

5164

RECEIVED

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: KONISHI, Kuma Jiro
HOME ADDRESS: MAYNE ISLAND, B. C.
REGISTRATION NUMBER 14263 SEX: Male AGE: 42
OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: OHIOYOKO

ADDRESS OF WIFE OR HUSBAND: Mayne Island, B. C.

NAMES OF ANY LIVING CHILDREN: HATSUE 13 SHETSUKO 10 (girls)

HIKO 7 ZENJI 4 (boys)

ADDRESS OF CHILDREN: Mayne Island, B.C.

AGE OF CHILDREN: 13, 10, 7, 4.

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

1. LOCATION AND DESCRIPTION: 80 acres being south $\frac{1}{4}$ of NORTH EAST quarter of Section 7, Mayne Island, Cowichan District.

All bushland.

2. BUILDINGS AND OTHER IMPROVEMENTS: Renting 16,000 sq.ft. of greenhouse property from Mr. David Bennett, Mayne Island. Built dwelling house on Bennett property, no rent charged for same.

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

4. TAXES (Amount and where payable) \$4.00 paid for 1942 Provincial Collector for Galiano and Mayne Islands, B.C.

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

No.

as

6. OCCUPANCY AND LEASES (If vacant so state) Bushland used fuel source for greenhouses.

- 124877-I Land Registry
Title No. 124877-X Office, Victoria
B.C.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: _____
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____ NONE _____
9. IF FARM LAND STATE CROPS SOWN: _____ NOT YET. _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: _____ Parcel "E" of Section 9, Mayne Island, Cowichan District. _____
2. LANDLORD'S NAME AND ADDRESS: _____ DAVID BENNETT, Mayne Island, B.C. _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____ \$10.00 per month or \$120.00 per annum for area under glass and water rights. Rent to be paid Before July 31st, 1942. _____
4. STATE WHEREABOUTS OF LEASE: _____ SEE AGREEMENT ATTACHED HERETO _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____ NONE _____

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

5000 plants under glass

hothouse tomatoes.

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 attached hereto.

ALL WATER SYSTEM MUST BE DRAINED WHEN NOT IN USE (ALSO) PUMP AND ENGINE TO SAFEGUARD AGAINST FROST AND RUST.

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

NONE

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None.5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

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

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

\$50.00 Victory Bond 1951 maturity in owners possession.\$100.00 " " 1954 maturity in c/o Royal Bank, East End
Branch, Vancouver, B. C.8. BANK ACCOUNTS: Royal Bank, VANCOUVER BR. #2609, bal. \$94.24
Royal Bank, Vancouver, East End Br. #2995 Bal. 29.259. LIFE INSURANCE: Japan & Canada Trust Savings, Vancouver # () Bal.
\$20.00 approx.
Life Insurance: \$2000 with Monarch Life, B.C. Agency
Policy No. P83601, Beneficiary wife CHIYOKO, held by declarant

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

NONENONE

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

Annual premiums on my insurance, POLICY NO. P83601

2. TRADE DEBTS: _____

Rent on Greenhouse Area for 1941-42 X Rent paid to end
\$120.00 until July 31st, 1942. March 1942 -Crop Agreement with SLADE & STEWART LTD., Vancouver
B.C.
Agreement attached hereto.

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 16th day of April, 1942.(Signature) K. KonishiJapanese NationalSavin E. Mone
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Jan. 15/43

Our File No. 5164

Full Name KONISHI, Kumajiro
(Surname in Block Letters)

Registration No. 14263 Male - Female
(Check) Age May 20, 1900

Former Address Mayne Island, B. C.

Date Evacuated 28/5/42 Naturalized - Canadian-Born - National
(Check)

Present Address Chase, B. C.

Married - Single
(Check)

Name of Wife ^{nee} (HOTTA) Chiyoko #14262

Name of Husband

Name of Mother ^{nee} (AGE) Tono Dec'd

Name of Father Katsutaro (Japan)

Names of Children under 18 Hatsuyo (F) Mar. 26/29 Setsuko (F) May 22/32

Hiko (F) Oct. 30/34 Jenji (M) Aug. 9/37

Requested by 5164 Registered with Custodian ^{yes}
(Yes or No)

Additional Information Farmer. 2 1/2 acres, house, truck, green. Adopted into

NAGATA family at 18 yrs.. Resumed original surname at 29 yrs.

THE OFFICE OF THE CUSTODIAN: JAPANESE EVACUATION SECTION

OUTLINE OF INFORMATION REQUIRED TO COMPLETE THIS FILE: No. 5164

Name of Owner of Property KUMAJIRO KONISHI Registration No. 14263
 Address: Police Registration Wayne Island, B. C.
 As declared Wayne Island, B. C.
 To which evacuated Chase, B. C. (May 28, 1942)
 Internee or enemy alien relationship Father (Katsutaro) Enemy File No. In Japan
 Family relationships: ~~husband~~ wife Chiyoko, Reg. # 14262 File No. 8372
 Children 16 or over X File No.
 Father Katsutaro File No. In Japan Mother Tono File No. deceased
 Name of Original Investigator
 Bill received Copy sent to Accounting Department
 Bill paid Date paid noted on bill

Name and address of Agent for Custodian
 Terms of agency

Name and address of Agent for Japanese
 Terms of agency

REAL PROPERTY (Real Estate):

Property address
 Legal description
 Search of Land Registry Office
 Search of Judgment Book
 Vesting order
 Certificate of encumbrance
 Tax Statement (and date for pre-payment)
 Water and other rates

Encumbrances and particulars of each:

Mortgage
 Agreement for Sale
 Liens
 Judgments
 Notice of Tax Sale
 Others

Insurance—full particulars
 Leases or rental arrangements—full particulars
 Liquidated or otherwise disposed of—full particulars
 Summary of Real Property, as at a given date

PERSONAL PROPERTY:

Complete inventory showing various kinds of property:
 Stock-in-trade
 Equipment
 Household goods
 Farm implements and tools
 Bills receivable and accounts receivable
 Choses in action
 Interest in an Incorporated Company in any protected area in British Columbia
 Fishing vessels sold or undisposed of
 Motor vehicles
 Cameras
 Radios
 Firearms

IN EACH CASE:

Confirmation of ownership
 Encumbrances
 Where located
 In whose care and all particulars
 Insurance—full particulars
 Liquidated or otherwise disposed of
 Summary of Personal Property as at a given date

LIABILITIES:

Claims (Bills payable and accounts payable)
 Identified
 Supported by affidavit
 Confirmed
 Paid
 Dominion Income Tax
 Business Tax and Licences
 Workmen's Compensation
 Summary of Personal Liabilities, as at a given date

CAPITULATION:

Statement of affairs

11th January, 1943.

MEMORANDUM

To: Mrs. McArthur

From: Mr. F. G. Shears.

Re: Kumajiro KUMISHI

On November 6th I wrote the attached letter to Mr. David Bennett but sent it to Mr. Mount for his O.K. before delivering same.

You will note Mr. Mount's reply which he handed to me last Friday.

Please have our cheque No. 789 returned to the Accounting Department for cancellation or deposited to the credit of Kumajiro Kumishi.

As you are aware, Mr. Mount was only in the office for a short time on Friday and there was no opportunity to discuss the Wayne Island Agreement. This Agreement should be under complete review in the near future and I would be glad if you would take this matter under your care.

F. G. Shears

F. G. Shears,
Acting Director.

File #12 - Hayes Island.

January 11, 1943.

LIST OF LANDS TO BE ACQUIRED (DO NOT ENTER ANY FIELD NUMBERS).

Date: 15 August 1943.

By: 9 May 1943 - 15 September 1943.

Location: Hayes & Bachelors (Richard James Neville Hayes & Jack Bachelors).

Source: The Canadian, for amount of:

- (1) Two BACHORS (File #12; Reg. #1250).
Lot 1/2 of Sec. 1, Plan 254, Hayes Island, Canadian District.
12.5 acres, 12,500 sq. ft. Greenhouse.
- (2) Two BACHORS (File #12; Reg. #1251).
Lots 1/2 of Sec. 7 (120 acres), and 1/2 of S. 1/2 of Sec. 8 (80 acres), Hayes Island, Canadian District. 120 acres, 6,000 sq. ft. Greenhouse. (Notes in BACHORS, File #1277, Reg. #1251, appears as register of owner of both lots, which are now being searched).
- (3) Bachelors BACHORS (File #12; Reg. #1252).
Lots 1/2 of S. 1/2 of Sec. 7 (80 acres) and about 2 acres land from David Bachelors 800,000 per month, with Hayes Island, Canadian District. 12,500 sq. ft. Greenhouse.
- (4) Bachelors BACHORS (File #12; Reg. #1253).
One lot 1/2 of S. 1/2 of Sec. 8 (unimproved portion of 80 acres) with Bachelors BACHORS (File #12; Reg. #1253), and one lot Parcel 1/2 of Sec. 8 & 12 (120 acres) in his own name. Both Hayes Island, Canadian District. 12,500 sq. ft. Greenhouse.
- (5) Bachelors BACHORS (File #12; Reg. #1254).
Lots 1/2 of S. 1/2 of Sec. 8, Hayes Island, Canadian District (unimproved portion of 80 acres) with Bachelors BACHORS (File #12; Reg. #1254). 12,500 sq. ft. Greenhouse.
- (6) Bachelors BACHORS (File #12; Reg. #1255).
Lots 1, 2, & 3, Bachelors, of Sec. 1, Plan 715 (3 acres), and 1/2 of S. 1/2 of Sec. 12 (120 acres), Hayes Island, Canadian District. 12,500 sq. ft. Greenhouse.
- (7) Two BACHORS (File #12; Reg. #1256).
Lots 1/2 of S. 1/2 of Sec. 7 (120 acres), and 1/2 of S. 1/2 of Sec. 8 (80 acres), Hayes Island, Canadian District. 9,000 sq. ft. Greenhouse. (Notes in BACHORS, File #1277, Reg. #1256, appears as registered owner of both lots, which are now being searched).
- (8) James Bachelors BACHORS (File #12; Reg. #1257).
Lots 1/2 of S. 1/2 of Sec. 3 (80 acres), and 1/2 of S. 1/2 of Sec. 3 (80 acres), and Parcel 1/2 of S. 1/2 of Sec. 3 (120 acres), Hayes Island, Canadian District. 17,000 sq. ft. Greenhouse.

