

Yours truly,

H. F. Green
Protection Department

HFG:IF

MEMORANDUM

File No.: 5143

January 27th, 1944

To: FILE

From: Mr. Green

Re: James Keiji SUMI

This is one of the Mayne Island Agreement files where the Japanese did specify a number of articles but his declaration, as mentioned on the registration form, did not include everything. Of the articles declared, the following were shipped on November 20th, 1943:

- 2 Complete beds
- 2 Dressers
- 3 Boxes dishes
- 1 Dragsaw and bundle of blades

Another dragsaw (? some confusion here.) was sold at auction together with one of the stoves, a cultivator, and a number of farm tools. The bath, sink, and wash basin declared are fixtures.

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

NAME SUNJ, Keiji James

REGISTRATION NO. 14275

FILE NO. 5143

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

1 kitchen stove, 2 lengths pipe	\$ 30.50
1 iron pot	.75
1 crock, 1 pot	.75
1 baby crib complete with mattress	8.50
1 iron couch spring	2.00
1 high chair	3.50
Creamer	1.00
1 roll kitchen linoleum	8.25
1 crosscut saw with handle about 7'	3.00
1 kitchen table	1.00
1 end table	2.00
1 occasional table	2.25
1 shoemakers last	1.00
2 lengths of hose	13.75
1 cultivator	5.00
1 scraper & chain	10.00
1 scythe	1.75
1 shovel & 1 hoe	.75
1 shovel & 1 grub	1.25
1 spring board & auger	1.75
Drag saw	135.00 -
Saw blade	12.00
Saw blade	.50
Saw blade	7.50
Dump truck	620.00 -

Total:	(Auctioneer's Fee: \$ 87.38.	\$ 873.75
Less Expenses:	(Advertisings: 6.12	\$
	(Moving: 92.57.	186.07
Net Proceeds Credited:		\$ 687.68

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Mayne Island No. 1

Remarks.

082
5143

January 26, 1944.

Messrs. Marsh & McLennan Ltd.,
Standard Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Employers Liability Pols.
#X90384 & #X90385

Will you please cancel the insurance on the 1935 Ford Dump Truck, Serial No. 3188BBL398 insured under Policy No. X90384; and also insurance on the 1938 Ford Pickup, Serial No. 116 insured under Policy No. X90385.

We are enclosing Policy No. X90384 with cancellation receipt signed and also a letter of authority for the partial cancellation of the insurance on Policy No. X90385. Will you kindly let us have your cheque for the return premium at your early convenience.

Will you please have an endorsement issued for Policy No. X90385 changing the name of the assured to read "The Secretary of State of Canada acting in his capacity as Custodian."

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

Copy for File 5143

G/82

January 27, 1944.

Mr. Gavin C. Mouat,
Ganges, B. C.

Dear Mr. Mouat:

Re: Fire Insurance—
Mayne Island Japanese Property

As you know, properties belonging to ten different Japanese were operated under an agreement with Messrs. Mayers and Radcliffe which terminated last September.

Among other things, Mayers and Radcliffe were required to carry insurance which they had covered for a total schedule of \$5,000.00 on Greenhouses and \$6,500.00 on Dwellings. The coverage also included Household Furniture, Equipment, Personal Effects, etc.

Seven of these properties, (as follows)

Toru KADONAGA File No. 5158
Kumajiro KONISHI File No. 5164
Bungoro MINAMIDE File No. 5141
Masajiro MINAMIDE File No. 5162
Kumazo NAGATA File No. 5166
James Keiji SUMI File No. 5143
Kikumatsu SUMI File No. 5139

John
have been sold to the Director, Veterans' Land Act and are being turned over to them and will date back to December 31st, last. Three of the ten properties are not included in this deal.

In order to simplify the insurance problem in connection with these various properties, we have suggested and are going to cancel the schedule originally placed by Messrs. Radcliffe and Mayers mentioned above. The Director, Veterans' Land Act through the Soldier Settlement Board here, will arrange coverage to suit themselves on properties they are taking over. It will now be necessary for us to arrange suitable coverage for the properties not included in this deal.

Would you please reply by return mail, if possible, giving me your ideas as to the insurable value of buildings on property belonging to:

Yoshi KADONAGA File No. 5135
Toyo SASAKI File No. 8231
Tsune TERAMOTO File No. 8213

Jappen B.C.

Feb. 7/1944.