10/1/50

- 2 -

WILSON & BAKER TRUCKS AGREEMENT FOR RICE RENT AND FIELD TRACTORS). Continued.

(b) WILSON & BAKER TRUCKS (File 5143; Reg. 514366).

Truck 2, 2, and 3 of Reg. 12, Van 715, Noyes Island, Cuyahoga District, 1 used. 10,440 sq. ft. Greenhouse.

(c) WILSON & BAKER TRUCKS (File 5143; Reg. 514367).

Truck 3 used of Reg. 7, Noyes Island, Cuyahoga District, leased from J. B. Bennett \$100.00 per annum. 11,200 sq. ft. Greenhouse.

The statement of earnings submitted by Noyes & Batcliffe for the crop year ending September 1, 1942, does not meet the conditions of the agreement. These conditions would appear to be met best by a statement drawn up to that end and duly certified by a recognized auditor.

According to the proposition covered by the agreement totalled 11,530 etc. for the crop year 1941, against 7,750 etc. for 1942. If this is explained by [reasons] taking over the proposition a little (1/2 week?) late in the season, is a better value covered for the next crop year, ending September 1, 1943?

There for 1942 should have been paid by Noyes & Batcliffe in October but there is no evidence on file to show that they have done so.

Wilson & Baker (File 5143/43). The three trucks released to Noyes & Batcliffe for operation under this agreement are as follows:

- (1) 1938 Ford V-8, Light Delivery Truck, 1942 license 21-238, owned by James BAKER (File 5143; Reg. 14561). Valued at \$150.00.
- (2) 1936 Ford Truck, 1942 license 21-237, owned by James BAKER (File 5143; Reg. 14561). Valued at \$150.00.
- (3) 1938 Ford V-8, Model 31, 1942 license 21-29, owned by James Earl J. BAKER (File 5143; Reg. 14561). Valued at \$150.00.

That being paid on the basis of 1% of value (\$1500 2135 = \$150.00) per annum proportion for crop year ending September 1, 1942, agreed at \$15.00, divided: File 5143 (J. B. BAKER) \$13.15. File 5143 (J. E. BAKER) \$13.85.

10/1/50

File No. 120

January 19, 1943.

MEMORANDUM FOR THE RECORD

The check referred to in Mr. Alexander's Memorandum of 12/1/42 should be in File 5164 (James H. H. H., Reg. 12261) the registered owner of said vehicle.

The present condition of these funds was made on report dated December 12, 1942 to File 5164.

Further, a 1934 Chevrolet Truck (Model 116; Reg. 47841) was delivered by American Motors (File 5164 Reg. 12261) reported to James H. H. H. as a lost item and was later sold by the Government for amount of James H. H. H. (File 5164 Reg. 12261).

R. C. Hill.

12/1/42

MEMORANDUM

File No. 5161a

TO: Mr. F. G. Shears.

FROM: Mr. R. G. Bell.

February 19th, 1943.

Re: Kunihiko KONISHI - Reg. No. 14353.

This man's undated letter to you shows him to be suffering from a sense of being greatly wronged and it seems desirable to make an effort to correct this feeling by pointing out where his conclusions are based on faulty reasoning.

It is possible, or even probable, that had KONISHI been left on his property the uninterrupted operation, and his work on it, would have increased its value. However, greenhouses deteriorate rapidly when not in use, especially when built with wood frames on inadequate foundations. The question of these buildings was dealt with in our letter of the 25/1/1941, which still appears to adequately cover this matter. The greatest single outlay in cash was probably the cost of the glass, the pre-war price of which was \$3.50/\$4.00 per 100 sq. ft., or a total of about \$600.00.

Mr. Konishi's reference to the 80 acres of vacant land is a mixture of fact and wishful thinking. From the evidence produced this property has cost him to date \$387.90. The price paid by the Soldier Settlement & Veterans' Land Act was \$196.00, less \$3.00, which represents a real loss of \$194.90, or 50%. His reference to the value of standing timber is not relevant but in passing it should be recorded that his estimate of quantity (4000 cords) appears high and his estimate of value (20¢ per cord) excessive, as I understand that the stumpage rate paid under the Wayne Island Agreement was the current market rate, and that was 50¢ per cord.

RGB/T.

NAME ROBERT L. KENNEDY

REGISTRATION NO. 14263

FILE NO. 5164

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

Kitchen stove

\$ 12.75

Total:

Less Expenses: (Auctioneer's fee 1.27
(Advertising .08
(Moving 1.35)

\$ 12.75
\$ 2.70
\$ 10.05

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Wayne Island No.1.

Remarks. *Belonged to chattels to auction*

MEMORANDUM

File No.: 5164

January 27th, 1944

To: FILE

From: Mr. Green

Re: Kumasjiro KONISHI

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.

A considerable list of items was applied for in November 1942 and referred to the B. C. Security Commission. It is not clear what actually was shipped as a sewing machine then applied for was again requested in April 1943 and subsequently shipped together with a radio (in error) and gramophone in May 1943.

A further application was made in August 1943 and some articles shipped by Mr. Bennett in November.

The buildings, piping, and pump on this land, which was owned by Mr. Bennett, have now been sold to him for a total of \$240.00.

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

CLAIM

File No. 5764

DATE

First List

CREDITOR

Komura Bros. Ltd.

DEBTOR

K. Konishi
Mayne Island

AMOUNT OWING

.65¢

AGENT

Nil.

ORIGINAL FILE

G-68

File No. 5164

CLAIMS DEPARTMENT

September 30th, 1943.

Kumajiro KONISHI - Reg. No. 14263

CREDITORS:-

1. Komura Bros..... .65¢

1/9 too small. ignore.

*Note No claim on Konishi's gift file
8372*

*Feb 17/44
JLB*

BRD/ND

Cat. No. -----

File No. 5164.

(22/4/1944)

Name. Kumajiro KONISHI.

Reg. No. 14263.

Property Address. Mayne Island, B. C.

Legal Description. MESSUAGE TENURE. (Landowner—David Bennett).

Classification. Dwelling and 16,000 sq. ft. Greenhouses.

NOTE: All buildings have been sold to David Bennett (landowner) for \$200.00 Cash. (See Gavin C. Mowat's letter 27/10/1943).

✓

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 5164.

Name: Kumajiro KONISHI.

Reg. No. 14263.

Address: Mayne Island, B. C.

Legal Description: The South half of the North East Quarter of Section 7, Mayne Island, Cowichan District, containing 80 acres, more or less.

Classification: Bushland.

Registered in the name of: KUMAJIRO KONISHI.

State of Title (No. 124877-I): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$196.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of new Title (No. 147666-I) acknowledged by Purchasers on: Dec. 21/44.

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

Net proceeds (\$193.00) released to credit of Kumajiro KONISHI as of: January 1st, 1944.

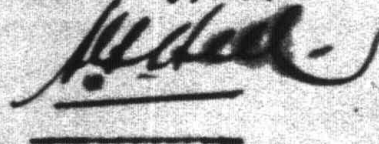
Chattels: Not involved.

Insurance: None.

Administration: This property, consisting of 80 acres of Bush land, with no improvements, remained non-revenue earning during the period of Custodian administration. It was included with the other Mayne Island farm properties purchased by The Director, Soldier Settlement & Veterans' Land Act.

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

4th February, 1948.



RGB/P.

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File 5164/14263
KURISHI, Kunajiro

File No. J.L. 814
BC/706P

Vancouver, B.C.