The Office of the Custodian:
Royal Bank Bldgs.

EVACUATION SECTION	
Rec'd	FEB 8 1944
File No.	5143 + 5139
Ans.	
Referred	Bell

5139 out to you

Sir:

Kindly note you stated in your previous letter that I was to receive the balance of my credit at the rate of \$100 per month.

I would appreciate your sending me this money each month. Last cheque received was sent Dec. 11th 1943

The money for the sale of some of my removable property on Mayne Island such as trucks, implements, furniture etc. should by this day have reached your office.

I would like to receive a detailed statement for the sale of these things plus cheque at your ~~earliest~~ earliest convenience.

Yours truly

J. Sumi 14275

H. Sumi 14266.

5143.

June 5th, 1944.

Mr. James Keiji SUMI,
Registration No. 14275,
Tappan, N. C.

Dear Sir:

Re: W $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the Frac. W $\frac{1}{2}$ of the Frac. SE $\frac{1}{4}$
of Sec. 3, Wayne Island, Cowichan Dist.

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 which you own, 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.

Jappen, Jan 28/45.

The Custodian
506 Royal Bank Bldg.
Vancouver B.C.

EXERCISE SECTION	
JAN 31 1945	
File No.	5143
Ans.	
Referred	Bill

Sir:

I am in receipt of your letter of Jan. 24th
file no. 5143 stating the sale of one of my
properties "W. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of ~~the~~ and Trac. W. $\frac{1}{2}$ of Sec. SE. $\frac{1}{4}$ "
Sec 3. Mayne. Title 93400-1 has been completed
to the Veteran's Land Act for sum of \$1898.00
Balance \$1818.14

In view of the circumstances there is nothing
I can do but take the money although it
was not my desire to sell this above mentioned property
for this price.

I am at present working by the hour as logger
but if I have this \$1818.14 in a lump sum
I intend to log on a contract basis.

I would appreciate if you will send
me this money at your earliest convenience.

1807.14
(hold 50.00)

Yours truly
J. F. Sumner
Reg. No. 14275.

The Custodian
Vancouver BC.

Jasper B.B.
May 20/45

EVACUATION SECTION	
Rec'd	MAY 25 1945
File No.	5143
Atty.	
Order	Bell

Sir:

I would like to know if
property described. Parcel "B" (D.O. 77189-1)
of the West 1/4 of Sec. 3 containing 28.2 Acres
on Mayne Island Cowichan district
which I am owner has been sold.
If so I have not been paid for this
property. If I still own it I must
pay the taxes so please let me
know what has been done about it.

• Little no is 126644-1.

I have previously been informed
re. file no. 5143 The sale of
the larger property on which was
built my home Title 93400-1
for sum of \$1,893.00 but nothing
has been received regarding

• This other piece of land of 28.2 Acres.

I await reply.

J. H. Sumner

Reg. no. 14275.

Tappen. B.C.

Oct. 5 /46.

The Custodian

506 Royal Bank Bldg.

Vancouver B.C.

EVACUATION SECTION	
DATE	JUL 8 1946
FILE NO.	5143
ANS.	Bell
RECEIVED	

Sir:

Will you kindly send me in full all funds which you are still holding to my account.

To my knowledge this represents about \$50.

plus \$400.00 for sale of 28 Acres on Sec. 3 Mayne Isl. or total of some \$450.00 or thereabouts.

I await your immediate reply.

Yours truly

James Keiji Sumi

Reg. No. 14275

Japan B.C.
Aug. 11. 1946

The Custodian
506 Royal Bank Bldg.

EVACUATION SECTION	
Rec'd	AUG 13 1946
File No.	5143
Ass.	
Referred	Bell

sent to MacArthur

Sir:

Please let me know if
the sale of my property on Sec. 3
Mayne Island 28.2 Acres has
been completed.

I sent you the title some
time ago when you wrote me
asking for it, and said you were
awaiting approval from Ottawa.
Price \$400.

If sale is now made
I wish to have the money.

Yours truly
J. J. Burns Reg. No.
14275.

5143.

Mailed Oct. 18/46

October 16th, 1946. ✓

REGISTERED MAIL.

Mr. James Keiji SUMI,
Registration No. 14275,
Tappen, B. C.

Dear Sir:

We are in receipt of your letter of the 5th instant requesting the remittance of the balance standing at the credit of your account with this office.

This request has necessitated a review of your file and we give below a brief resume of our administration of your affairs.