December 21, 1944

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

Dear Sir:-

Re: The South half of the North East quarter of
Section 7, Mayne Island, Cowichan District
containing 80 acres more or less, Mayne Island
Assessment District

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 1476861 of the ~~Remodified~~ Victoria
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ 196.00, in favour of The Secretary of State,
dated December 19, 1944, being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price	- \$ 196.00	Reg. Fees 32
Less arrears of taxes to January 1st, 1944	- \$ Nil	
Amount paid to Secretary of State:	- \$ 196.00	

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

Yours truly,

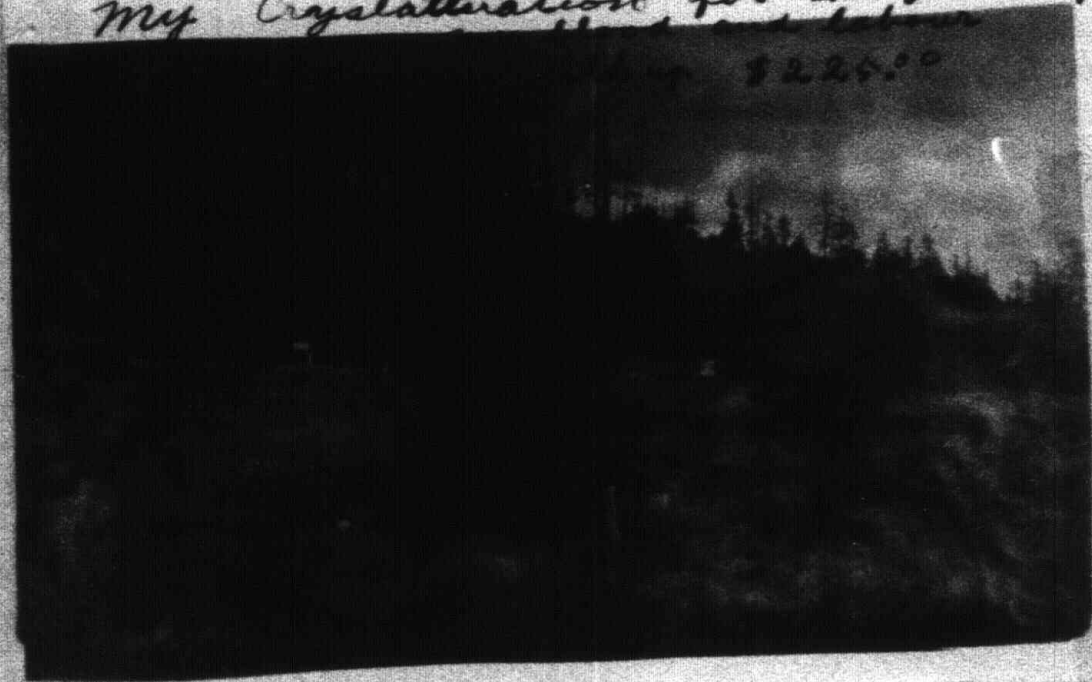
T. Todrick,
DISTRICT SOLICITOR

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

Dec 20/44
Date

Solicitor for The Secretary
of State.

My Crystallization for 22 years of



In Mayne Island my greenhouses

BC-706-P

BC/706-P

Page 1

S.S. Form No. 43

EXHIBIT No. 118-2 (Sheet 1)

Farm Appraisal Report

DATE May 13, 1948
FILED BY File No. 118-2

COPY

Land Description $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of Sec. 7, Mayne Island, B.C.

Containing 80 acres more or less Acres

Owner's Name KONISHI, Kuma-jiro

Post Office Address Mayne Island, B.C.

Shipping
Nearest Wharf Point

C.P.R. Steamer 4 times weekly - Wharf

Distance $\frac{1}{2}$ mile fully

Market Town

Vancouver and Victoria by steamer - approximately Distance 40 miles

Church (give denomination)

Church of England at wharf

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

Nearest School

Mayne Island - small elementary school

Distance 1 "

State how property was identified:

Map location, nearby property owners and personal inspection

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

No direct access, gravel public road about 400 yards from N.W. corner, and an old logging trail runs in towards N.E. corner
Is this district a good one? No. Sparsely settled small island too far out from markets.

Employment opportunity Negligible on this small island.

Predominating Nationality and religion: British; Protestant religion.

Describe Fencing and its condition: No fencing or improvements Value \$

Water supply: Domestic supply no doubt obtainable by digging a well Value \$
20 feet or so.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable?

Describe the basement and chimneys:

No. rooms downstairs?

Upstairs?

How finished

Are buildings painted?

Condition of paint

Distance from nearest bush

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

Cultivated Land

BC/706-P

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
80	Stony timbered hillside rising towards the top of a small rocky hill about 1000 feet high beyond the south boundary.			Low grade second growth fir - unmarketable but ample domestic fuel for years.	\$2.50	200.00

Total value of Land \$ 200.00

Total added by buildings to value of farm \$ -

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

Total value of farm \$ 200.00

Describe condition of farm commencing on tillage, length of time unoccupied or partly occupied:
Vacant undeveloped bush.

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

Noxious weeds:
Fairly free

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

Province of British Columbia - Mayne Island Assessment District.
1942 taxes - \$4.00

Date: August 27th, 1942.
Place: VICTORIA, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 14th day of August 1942.

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks: 80 acres unimproved stony, timbered hillside, unsuitable for farming and evidently acquired as a wood lot to furnish fuel for greenhouses. For about the last six years Konishi, this owner, has lived on 2 acres (some 2 miles east near Bennett Bay) which he rented from Mr. Dave Bennett and on which he built the following greenhouses 5 or 6 years ago.

Double greenhouse - 52' x 100' x 7'

- 40' x 100' x 7'

- 40' x 100' x 7'

EXHIBIT NO.

DATE

FILED BY

I briefly inspected these and they are very similar in construction to those on the other Japanese places on this Island, with converted oil drum stove heaters, etc. Mr. Bennett was absent from home and I was therefore unable to secure any definite details as to the rental, but understand this can be got from the Custodian.

Messrs. Ratcliffe & Myers are renting the above greenhouses along with those on 9 other Japanese holdings on Wayne Island, at \$5000 for the 1942 season and details of this can also be obtained from the Custodian.

(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

\$

\$

\$

\$

\$

\$

\$

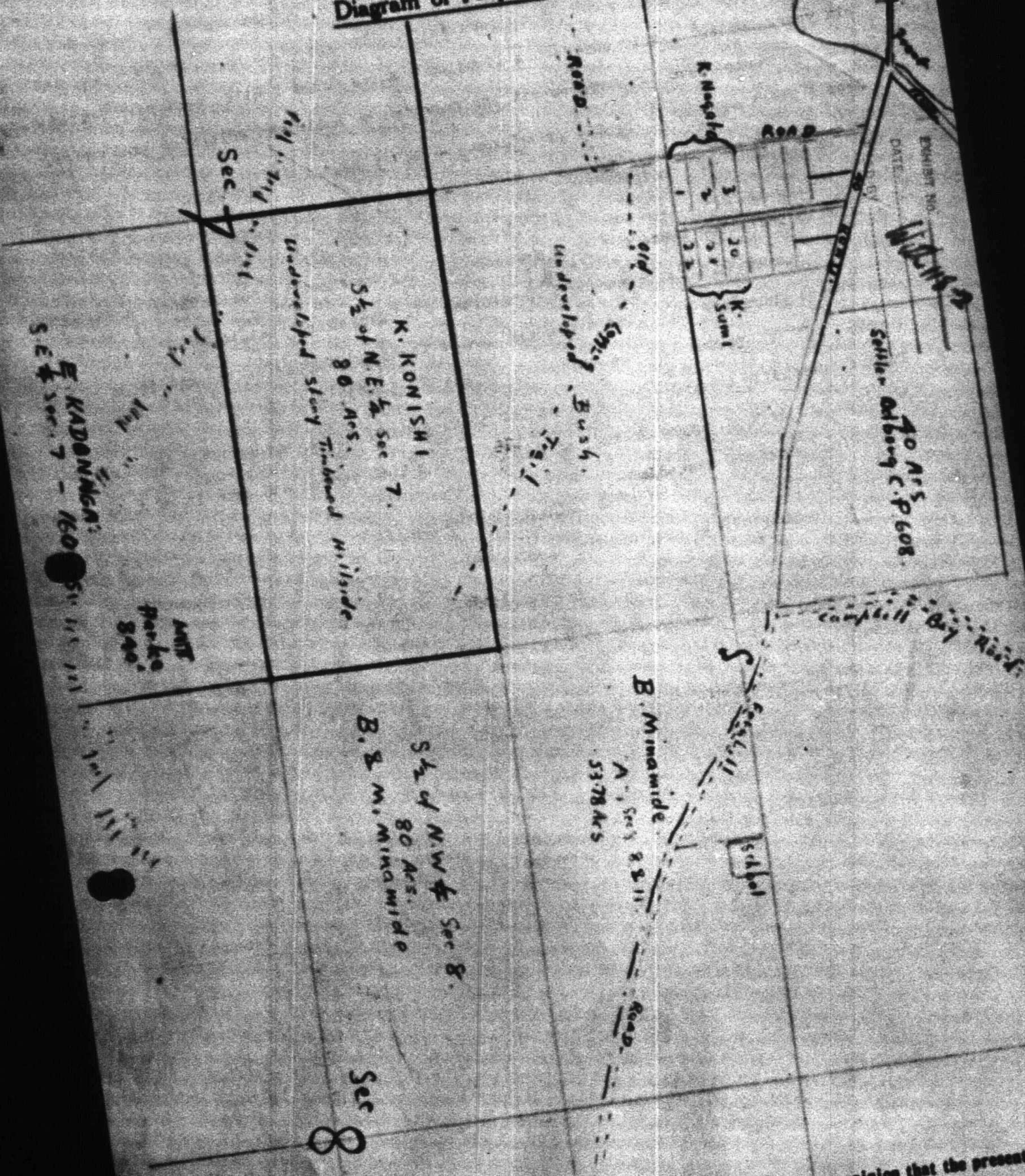
\$

\$

Total \$

Amount fruit trees add to value of farm \$

Scale 10 chs = 1 inch
 Diagram of Property - Outlined in Red.



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

value is \$ 200

Date 20th August 1962.

"I. T. BARNET"
 District Superintendent.

Kumajiro KOBAYASHI

File 7164

Value of Greenhouses built on leased land.

One line of defense.

Which the owner had the right to move them on termination of lease, the buildings could not be moved intact. Hence there would be only salvage value in the material. See paragraph 4, letter of January 20, 1943 - took 20 months to build - estimate by claimant 10 months to dismantle and move. This would be an under estimate as the wood was wet and partly rotten. Much replacement needed both of woodwork and because of inevitable breakage of glass in dismantling.