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

Real Property: Two parcels of land on Mayne Island, covering a total of 100 acres, on which you had built your dwelling, outhouses and greenhouses, were included in a collective purchase of Mayne Island properties made by The Director, Soldier Settlement and Veterans' Land Act, as of January 1st, 1944. You were advised of this transaction on June 5th, 1944, a complete statement being sent you on the 24th January, 1945.

Another parcel of land, covering 28.2 acres, also registered in your name, on which there were no improvements, was excluded from the above mentioned transaction. It was later included in the Custodian's catalogue (under No. 549) and widely advertised for sale. No acceptable offer was received until June, 1946, when it was sold, as advised you on the 5th June.

Final adjustments having been completed, we now enclose a complete statement of this transaction, showing the net proceeds (\$413.21) transferred to the credit of your account. We also enclose our Accounting Department's statement of your account, including the above item and showing a balance of \$456.05 standing at your credit at the present time.

Personal Property: You declared a substantial list of Chattels, most of which were in use by the Lessee's of your property, under the Mayne Island Agreement (which covered all the greenhouse properties on the island).

(Over)

October 16th, 1946.

Consumable supplies, such as fuel wood, crates, baskets, etc., were, to the extent that they were usable, consumed. Our records show 400 crates and the same number of baskets to have been used, and paid for, as well as stumpage on 120 cords of wood. Some articles were found to be unusable and were discarded and the process of normal wear and tear accounted for others.

With the termination of the Mayne Island Agreement (due to lack of essential labour), and the difficulty of finding new tenants to protect your property, it was decided to sell all personal property by public auction, which was done, at a well-attended auction on December 1st, 1943. Prior to this (Nov. 20/43) a number of articles were shipped to you and our records show everything to have been (1) consumed, (2) shipped, (3) sold, or (4) discarded.

Specified Articles: The use of ^{your} Light Delivery Ford Truck was included in the Mayne Island Agreement mentioned above, at a rental of \$60.00 per annum. When this Agreement was terminated it was decided to include this truck in the large auction held on Mayne Island on Dec. 1/43. The price realized was \$620.00, which compares very favourably with the reserve of \$250.00 indicated by you.

Bonds, Shares, etc.: You declared ownership of Victory Bonds (\$200.00), which remained under your control and did not come under our administration.

Bank Accounts: The Bank Account declared by you (no balance mentioned) also remained under your control.

Funds: There is a balance of \$456.05 standing at the credit of your account, and in compliance with your request we are enclosing our cheque in your favour for this amount (\$456.05). This will leave no balance in your account, which will then be closed.

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

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl.

Jappen Bldg

Oct. 21/46

Office of the Custodian
506. Royal Bank Bldg.

EVACUATION SECTION	
Rec'd	OCT 22 1946
File No.	5143
Ans.	✓ R. B. J.
Referred	Beet

Sir:

I am in receipt of your cheque
for sum of \$456.00. for which I Thank you.

As you wish me to confirm that
this sum terminates all account for
my property vested in the Custodian

I here by swear that I have received
in full, only your valuation of
my property.

If you wish me to declare that
I have received a fair and just sum
for all properties I certainly do not.
Can you imagine that I would
want to sell 180 Acres of land 15 Acres cleared
upon which is built a 6 room house,
16,000 sq. ft. of greenhouse for sum of \$1870.00

Should the Government of Canada
decide to change its policies I think I
have a few more dollars coming. I assure you
Sag. No 14275 J. J. J.

5139, 5143, 5999,
2500, 8366.

November 30, 1945.

R. Max Lerner, Esq.,
Barrister and Solicitor,
P. O. Box 308,
Solano Ave., B.C.

Dear Sir:

Re: Estate of Kikumatsu SUMI, Dec'd.
Our File #5139.

We thank you for your letter of November 15.
Your outline of the required procedure is quite correct.
Upon receipt of Certified copy of Letters of Administration,
we will send forward the amount at credit in this account.

For your information, although the statement
of particulars supplied by the Japanese indicates only one
beneficiary, the R. C. M. P. records indicate that there are
at least three adult children as well as the widow, namely:

Junzo Keiji SUMI, Reg. No. 14273, son;
Chieichi SUMI, Reg. No. 11611, son;
Toni (Mrs. Ichichi) SUMI, Reg. No. 07437, daughter;

the widow being Ruma SUMI, Registration No. 14265. This
information may be checked by writing to the Department of
Labour, Japanese Division, 360 Homer Street, Vancouver, B.C.,
as our office assumes no responsibility for the correctness
of such information.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

2132, 5143

April 29, 1947.