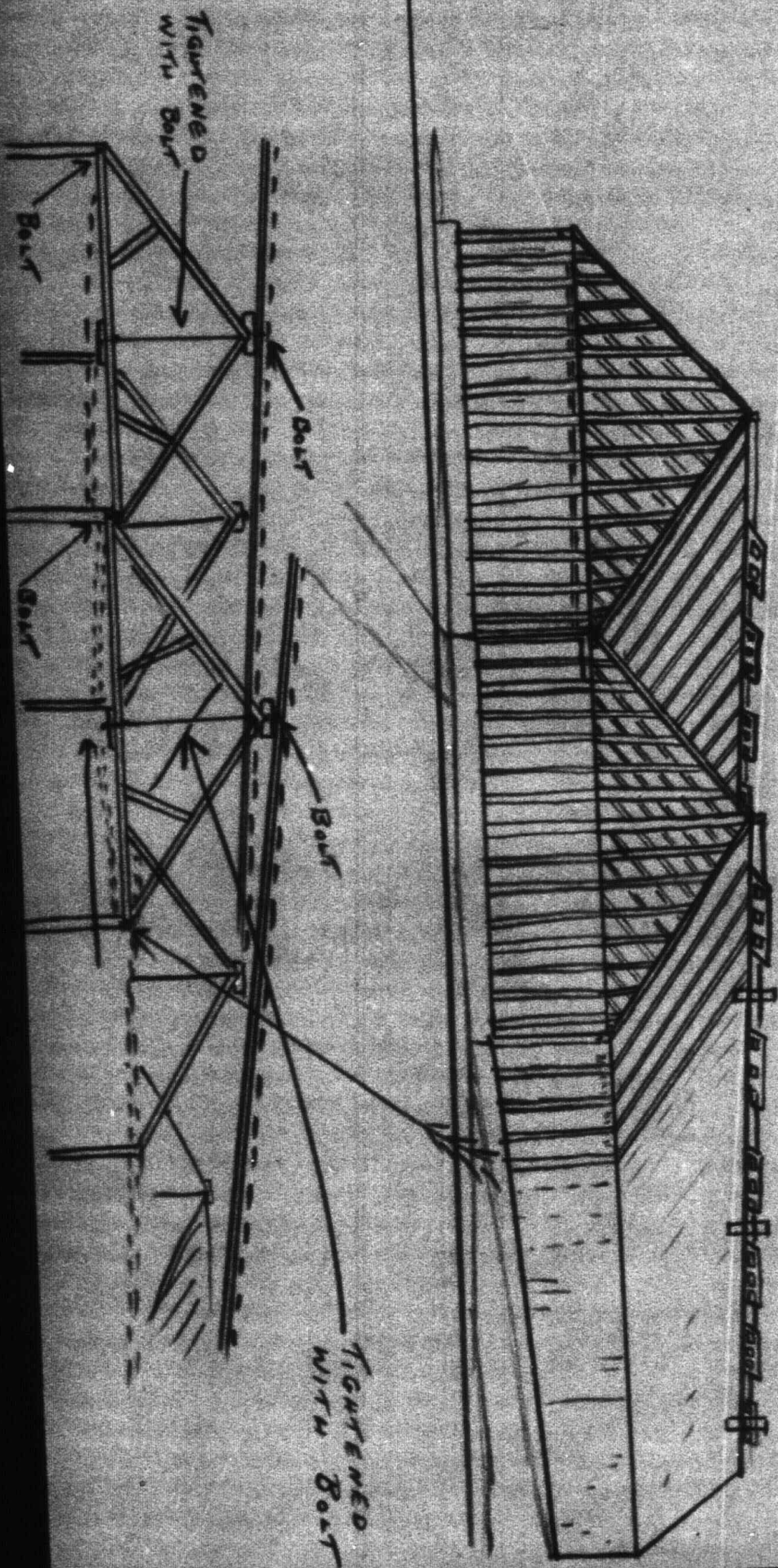
The location was poor: high winds caused warping of greenhouses and breakage of glass. Paragraph 2, same letter.

Explanatory note re crop agreement.

This was an arrangement whereby the crops of a number of Japanese evacuees were sold en bloc, to be apportioned when cash came in. This arrangement was known as the "Wayne Island Agreement".

1

D



ESTIMATE OF COST. 756 P
 No. 1 HOTHOUSE 41 ft. X 100 ft.
 BUILT IN 1933 - 1935. K. KONISHI
 Reg. No. - 14263

Pieces	Article	Date purchased	Bd. ft.	Per 100 ft.	Price Paid
306	Sash bars 2x8x12 ft.	New	1776	32.00	56.83
240	Crear 1 1/2 x 2 ft.	"	350		11.20
46	2x6x20 ft.	"	920	30.00	27.60
44	2x4x20 ft.	"	587		17.61
40	2x4x12 ft.	"	320	25.00	8.00
40	cedar 3x4x5'	"	200	35.00	7.00
40	cedar 1x6x5'	"	100	35.00	3.50
150	Fir lumber 1/2 x 1	"	12	35.00	.42
400	" " 1x2	"	66	35.00	30
10	" " 5x5x20'	"	410	25.00	10.25
33	" " 5x5x6'	"	400	25.00	10.00
5	GUTTER Trough 4x12x20'	"	400	25.00	10.00
	1x4x	"	135	15.00	2.02
4	2x6x20'	"	120	25.00	3.00
	1x6x8'	"	1200	15.00	18.00
12	cedar (rough) 6x6x20'	"	840	25.00	16.80
	1/2 cord cedar underneath hot house	"			4.00
7,836 bd. ft.					

Transportation expense for lumber from Vancouver. =					30.00
5 gal.	white paint	"			5.50
1	Brush	"			.50
10 pr.	Hinges	"		each .25	2.50
340 pcs.	Screw eyes	"		1 1/2 lb	5.58
70 "	stove bolts	"		2 1/2 lb	1.75
30 pds.	Galv. wire	"		10 lb	3.00
60 pds.	Nails	"		9 lb	5.00
18 pcs.	carriage bolts 1/2" x 4 in.	"		7 1/2 lb	13.50
49 pcs.	1/2" x 6"	"		6 lb	2.94
5 cases	Hot House glass 16x16"	"		5.50 per case	27.50
Transportation expense of glass from Vancouver. =					
1400 Lb. Lumber for building					560.00
					<u>\$1,152.30</u>

TOTAL ESTIMATED VALUE. \$1,152.30

EXHIBIT No. 14263
 DATE 11/1/35
 FILED BY W. J. K.

ESTIMATE OF COST.
NO. 2. HOTHOUSE 41 ft. x 100 ft.
BUILT IN 1937

K. KONISHI Reg. No. 14263

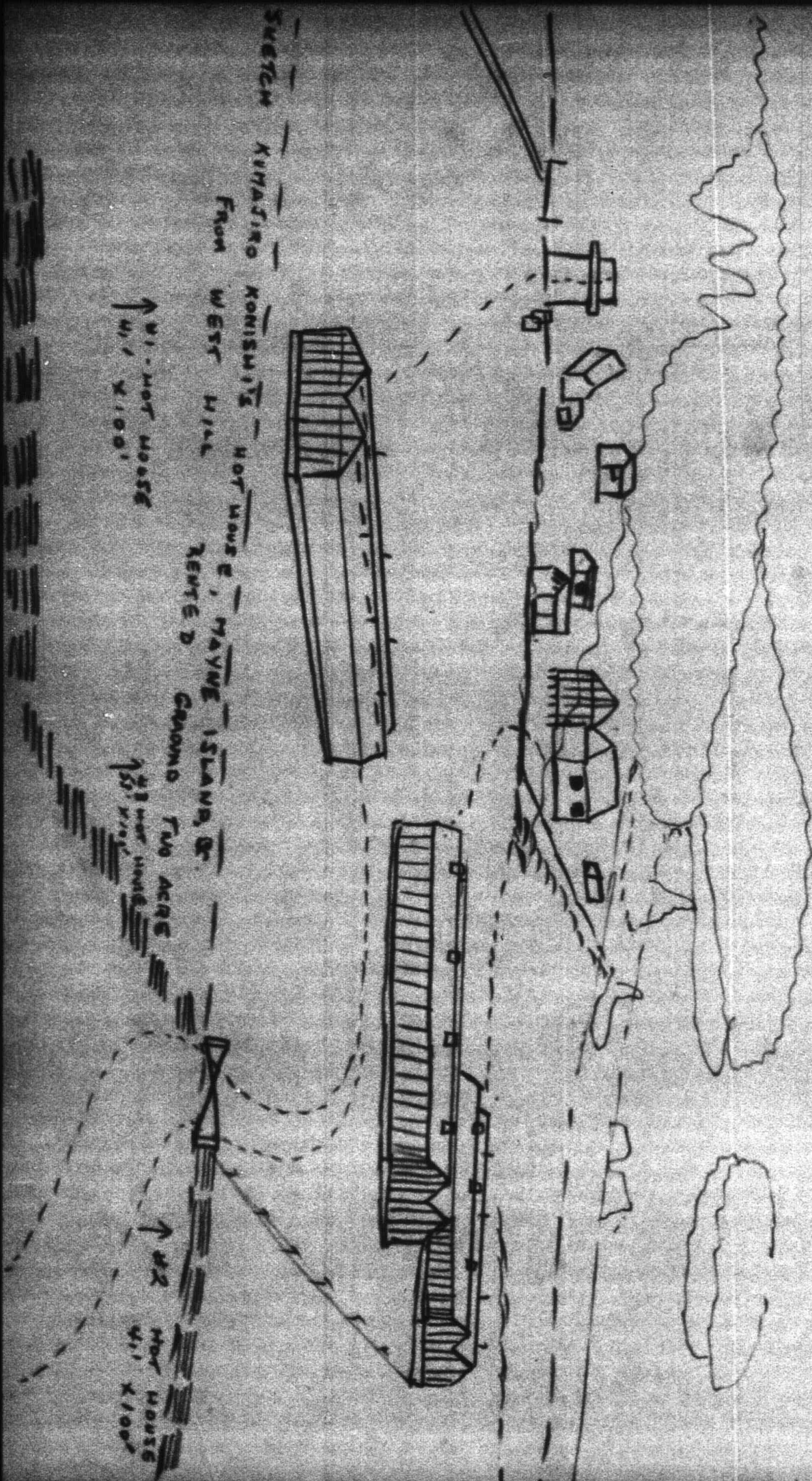
Pieces	Article	Date Purchased	Bd. ft.	Per 1000 ft.	Price Paid.
		New	1776		\$ 61.16
296	Crear (sash bar)	"	212	35	7.42
	1" x 2"	"	920	30	27.60
46	2 x 6 x 20	"	587	30	17.61
44	2 x 4 x 20	"	352		10.56
44	12	"	410	30	12.30
10	5 x 5 x 20	"	400	30	10.00
33	6	"	400	30	12.00
5	Cedar (trough)	"	793	20	15.86
	1 x 4 x 6	"	120	30	3.60
4	3 x 6 x 20	"	720	20	14.40
12	6 x 6 x 20	"	127		2.54
2	31	"			4.00
	2nd Cedar				35.00
	Freight				3.00
40	Cedar Crear	1 x 6 x 5	100		
40	"	3 x 4 x 5	200		
	Labour 4 Mon. 1260 hrs	\$.40 per. hr.		Each 1/2	504.00
464	Screw eye	"		2 1/2	6.96
80	Store bolt.	"		10 1/2	2.00
306	Galv. wire	"		8 1/2	3.00
50	" Nails.	"		75 1/2	4.00
18	per Carriage bolt	1" x 6 1/2		75 1/2	13.50
74	" Carriage bolt	3/8 x 5 1/2		4 1/2	2.90
56	Box Glass.	16" x 16"		Case \$ 5.50	308.00
	Total Estimated Value.				1081.41