B. Max Ladner, Esq.,
Barrister, Solicitor, Notary Public,
Merchants Block,
Front Street,
Salmon, Arn, B.C.

Dear Sir:

Re: Estate of Kikumatsu SUMI, #14266,
Deceased.

We acknowledge with thanks your letter of April 24th enclosing certified copy of Letters of Administration in the above estate, and note that James Sumi has been appointed personal representative. We believe that this is the man who is recorded with the B.C.S.P. as Keiji James Sumi, Reg. No. 14275, son of Kikumatsu Sumi and we are accordingly enclosing a cheque drawn in his favour which we would ask you to be good enough to pass on to him.

Kindly have Mr. Sumi acknowledge receipt of this cheque and advise him that on behalf of the heirs we require to receive a statement of assets and liabilities of the estate indicating the amount of the residue after the debts are paid and the amounts payable to each of the heirs.

We have already indicated in our letter of November 30, 1946, the heirs according to our records.

Yours truly,

A. G. Beathur,
Office of the Custodian.

AGB:AH
encl. Cheque \$35.00.

Claims delivered
to office

VLA

792
6197 1536A

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.

200 5143

NOV 19 1947

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

(1) NAME SUMI JAMES KEITI (RCMP) Reg. No. 14275
(Print) Surname Given Name

(2) Pre-Evacuation Address MAYNE ISLAND B.C.

(3) Present Address TAPPEN B.C.

(4) REAL ESTATE

(a) Street Address (if any) _____ City or Municipality _____ Province _____

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

West Half of North East Quarter, and Fractional
West Half of Fractional South East Quarter,
of Section Three (3) MAYNE Island COMICKAN DISTRICT

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

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

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

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

(i) Land - - - - - \$ 2,000.-
(ii) Buildings - - - - - \$ 4,000.-

(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) - - - - - \$ 6,000.-

(v) Amount at which Custodian sold property and credited your account - - - - - \$ 1,890.-

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 4,110.-

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

Custodian
(G. Moust acting Custodian for Gulf Islands.)

- (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 \$ |

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.

TOTAL CLAIM FOR PROPERTY LOSS \$

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 4100

- (6) (a) Place at which claimant prefers to be heard.
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
Vernon BC (2nd choice Kamloops)
- (b) Do you require the services of an interpreter at the hearing? Yes or no no

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

DOMINION OF CANADA,
 of _____
 TO WIT:

I, JAMES KEIJI SUMI
 of TAPPEN _____ of the Town _____
 in the Province of BRITISH COLUMBIA

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

DECLARED before me at the city _____
 of Vancouver _____
 in the Province of BRITISH COLUMBIA _____
 this 19th day of November _____
 A.D. 1947. [Signature]
 Commissioner for taking oaths in British Columbia.

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 "INQUIRY ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION.

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

10
Kamloops, B. C.,
December 11th, 1947.

IN THE MATTER OF THE CLAIM OF
SAMUEL KIMURA HIRAI.

PROCEEDINGS AT HEARING.

SO APPEARANCES:

J.W.C. HUNTER, Esq., appearing for the
Dominion Government.

J.A. MacLENNAN, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
G.H.R. UPTON, Esq., Official Interpreter.
T.F. HODGKIN, Esq., Official Reporter.

2
J. K. Sumi,
In Chief.

MR. MacLEHMAN: No. 21 on the list, my lord, the case
of Sumi. This will be Case No. 19.

JAMES KELLY SUMI, the claimant herein,
being first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. MacLEHMAN:

- Q Mr. Sumi, you were a greenhouse operator on
Main Island in the Gulf of Georgia before your
evacuation? At Yes.
- 10 Q And you were evacuated in April of 1942?
- A Yes.
- Q You had two parcels of real estate at the time
of your evacuation? At Yes.
- Q One of which you are claiming for in connection
with this matter --
- A Yes.
- Q --the west half of the north-east quarter. Where
did the other property lie?
- A The other property was opposite this one.
- 20 Q Just across the road from it?
- A Just across the road from it.
- Q And how many acres are in the property for which
you are claiming here?
- A One hundred acres.
- Q And the other property? At 25.2 acres.
- Q Was the other property which you are not claiming
for here -- did it have any improvements or
buildings on it?
- A No.
- 30 Q Was there any clearing? At No.