EXHIBIT NO.
DATE...
115

Attached to Exhibit 118-5

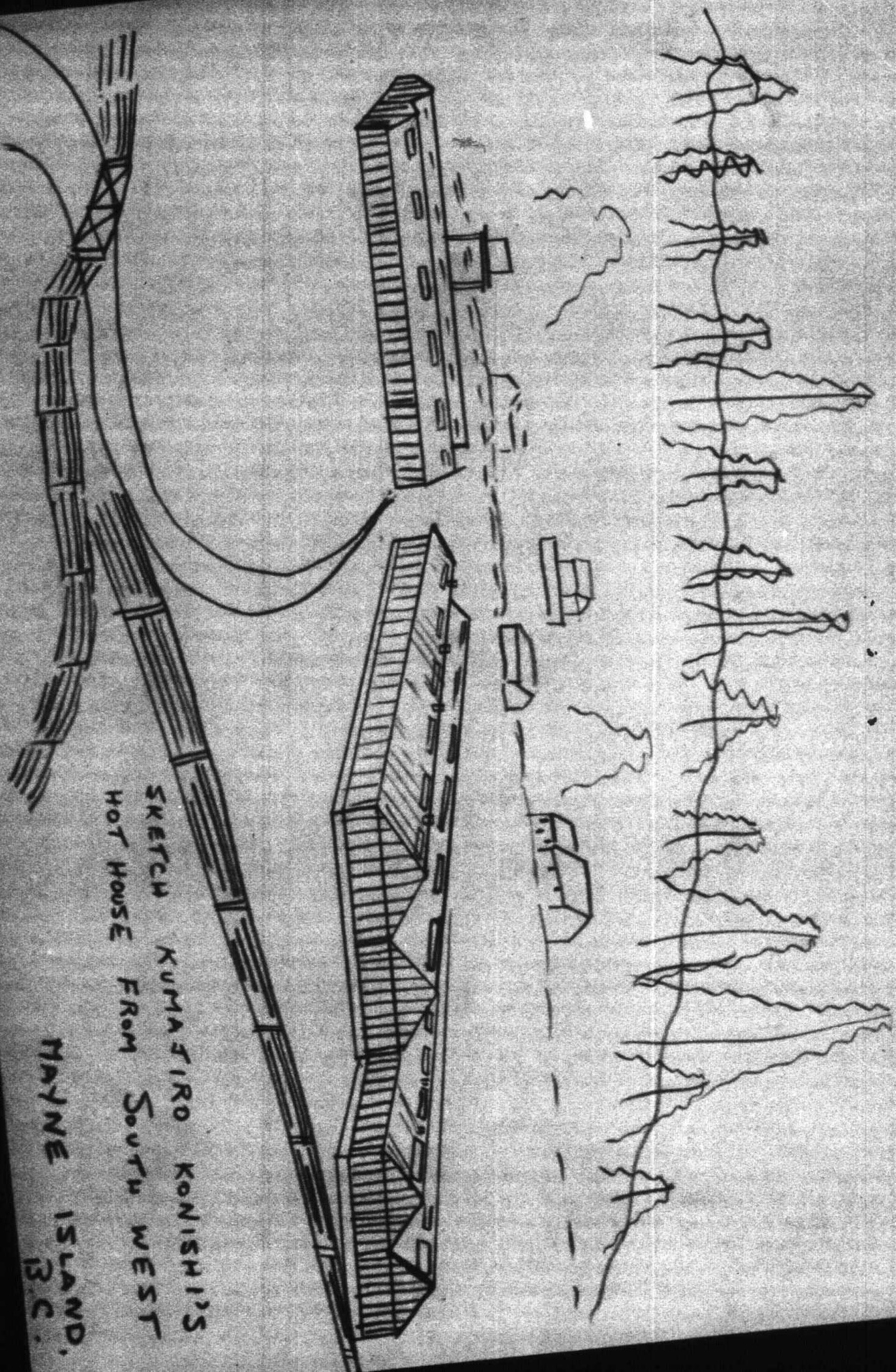
G

9



Attached to Exhibit 1A,

(F)



SKETCH KUMAFIRO KONISHI'S
HOT HOUSE FROM SOUTH WEST

MAINE ISLAND,
B.C.

COPY

Mayne Island, B.C.,

April 28th, 1942.

5164

Mr. G.W. MacPherson,
Deputy Custodian,
Vancouver, B.C.

Dear Sir:

This is to inform you that Mr. K. Konishi has the use of a portion of my property, possibly two acres, on which he has built greenhouses and other small buildings. This property is roughly described as follows:

"Starting point at bars, thence North 240 ft., thence West 210 ft., thence South 48 ft., thence East 120 feet, thence South 180 ft., thence East 120 ft., to point of commencement."

This acreage is part of Section 9, Mayne Island, and Konishi is tenant under a verbal agreement whereby he pays the annual rental of \$120.00 at the rate of \$10.00 per month, said rent having been paid to the end of March, 1942.

Under my verbal agreement with K. Konishi I have the right to terminate same at any time I have a bona fide purchaser for the property, provided, however, that if his crops are planted he is to retain control of his buildings until such time as is required for the maturing of and harvesting of said crops. Also he is to have further time as may be necessary to allow him to remove his greenhouses and other buildings to other properties. Provided, however, that all rent due will have been paid in full.

I further give my consent to any arrangement you may enter into on behalf of the said K. Konishi in the management of his property, subject to the above mentioned terms of our verbal agreement.

Yours truly,

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 8 1942

(Signed)

Kumajiro Konishi
David Bennett.

Mayne Island, B.C.,

April 28th, 1942.

Mr. G.W. MacPherson,
Deputy Custodian,
Vancouver, B.C.

Dear Sir:

This is to inform you that Mr. K. Konishi has the use of a portion of my property, possibly two acres, on which he has built greenhouses and other small buildings. This property is roughly described as follows:

"Starting point at bars, thence North 240 ft., thence West 210 ft., thence South 48 ft., thence East 120 feet, thence South 180 ft., thence East 120 ft. to point of commencement."

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I further give my consent to any arrangement you may enter into on behalf of the said K. Konishi in the management of his property, subject to the above mentioned terms of our verbal agreement.

Yours truly,

"David Bennett"

David Bennett.

I hereby certify that the foregoing is a true copy of the original.

June 24, 1948

MacPherson

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 15 1942

Ganges, B.C.,

April 29, 1942.

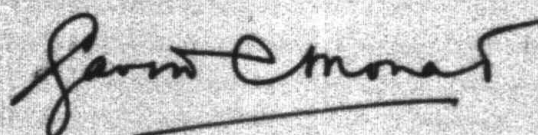
Mr. C. L. Drewry,
Manager,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

I enclose herewith a letter obtained from Mr. Dave Bennett of Mayne Island outlining a verbal agreement that Mr. Bennett has had with K. Konishi of Mayne Island.

Konishi has built greenhouses and other buildings on this property.

Yours truly,



Gavin C. Mouat

GCM:MC

Enc.