J.L. Sumi,
In Chief.

Q And it was sold through the Government for how much -- that 25.2 acres?

A \$413.00, I believe.

THE COMMISSIONER: When you say sold through the Government, you better explain that.

MR. MacLENNAN: It was sold to the Director of Veterans Land Act, my lord.

THE COMMISSIONER: The 25 acres.

MR. MacLENNAN: The 25 acres.

10 THE COMMISSIONER: You are making no complaint about that?

MR. MacLENNAN: We are making no complaint about that.

THE COMMISSIONER: The 25 acres sold for what?

MR. MacLENNAN: It was sold for \$425.00, and the net proceeds after adjustments and charges were \$413.21.

Q What did you pay for this property that you claim for here, Mr. Sumi?

A I paid a thousand dollars cash.

20 Q When? A: 1934.

Q A thousand dollars? A: A thousand dollars.

Q And when you bought it, were there any buildings on it? A: There was an old log structure.

Q Yes. Are you placing any value on that in this claim? A: No.

THE COMMISSIONER: Excuse me one moment. He bought the 100 acres when?

30 MR. MacLENNAN: In 1934, my lord.

J.L. Saml,
In Chief.

Q Since then, what did you do with the land?
Did you clear some?

A Yes, I cleared. I had about four acres under
the plow and possibly three acres that was partly
cleared up.

Q You had four acres under cultivation, that is
plowed up ground? At Yes.

Q And three acres partly cleared?

A Yes.

10 Q Your valuation for the land according to your
claim form is two thousand dollars? How do you
arrive at that? At Well, I paid
a thousand dollars and I have done considerable
work on that property since then.

Q Besides clearing and breaking those acres that
you mentioned, what else did you do?

A Well, I put a fence around all the land that
might be of any use. I mean arable land.

Q Were there any wells on the place when you went
there? At No, there were
no wells, but I dug two wells or springs or
whatever you might call them, and I piped water
to my house and greenhouse, and I built a road
from the Government road to where my buildings
are.

Q Yes, I see. Now what buildings did you put on
the place? At I put a
dwelling house.

Q How big a house? At Oh, it would
be about 24 by something.

Q How many rooms?

A: Six rooms.

Q Six rooms. Four down and two up?

A Yes.

Q I am showing you a photograph. Is that a photograph of the house?

A Yes, it is.

MR. NEALEMAN: I tender that as Exhibit 1, my lord.
(PHOTOGRAPH MARKED EXHIBIT NO. 1)

Q When was that house built?

10 A I started to build it about three years prior to execution.

Q When did you finish it?

A Well, as a matter of fact, I couldn't say that I really did finish it. There was one room upstairs that I got the material for but it wasn't completed yet.

Q Did it have a basement? A: Yes.

Q What was the living room like inside?

A Well, it was finished in ply-board and was varnished.

20 Q How was the upstairs? A: The upstairs was finished in gyproc and laminated.

Q And was there a bathtub in the place?

A Yes, there was.

Q And there was running water in the house?

A Yes.

Q No inside toilet, though? A: No.

Q Was there a fireplace in the living room?

A Yes.

30 Q Made of what?

A: Made of brick.

J.H. Smith,
In Chief.

Q How did you have some greenhouses?

A I did.

Q How many?

A: Eight.

Q I will refer to the farm appraisal report. We will be referring to it later on, my lord. There is one item, greenhouse, 48 x 100, glass, valued at \$335.00 by the farm appraiser. What is your valuation for that?

A My valuation for that would be approximately \$400.00.

Q How do you arrive at that?

A Well, the cost of material and the labour.

Q There is another greenhouse, 72 x 100. What is your estimate of the proper valuation for that?

A: My valuation is \$500.00.

Q There is another one, 24 x 100?

A \$300.00.

Q And there is another one, 12 x 30?

A \$50.00.

Q And were there any more greenhouses?

A Yes, there was one more that was 30 x 24.

Q 30 x 24. That isn't mentioned on the farm appraisal report. You have seen that report, have you not?

A: Yes, I have seen it.

Q And one is missing from that report?

A Yes.

Q What is your valuation for that?

A About \$150.00.

7
J.L. Smit,
In Chief.

MR. HUNTER: What is his valuation of the first one?

MR. MacLENNAN: \$600.00.

Q In arriving at those valuations, you took into consideration, as far as you could, what it cost you for material and the amount of labour it took to build it, is that so?

A Yes.

Q You did the building yourself?

A Yes.

10 Q What kind of an allowance did you make for your own labour? Was it on an hourly basis, or was it an hourly allowance?

MR. HUNTER: My lord, again is this actually relevant?

MR. MacLENNAN: If my friend doesn't want it, I don't, my lord.

THE COMMISSIONER: He has made his valuation of a total of two thousand dollars. Now, I presume it is for you to attack it, Mr. Hunter.

MR. MacLENNAN: Q: Now, was there a water tank on
20 the premises? A: Yes, sir.

Q You put that up there?

A Yes, I did.

Q What is your idea of the value of that?

A Oh, it might be worth about \$25.00.

Q That isn't mentioned in the farm appraisal report?

A No.

Q And was there a chicken house?

A Yes.

Q And the value? A: As a matter

3 of fact, I didn't put any value on those smaller

J.K. Suni,
In Chief.

things. I didn't put in any claim for it.

Q I see.

THE COMMISSIONER: We have not had any estimate of value on the residence, have we, unless I omitted to write it down?

MR. MacLENNAN: I think I have overlooked that.

Q Have you arrived at your estimate of a valuation for the house that was mentioned?

A Yes.

20 Q What, in your opinion, is that house worth, or was it at the time of the evacuation?

A I believe the house was worth \$2000.00.

THE COMMISSIONER: That makes up your claim for buildings.

MR. MacLENNAN: Q Now, Mr. Suni, Bain Island is about halfway between Vancouver and Victoria in the Gulf Islands, is it?

A Yes.

Q What did you produce on those premises?

20 A Early tomatoes.

Q And what was your average for the previous year? Do you know what the production was for the year before the evacuation?

A I can't say exactly how many crates I shipped out but I believe in the years that I grew those tomatoes, I got between 900 to 1200 crates of tomatoes.

Q Each year?

A Each year.

Q Yes, and the price at which you sold those tomatoes, that is the average price for early

J. L. Gumi,
In Chief.

tomatoes, would be what?

A Well, in the early year the beginning of May,
I might get around \$5.50 and then at the end
of the season I might only get \$1.50.

Q And did you keep track of what the average would
be? Have you any idea now of what the average
was?

A I believe it
would be about \$3.00.

Q About \$3.00 a crate? A Yes.

20 THE COMMISSIONER: It might be more helpful if he
could estimate his annual net income.

MR. MacLENNAN: Q Yes, Mr. Gumi, can you estimate
the profits you made per year after deducting
expenses?

A I have no records
of these things, but I believe it would be
\$3000.00 or thereabouts.

Q That is \$3000.00 after paying what?

A After paying for such things as crates and
fertilizer and whatever else I needed in the
greenhouse.

Q That is the net left to you after paying all
expenses?

A Yes.

Q Is that also with the payment of taxes?

A Well, taxes -- the amount of taxes was only
\$10.00.

Q I see.

THE COMMISSIONER: Q That figure does not include
your own labour. The \$3000.00 is net to you--
your net return and in that is included your
own labour?

J.K. Smit,
In Chief.

A Oh yes, naturally.

MR. HADENHALL: Q: Mr. Smit, there is a reference in the farm appraisal report, "Duners had proposed moving the greenhouse to new land if disease got too bad". Was there any disease in connection with your property or greenhouse?

A No, I had no disease in the time I was growing in these greenhouses.

Q Does a disease develop after a certain number of years in greenhouses in growing tomatoes?

A It is possible.

Q When that happens, what do you do?

A I have never had such an experience, but there might be methods of combating the disease, or you might be able to put your greenhouse on a different piece of property -- I mean change the position.

Q You would change the location of the greenhouse, would you?

A: Yes, that would be one way of combating a disease.

Q However, you don't know exactly how you would go about it because you never had any disease?

A No, I never had any disease.

Q I am showing you farm land assessment notice for 1942 in respect of the West half of the North-east quarter. Does that refer to your property that you refer to here?

A Yes.

Q The assessed value of the land is a thousand dollars and improvements \$3000.00, that is right?

J.E. Smit,
In Chief.
Cross-Exam.

A That is right, yes.

MR. MacLENNAN: I will tender that, my lord, as Exhibit 2.

THE COMMISSIONER: That relates only to this 100 acre property.