Mr. G. W. Macpherson
Deputy Custodian

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

1st Nov 1942

Dear Sir

RECEIVED
NOV 4 1942

I thank you when we was in the
Hastings park you are very help up
for our mayne Island hot house toma-
toes growers by through your good
office of true hearted by we are
to sold our the Crops with an easy
mind

please excuse me to make you
trouble again

It was from an unavilable Circum-
stances

In date 20th November 1941

I have rent cash money \$ 150⁰⁰/₁₀₀ to

Int file 567
Mr. Shintaro Sasaki mayne Island

B.C.

Then 7th December 1941

He has inturned from the government
now he is in prisoner quarter in Bunff

B.C.

And befor he has inturned He managed
ed the Hot house tomatoes in green house
and that Crops to be sold together
all the mayne Island Hot house tomatoes
growers to Mr. Jack Radcliff of
mayne Island. B.C.

please will you warn for me
that I want recive money \$150⁰⁰/₁₀₀
from Mr. Shintaro. Sasaki.

for we will have hard times this
winter to alive Becuse in there
Cascad raingin are very Cold winter
this time I will have no task for to
make money to buy any feed for six
men of our family

I ask your charity

your trueth

Kumajiro. Konishi

From Kumajiro Homishi
Chase B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Green
auth. & Shenas

RECEIVED

NOV 12 1942

5164

Mr. S. H. Macpherson

Deputy Custodian

Vancouver, B.C.

Nov., 5, 1942.

Dear Sirs:-

I thought you are very busy
at your duty. But please excuse
me to make you trouble again.

I want to order my furniture
in my last house in Mayne Island
to ask my owner. Mr. D Bennett.
of Mayne Island.

These 8 articles are most useful
in my family. They are already
reported to your custodian's office.

Please will you ask Mr. D
Bennett. Mayne Is. to send me the
following furnitures.

Of course I have sent a word
to him.

No 2

("Reported to the Custodian")

- 1) 10 lbs box nail - Tomato box - 1 inch long.
- 2) 3- 6 inches diameter Elbow stone pipe.
- 3) 10- 6 inches diameter stone pipe.
- 4) 2- shovels. (for digging garden)
- 5) 1- mattock
- 6) 1 rake - (garden rake)
- 7) 2 small shovel - (for planting)
- 8) 1 set hand cultivator (Gr Planet)

Please send us this (No. 8) for cultivating
the garden this year. we have to cultivate
our 3 acre of land.

And the following too:-

1 paper box (is red stick $(1\frac{1}{2} \times 1\frac{1}{2} \times 2)$ our food.
Beans. 1 for food.

2 door set.

1 pk. Tomato seeds:

2 2 gallon stoneware

2- 5 gallon stoneware

1 comforter

Onion seeds.

3 lbs cotton twine

Shoe gilets

Nails.

No 3

1 cross cut saw 7 ft. length.

Christmas Cards:

5 gallon oil can

1 gallon oil can

60 lbs galvanized wire

1 gallon stoneware bottle

Old books:

1 - singer sewing machine

1 - cooking stone (Kitchen stone)

1 - Roll paper - (90 lbs) used for houses
for keeping warm.

1 - lamp.

1 lantern

● 3 meat chopper. (1 is loaned to us from
our relation in Alberta)

Rice bowls:

These articles are very difficult
to get out here so. Please ask Mr.
D. Bennett of Maynesland to send it to
us.

Yours truly

K. Konishi

5164

6th November, 1942

Mr. David Bennett,
Mayne Island, B. C.

Dear Sirs

Re: Kumairo KOMISHI

In reviewing Mr. Konishi's file it would appear that the payments due to you in connection with the lease of that portion of Section 9 consisting of approximately 2 acres, has been paid up to 31st July 1942.

Payments are due on the basis of \$10.00 per month and we are enclosing herein our cheque for \$50.00 which will cover the period of August 1st to December 31st 1942.

Kindly acknowledge receipt.

Yours truly,

F. G. Shears,
Manager.

FCS/PMH

Encl.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5164

506 ROYAL BANK BLDG..
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

6th November, 1942

Mr. David Bennett,
Mayne Island, B. C.

Dear Sir:

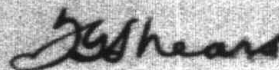
Re: Kumaiiro KONISHI

In reviewing Mr. Konishi's file it would appear that the payments due to you in connection with the lease of that portion of Section 9 consisting of approximately 2 acres, has been paid up to 31st July 1942.

Payments are due on the basis of \$10.00 per month and we are enclosing herein our cheque for \$50.00 which will cover the period of August 1st to December 31st 1942.

Kindly acknowledge receipt.

Yours truly,



F. G. Shears,
Manager.

FGS/PMH

Encl.

5164 & 8213.

7th November, 1942

G. C. Mount Esq.,
Ganges, B. C.

Dear Sirs

We are enclosing herein our letter and cheque in favour of Mr. David Bennett in connection with a lease of a part of his property to Mr. Kunajiro KONISHI.

It would appear to us that in view of the fact that we have received from Messrs. Mayers & Ratcliffe payment of \$2,000.00 which was not actually due until August of next year, that out of the share of this amount due to Mr. Konishi we should retain sufficient to make the monthly payments to Mr. David Bennett as they become due.

In addition to the cheque for \$50.00 enclosed, we are retaining a further sum of \$70.00 to take care of successive monthly payments up to August 1943.

We are sending this to you in case there is any reason why this method of handling this matter should not be followed.

In the case of Mrs. Zeiji (Tsune) TERAMOTO, we are retaining the sum of \$80.00 to take care of the amount which will be due to Mr. J. W. Bennett for the land which he has under lease to Mrs. Teramoto.

Yours truly,

F. G. Shears,
Manager.

FGS/PMH

Encl.

5154

November 14th, 1942

The B. C. Security Commission,
The Marine Building,
Vancouver, B. C.

Attention Mr. Fisher

Dear Sir:-

Re: KOBISHI, Kunajiro--Reg.#14263
CHART, B. C.

We have heard from the above Japanese as follows:

"Please will you ask Mr. D. Bennett, Wayne Island,
to send me the following furniture. Of course I have sent
word to him.

("Reported to the Custodian")

- "(1) 10 Lbs. Box nails - tomatoe box - 1" long.
- "(2) 3 6" diameter Elbow Stove Pipe
- "(3) 10 6" diameter stove pipe
- "(4) 2 Shovels (for digging garden)
- "(5) 1 Mattock
- "(6) 1 Rake (garden rake)
- "(7) 2 Small shovels (for planting)
- "(8) 1 Set hand cultivator (Jr. Planet)

"Please send us this (No. 8) for cultivating the
garden this year. We have to cultivate our three acres of
land.

"and the following too:

- "1 Paper box (12 red stick (1) x1 1/2 x12) our food
- "Beans (for food)
- "2 Door set
- "1 Pkg. tomatoe seeds
- "2 2-Gal. stoneware
- "2 1-Gal stoneware
- "1 Comforter
- "Onion seeds
- "31 Lbs. cotton twine
- "Shoe gilets
- "Nails

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 23 1942

Chase, B.C.,

November 19 th, 1942.

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

Dear Sirs,

Would you please investigate the list of trucks turned-in at
Mayne Island.

Re. Chevrolet truck(1934, model 116, eng. #4394642, ser. #628654
reg. #143916) turned in by Kumajiro Konishi of Mayne Island on March 6th
1942. On March 11th this truck was transferred into my name owing to
financial reasons. This truck was financed by myself originally under contract
to be paid by Kumajiro Konishi in small payments annually but was half
completed this year; therefore returned to me for resale. After this truck
was returned I had several wouldbe customers but was unable to make the
sale owing to complications at that time. If possible I would like have
this truck ready for sale as the tires would perish when exposed to the
weather as it was when I left it.

The selling price set at that time was four hundred dollars
(\$400.00) complete with spare tire and a set of heavy duty Weed chains.
The spare tire is stored at Vancouver Motors Ltd., Vancouver, B.C.

Kindly advise me the correct procedure to make the sale now.

Yours very truly,

Kumazo Nagata.

1063

✓

2 7 225.00

7. Nagata

H

5164
From Kumajiro Konishi

Chase. B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 7 1942
14263

F. G. Shear & ESQ

Department of the Secretary of State
Office of the Custodian

Dear Sir

Thank you I have received your
letter the date 6th November
You make for of my lease arrangement
our mayne Island growers

Amounts my share amounting to
\$190⁴⁸/₁₀₀ within our mayne Island
growers and messers Mayers & Ratcliffe
that the final payment of 2000⁰⁰
and so you are take my leasing
to Mr. Dived Bennett mayne Island
on the basis of \$10⁰⁰ per month
which has been paid up to 31th July
1942 and sum of \$120⁰⁰ to take
care of the rental arrangement up
to July 1943 leaving a balance

of \$70 ~~48~~⁴⁸ as you show me
But I can not find cheque
\$70 ⁴⁸/₁₀₀ in your letter

and our growers Mr. K. Nagata
and Mr. K. Sumi Mr. J. Sumi
they are all received cheque money
I can not found at all

please you send me that leaving my
a balance \$70 ⁴⁸/₁₀₀

I am met with very difficulty because
I last manage of green house in Mayne-
Island and I have moved here
hardly had to work not enough
money to buy food for my 4 children

Beside that I had all spend money
which you have send me first payment
of \$207 ⁰⁷/₁₀₀ for end of June one of
my boy had bad sick ness to enter
Salmon arm hospital

please you sympathy
how I am met with difficulty 6 of

my family now here are covered
all snow are very cold last night
10 degrees thermometer

I want buy ~~some~~ the warm coat
for ~~my~~ Christmas present to give
my children. How glad they are
please you send me my share of
leaving balance of \$ 70 ⁴⁸/₁₀₀ as soon
as you can possibly

to rescue my six of family

your lord ship most
Obedient and humble servant
Kumajiro Konishi

5164

Dec. 9, 1942.