MR. MacLENNAN: That is right, my lord.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 2)

Q Now I am showing you an assessment notice for 1945 relating to Parcel 6 of the North-west quarter of Section 3. Is that the other property we have referred to for which you are making no claim?

A Yes.

Q And the land was assessed at \$400.00?

A Yes.

MR. MacLENNAN: I tender that as Exhibit 3, my lord.

THE COMMISSIONER: What is relevant in that?

MR. MacLENNAN: As a comparison, my lord. They were adjoining properties. The Soldier Settlement Board purchased this property for \$400.00, a little bit over the assessment, and much under the assessment for the other.

THE COMMISSIONER: I see.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Exhibit 3 shows an assessed value of \$400.00.

MR. MacLENNAN: Yes, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Smit, when you first purchased this property for a thousand dollars, did you live in

J.H. Smit,
Cross-Exam.

the old lag structure for awhile?

A No. My father lived on Main Island, too, and I was going to and from his place to my own to work on it.

Q Was the old house uninhabitable or could you live there? A No, it was uninhabitable.

Q Now in the farm appraisal report which will be filed later, I wonder if we could check some of the things they have put in it. They say, "The heating of the greenhouses has been done very crudely. There are four to six gasoline drums are set on the earth with stove pipe chimneys and fired with cordwood". Is that correct? A That is correct.

Q I might also say it says, "It appears to have been sufficient to produce fairly good tomatoes. Greenhouses are cheaply constructed and light, of wood sills and wood blocks on the ground carrying the uprights".

A As to cheaply constructed, I can only say after five years of neglect and all that, it has still lasted through storms and winters, so I think they were adequately and well built.

Q They are on wooden sills and wooden blocks?

A Yes, they are.

Q It says, "No provision made for soil changing other than by hand?"

A That is right.

J. L. Smith,
Cross-Examined.

Q You have been over to see the property recently,
have you? At Yes, I have.

Q How long ago, Mr. Smith?

A Oh, just about two weeks ago.

Q I presume this \$3000.00 profit you averaged each
year was shown in your income tax, Mr. Smith?

A It wasn't. I didn't even know in those days
that a person had to file an income tax. My
father didn't file any income tax and I didn't
file any income tax for three years since I
came here. It was only about two years ago I
first received a notice to file an income tax,
and I have since then.

Q A very unhappy discovery?

A It is. I doubt very much if any other Main
Island farmers were filing income tax.

Q The adjoining property which you had, did you
test the soil there? Was it the same type of
soil? At Yes, it is

all the same type of soil.

Q You said you've only had a limited area of
arable land? At Yes.

Q The land across the road that you tested, it
was all arable, or was it of the other type?

A Oh, I would say about half of that property
would, if it was cleared, be suitable for
growing crops, or some for pasture.

Q You hadn't tested it very closely, I judge,
or had you actually examined it with care?

30 A No, I can't say that I examined it with great

24
J. L. Smith,
Owner-Share,
Re-Direct Fund.

care, because I didn't even know where the corner
posts were.

Q Where which were? A Where the corner
posts were.

MR. HUNTER: That is all.

RE-DIRECT EXAMINATION BY MR. MacLENNAN:

Q You were born on Main Island, Mr. Smith?

A Yes.

10 MR. MacLENNAN: That may explain a lot on income tax,
my lord.

THE COMMISSIONER: Q Mr. Smith, to what extent
are Main Island properties readily salable?
Do you understand what my question means? Can
one sell such a property as your 100 acre
property without great difficulty, or could it
be done prior to 1947?

A I had no intention of selling it, so of course
I have never had any offers either for that
20 matter. I don't know how difficult or how easy
it might be to sell it.

Q Were there many sales of property such as your
property in the five years preceding the time
that you were evacuated?

A I know of one land that was bought.

Q You know of one parcel?

A Yes.

Q Let me put it this way so you get quite clearly
what I am implying; it is my impression that
30 there is little demand for Main Island property.

J.E. Sumi,
Re-direct Exam.

and that while it is a very attractive spot,
and a productive one, if I had owned a property
there in 1942 I might have had great difficulty
in finding a buyer for it. Now, am I right in
that? At Yes, I think

you are right, sir.

THE COMMISSIONER: Now it is open to counsel to cross-
examine on the question I have raised.

MR. HURT: No, my lord. We will be producing an
expert along that line later.

THE COMMISSIONER: You would like it clearly
understood that Mr. MacLennan is open to examine
further on that, if you think that perhaps my
question has not been clearly understood by the
witness.

MR. MACLENNAN: My lord, I think the witness is very
straightforward and honest about this thing
and understands the question, but I would like
to cover something that arises out of it.

THE COMMISSIONER: Very well.

MR. MACLENNAN: Q: You mentioned, Mr. Sumi, or did
you, that when you were buying this property in
1944 -- did you look at another one?

A Yes, I did.

Q How many acres in the other?

A There were 160 acres each.

Q And the price was what?

A The price was a thousand dollars.

Q You bought one hundred acres for a thousand
dollars instead of 160 acres?

J.L. Davis,
Re-Direct Exam.
Re-Cross Exam.

A Yes, I did.

Q Now why was that? A Well, on my road there was another white person who lived there where my property is, so my father thought the Government would always keep that road up, whereas the other had only this one property at the end of a two mile stretch of road which was unused for about, oh, I don't know how long it was.

10 Q I see. Was that property sold to your knowledge?

A Yes, it was sold.

Q When? A It was sold, I believe, in 1944 or 1945.

Q It belonged to an Occidental?

A To a Mr. Nagata.

Q Do you know what it sold for?

A I do.

Q For how much? A It sold for \$2400.00.

10 THE COMMISSIONER: Q In what year?

A In 1945 or 1944, I don't know which it was.

MR. HICKMAN: Q A Mr. Nagata?

A Nagata.

Q How do you spell it? A N-a-g-a-t-a.

MR. HICKMAN: There is just one other point perhaps I can clear up at this time, my lord.

Q The fuel you were using for your greenhouses, I understood was cut from your own property?

A Yes.

10 Q It was all wood you cut off your own property?

S.E. Smith,
De-Cross Exam.

A Yes.

Q And I presume it would have made quite a difference to you had you had to buy your fuel?

A Oh yes, it would.

Q This Nagata property was sold to the Custodian, was it?

A Yes, it was.

Q How many greenhouses were on it?

A I used to think it was approximately the same area as mine.

10 Q You are not quite sure, are you?

A No, I am not sure as to the exact measurements of the greenhouses.

THE COMMISSIONER: Anything further?

MR. MacLENNAN: My lord, I might get one other thing from Mr. Smith.

Q Do you know Nagata's first name?

A I know.

MR. MacLENNAN: All right, thank you.

THE COMMISSIONER: Nothing further?

20 MR. MacLENNAN: Nothing further, my lord.

THE COMMISSIONER: Thank you, Mr. Smith.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DEED)

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

J.P. Harrabin
"J.P. Harrabin"

Official Reporter.

B R I E F

Notes in Defence

James Keiji SUMI

File No. 5143

Case No. 19^A

Kamloops, B.C.
11 Dec. 47
V.L.A. Deal

Claim:

		Sold for	Claim
Land	2000.00		
Bldgs.	4000.00		
	6000.00	1893.00	4107.00

Trans. P. 6 Line 21. One greenhouse missing from Appraisal Report Value about \$150.00.

Trans. P. 9 Line 10. States profit 3000.00 per ~~acre~~^{annum}, net, and in that is included his own labour.

Trans. P. 11. Assessment this property, land 1000.00 improvements 3000.00, purchased by S.S.B. 1893.00; adjoining lot not claimed for (land only) assessed \$400.00 purchased by S.S.B. \$400.00. This had a larger percentage of arable land. See Page 13.

Trans. P. 13. \$3000.00 profit not shown in income tax - no return filed.

Trans. P. 14-15 Expert appraiser to be called regarding difficulty of finding a buyer for Mayne Island property in 1942.

Trans. P. 15-16 Claims his property at least as good as one belonging to Kumazuo NAGATA which sold for \$5400.00 in 1944 or 1945. (Custodian).

Trans. P. 17 Used wood cut from own property and admitted it would have made quite a difference had he had to buy fuel.

No submission.

RWN/mw

Name of Claimant

SUN, James Kaiji

Case

19

Custodian File

5143

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
					1253.					4157.00
PERSONAL PROPERTY										Total
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										Total
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										Total
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										4157.00

5143

September 21st, 1950.

Mr. James Keiji SUMI,
7 Golden Avenue,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 19

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$4,107.00.

Cheque for \$3,910.53 is enclosed herein, and the sum of \$196.47 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FUS/js
1 encl.