Mr. KumaJiro KOWISHI, #14263.
Chase, B. C.

Dear Sir:

Your letter of December 17th received. In reply to your request for the balance of money held for you in this office we now enclose our cheque in the sum of \$69.83. We are sending this amount instead of the \$70.48 mentioned in a previous letter to you, as Komura Brothers have filed a claim for .65 cents, dated June 1, 1942, and we are holding this sum until you advise us whether this bill against you is correct.

With reference to your arrangement with Mr. Bennett and the matter of the green-house and other buildings which you have built on Mr. Bennett's property, would you please supply us with information concerning the size, structure, amount of glass, and the type of heating if any, in these buildings. Also state when they were built. In the event of their being moved, could they be taken apart and moved easily or are they attached to the ground. Please reply in detail.

With reference to the 80 acres which you declared to the Custodian, would you please tell us where they are located in relation to the 2 acres which you occupied belonging to Mr. Bennett.

When answering this letter please acknowledge receipt of the enclosed cheque.

Yours truly,

A. G. McArthur.
Administration Department.

AGH:AS
encl.

Mayne Co. B-6
Feb 17th 1945

Mr. Gavin Hoat. Custodian.
Ganges. B-6

MAR 5 1945	
File No.	
Ans.	✓
Replied	

Dear Sir:

I would like to
put a bid in for parts \$15.00
for parts of 1924 Chrysler, 4 cyl.
touring car, parts missing,
tires, generator, cut-out, coil
condensor & paints.

Parts bid on - engine &
transmission, radiator, & rear
end, that are still there.

Yours truly
A Horton

5164

March 11, 1943.

Mr. KumaJiro KUMISHI,
Registration #14263,
Chase, B. C.

Dear Sir:

We have had an offer of \$15.00 for parts of
your 1924 Chrysler car. The parts bid on are
the engine, transmission, radiator and rear
end; the tires, generator, cut out and coil
condensor being missing.

Mr. Mount thinks this is a good offer and re-
commends its acceptance, so please write promptly
and let us know whether or not you are willing
to sell at this price.

Yours truly,

H. F. Green.
Protection Department.

HFG/MFP

Keays 8/3/43

From Kumajiro Honuchi

File No 616

Reg # 14269
Chassis B6

EVACUATION SECTION	
Doc #	20 1943
Rec'd	18, 1943
App.	
Refused	

Dear Sue:

I received your letter of this instant

The Chrysler 1934 car was only used for 3 years. It was only used during summer. I say that the offer of \$15.00 is too cheap.

I want to keep that car until peace then we would be able to use it. I beg you not to sell.

I am,

Yours truly
Kumajiro
Honuchi

From K. Konishi
Class B.C.

Registration # 17263
EVACUATION SECTION
Rec'd APR 19 1943
File No. 5764
App. 10/16/43
Referred Green

Mr. G.W. Macpherson
Deputy Custodian
Van Courer B.C.

13th April 1943

Dear Sir

I thank you I am much
obliged for you all time

It is very sorry to make you trouble
again

please give me a permit to send
me some of our the tools which I left
in my house in Mayne Island

and let know my house land
owner Mr. David Bennett Mayne
Island B.C.

1 Singer sewing machine

2 All the gramophone and
record

3 Radio (long wave)

This radio is that I have sold

2 to Mr. David Bennett
Mayne Island B.C.

I have already to send the letter to
beg to borrow ^{me} that radio

If Mr. David Bennett who borrow
for me it

please listen ^{three} of my children
to go Turtle Vally school it is are
six mile distance from my house to
that school

During January
February and March my children
can't go to school for deep snow and
we have very troublesome cold winter
to below below for few weeks

Now in the middle April Bent road is
all made which melted snow my
children & went school to walk they
~~come~~ and go and ^{reach home} 13 mile walk
a day their pair socks are all full
of holes they are all mending them
selves Our Company Car is broke
Can't buy new tire or another Car because
we have no money So they must
succeed to keep such hard duty

They are all excellent Canadian
So they love this Country Canada

They have such hard times at work
for to learn Civilization in Canada

please sympathize for my position
age of 7 years 9 years 13 years of my
childrens to walk 13 mile on muddy
roads to school after they reach
home they all are quite tired

I am a no qualification to beg a
permit from you But my
childrens are all birth in this
civilization Canada They are all
lone Canada

please give a favour permit
them to send the Radio for them
and let to hear the voice of
enlighted nation of the Canada

I prayer for Come peace and
your healthy

your obedint and most
humble servant

Kumajiro. Konishi.

5164

April 20th, 1943

Mr. KumaJiro KONISHI,
Registration No. 14263,
Chase, B. C.

Dear Sir:-

Thank you for your letter of April 13th asking for shipment of some of your belongings. Our enclosed form letter #107 will tell you how to apply to the B. C. Security Commission in this connection.

Turning to your radio, you will understand that if you sold this to Mr. Bennett before evacuation, there is nothing that this office can do and any arrangements would have to be made with him.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

EVACUATION SECTION	
Recd	MAY 17 1943
File No.	
Ans.	
Referred	
G-165-A	

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Tappen, B.C.

Date May 10th 1943

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

I, Kumajiro Konishi, Police Registration No. 14263

hereby request you to release to me the under-noted property stored at Mayne Island B.C.

in possession of Rented ground belonging to Mr D. Bennett and I release you from any claim whatsoever with respect to such property.

Description of Property:

I have built 16000 sq ft of green house and
living house rented belonging to
Mr David Bennett north east part
of Mayne Island

Original Address Tappen B.C.

Date Evacuated to Vancouver April 21 1942

Date Evacuated to Present Address April 24 1943

Number in Family - 12 years and over 1

Number in Family - 5 to 11 years old 3

Number in Family - under 5

TOTAL NUMBER IN FAMILY 6

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

K. Konishi
Claimant Signs Here

Encl May 15/43

DEPARTMENT OF
LABOUR



EVACUATION SECTION	
Rec'd	MAY 17 1943
File No.	5164
Ans.	18/5
Referred	Green

BRITISH COLUMBIA SECURITY COMMISSION

May 15th, 1943.

355 BURNARD STREET.
VANCOUVER, B.C.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: KONISHI, Kuma'iro #14262
Tappen, B.C.

Attached is original, undated letter from above,
received here May 15th, asking shipment of the following articles
from Mayne Island:

- 1 Singer Sewing Machine
- 1 Butter Churn
- 1 Coleman Gas Lamp
- 1 Gramophone
- 2 Straw Hats

Attached thereto are two copies of Custodian Release which refers
to a house and greenhouse on property of David Bennett on Mayne
Island, the relevancy of which is not clear to the writer.

Coincident with this, we have an expense bill from the
C.P.R. Wharf showing that David Bennett, Mayne Island, shipped to
the above, on May 13th, at Chase, B.C., which is 20 miles this side
of Tappen, the following:

- 1 Radio
- 1 Sewing Machine
- 1 Gramophone

200 lbs. freight charges COLLECT at Vancouver. Cannot locate a
record of these goods having been ordered through us, and have no
guarantee on the charges. Have no advice from Mr. Bennett of shipping
expense, if any. Possibly the goods were ordered through you direct.
Please note a RADIO is included.

(over)

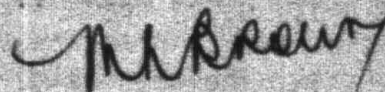
- 2 -

Without any other information, shall instruct the C.P.B.
to forward the shipment FREIGHT CHARGES COLLECT. Shipping charges,
if any show up later on, will have to be taken care of by the person
ordering the goods, as this man is self-evacuated.

OWB:FF

Encl.

may 10/43
may 17/43



M.L. Brown

Office Manager

From Kumagoro Kuroki
Reg. No. 14263
Japan, Bk.



EVACUATION SECTION	
Rec'd	MAY 17 1943
File No.	
Ans.	
Referred	

Gentlemen:

Thank you, I received your letter and 3 release forms. I filled it and enclosed them.

Please give permit to send our furniture and belongings as follows.

- 1 Singer Sewing Machine.
- 1 Butter Churn.
- 1 Coleman gas lamp
- 1 Gramophone
- 2 Straw Hats.

From April 21st 1942, I've left Mayne Island to April 24th 1943, my family moved our living house 3 times. We lost our hope and money and are having troubles. Please give my child new merry spring and humble.

I beg you. Your most obedient and humble servant

K. Kuroki.

X

5164

May 19th, 1943

TRANSPORTATION

The B. C. Security Commission,
The Marine Building,
Vancouver, B. C.

Attention Mr. M. L. Brown

Dear Sir:-

Re: Kumaiko KOBISHI--Ref. #14261

Thank you for your letter of May 15th. We had a request from this Japanese on April 13th for the shipment of the three items set out in the latter part of your letter and replied enclosing our form letter 107 of which you have a copy but which we enclose herewith for your easy reference. Insofar as the radio is concerned, the Japanese mentioned that he had sold it to Mr. David Bennett who has since shipped the radio and the other articles. We agree under these circumstances that all charges should be collected from the Japanese.

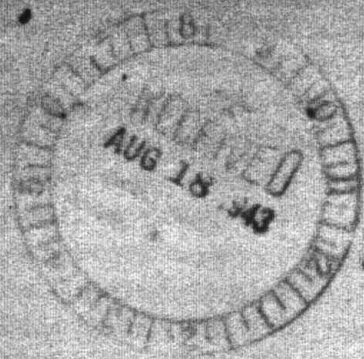
Turning to the original undated letter enclosed with yours under reply, this would appear since it mentions the sewing machine and gramophone already shipped, to be the answer to our form letter 107. We have no objection to the shipment of the other items mentioned, but suppose that in view of their small size you will not arrange to send them for the time being or at least until payment has been made for the items already shipped.

The application form seems to have been compiled in error as this Japanese has evidently a poor knowledge of English.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IP



EVACUATION SECTION	
Rec'd	AUG 19 1943
File No.	G-165-A
Ans.	
Referred	

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address TAPPEN B.C. Date 16th august

Kumajiro Konishi

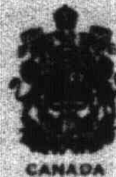
To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Kumajiro Konishi, Police Registration No. _____ hereby request you to release to me the under-noted property stored at Mayne Island B.C. in possession of Rented ground belonging ^{over} Mr D. BENETT and I release you from any claim whatsoever with respect to such property.

Description of Property:

- 10 Case of green house glass (new) 16X16 inch 66 piece each case
- 1 sheet 3 ft X 10 ft galvanize iron sheet (new)
- 1 sheet about 3 X 5 ft galvanize iron sheet (new)
- 1 steel tray wheel barrow
- 1 thermometer
- 1 inch diameter rubber hose 50 ft long
- 1 Ring bundle galvanize wire 60 lbs
- 2 empty shoyi bean tubs
- 20 pieces of 6 inch stove pipes
- 1 Barn fork
- 1 4-tine potato fork
- 1 little scythe
- 2 sick - full old cotton piece string
- 1 medicine box

DEPARTMENT OF
LABOUR



EVACUATION SECTION	
Rec'd AUG 19 1943	
File No.	5264
Referred	Mr. [Signature]

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B.C.,
August 17th, 1943.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: KONISHI, KumaJiro #14263

Attached are two copies of Custodian Release for goods to be shipped to him from Mayne Island, which goods no doubt will need to be crated up and packed. Please forward the Release to whomever you have now decided will handle this matter, advising him to send by freight billed through to Tappen, the charges COLLECT to our account at Vancouver. No doubt the glass will need to be securely packed.

CWF:FF
Encl.

C.W. Fisher
C.W. Fisher
Transportation

C
O
P
Y
P. S. ROSS & SONS
CHARTERED ACCOUNTANTS

Royal Bank Building,
Vancouver, B. C.

Our File No. 295-176

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

Attention Mr. F. G. Shears
Director

Dear Sirs:

Re: Mayers & Ratcliffe

We attach hereto as Schedules 1 and 2, statements of receipts and expenditures for the seasons 1942 and 1943 covering operations of the above at Wayne 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 \$1,593.96 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 \$845.02 made up as follows:

Share of profit for the years 1942-3 - \$592.92

Due for taxes 1942-3

252.10

\$845.02

Messrs. Mayers and Ratcliffe hold an insurance policy covering the assets on these farms and expiring on the 1st Janu-

15th September, 1943

ary, 1946, the unexpired value of which has been treated as being \$211.67. In the event that you terminate the agreement with Messrs. Mayers 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 \$845.02 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. S. Ross & Sons

Enclosures.

Mayers & Ratcliffe

Statement of Receipts and Expenditures
for Season 1942

Receipts			17,316.49
Expenditures			
Wages - per cheques	5,032.50		
- per Ratcliffe	38.00		
- allowance to wives	600.00		
- Receiver General	50.95		
		5,721.45	
Petty cash		432.23	
Packing materials		1,932.36	
Fertilizer		135.89	
Car maintenance		38.01	
Car insurance		125.75	
Moving, etc.			
Mayers (cheque)	372.01		
Ratcliffe (cheque)	319.87		
per Ratcliffe	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		25.05	
David Spencer Limited		12.04	
Truck purchase	351.00		
Truck purchase (cash)	39.00		
		390.00	
Plough		195.00	
Plumbing and lumber per Ratcliffe		136.55	
General supplies - Ratcliffe		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	
Deduct:			
Packing supplied on hand	200.00		
Truck	350.00		
Plough	100.00		
		650.00	
		15,422.53	
Net Profit for 1942 Season			\$1,893.96

Mayers & RatcliffeStatement 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	<u>136.00</u>	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	
Cord 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		<u>126.03</u>	<u>11,941.70</u>
Loss for Season 1943			<u>\$ 708.12</u>

5166, 5139,
5162 & 5141.

C
O
P
Y

September 27th, 1943.

Mr. R.J.H. Mayers,
Mayne Island,
B. C.

Dear Sir:

We confirm the arrangements concluded at the meeting held in this office on Saturday, the 25th instant, whereby you take over and operate on your own account as from the 1st September, 1943, the properties known as:

Ref. (1): Kumazo NAGATA. Reg. 14264 - File 5166: Lots 1, 2 and 3, Sub-div. of Section 12, Plan 715, Mayne Island. (3 acres).

Ref. (2): Kikumatsu SUMI. Reg. 14266 - File 5139: Lots 20, 21 and 22, Section 12, Plan 715, Mayne Island. (3 acres).

Ref. (3): Masairo MINAWIDE. Reg. 14225 - File 5162: The South half of Northwest quarter of Section 8, Mayne Island (Improved portion of 80 acres).

Ref. (4): Bungoro MINAWIDE. Reg. 14223 - File 5141: The South half of Northwest quarter of Section 8, Mayne Island (Unimproved portion of 80 acres); and Parcel "A" of Section 8 and 11, Mayne Island (53.78 acres).

Leases: We enclose two Leases, each in duplicate, (A) covering (1) and (2) above, and (B) covering (3) and (4) above. Please complete these documents by signing same before a witness, who should also sign as shown, and return the original of each to this office, retaining the duplicate for your own use.

Trucks: It is mutually understood and agreed that you will operate one only of the three trucks formerly operated under the Mayne Island Agreement, the other two being turned over to our Agent, Mr. Gavin C. Mount. Rental of the truck retained by you will be \$67.50 per annum, payable as soon as possible after the 1st September, 1943, and in any case not later than 1st August, 1944. In addition to this rental, you are responsible for maintaining the truck in good condition, normal wear and tear excepted, and that insurance as heretofore will be maintained at your expense.

Fire Insurance: As insurance on all the properties covered by the Mayne Island Agreement is for account of the owners as from the 1st September, 1943, the date from which you were

Mr. R.J.B. Mayers.

September 27th, 1943.

released from your obligation under that Agreement, we have agreed to refund the unexpired portion of premiums, and enclose herewith our cheque for \$211.67 in favour of Messrs. Mayers & Ratcliffe.

Please send us your receipt, duly signed by both parties, together with original policies, each endorsed with the clause: "This certifies that all our interest in this policy vests in the Custodian of Enemy Property on and after the 1st September, 1943", each such endorsement also being signed by both parties.

Yours truly,

R. G. Bell,
Administration Department

RGB/P.
Enc. 5.

P.S. It is further understood and agreed between us that you will deposit with this office, on your next visit to Vancouver, or in any case by the 15th November, Government Bonds to the value of \$300.00; these bonds to be returned to you on production of evidence of expenditure of not less than the \$500.00 (for materials and labour) which you have undertaken to spend (in lieu of a higher rent) in improving the properties you will now occupy and operate.

P.P.S. Cheque(\$211.67) is not ready in time for this mail and will follow.

Also, please sign all copies of Agreement and return for completion by this office.

4/69, 6/82,
5164 & 8213.

October 22nd, 1943.

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

Dear Sir:

We are in receipt of your letter of the 9th instant giving cover to Mr. A. R. Bittencourt's valuation of buildings erected on leased ground by:

File 5164 - Eugenia KUNISHI, Reg. 14263: On two acres of land leased from David Bennett at \$10.00 per month: 3 greenhouses (16,000 sq. ft.). We note that Mr. Bittencourt's estimated "value for removal" is \$60.00. We further note from your letter that Mr. David Bennett will pay \$200.00 (cash) for these buildings. In view of the fact that we cannot find a tenant, it has been decided to accept this offer and we confirm our telephone message to that effect.

File 8213 - TUNA TURKOTO, Reg. 14277: On two acres of land leased from J. W. Bennett at \$80.00 per annum: 1 dwelling with small greenhouse attached, 2 greenhouses (11,200 sq. ft.), 1 barn, 1 chicken house. We note that Mr. Bittencourt's estimated "value for removal" is \$125.00. We further note that Mr. J. W. Bennett has offered \$500.00 (\$100.00 cash, balance \$100.00 per annum) for the buildings. In view of the fact that no tenant has yet been found for this property, it has been decided to accept this offer and we confirm our telephone message to that effect, subject only to Mr. Bennett improving his terms of payment so as to complete payment within not more than two years.

We are classifying these properties as "perishable" because of the rapid deterioration that results from continued disuse.

We enclose our cheque for \$12.00 in payment of Mr. Bittencourt's account for his services and would be obliged if you would let us have his formal receipt in due course.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

File 5164.

Extract of Gavin C. Mouat's letter to
Office of the Custodian, dated October 27th, 1943.

"Re: Sale of Konishi, (File 5164), greenhouse
to David Bennett for the sum of \$200.00.

"This amount will be paid in cash in full, and here
again I notice you have paid Mr. Bennett's rent up till the end
of August, and here again I think he should receive rent till the
end of October. If you could please let me have the cheque in his
favor for any balance of rent due him, I would then take the first
opportunity to go to Wayne and clear up both these sales."

Extract of our reply, dated November 9th, 1943,
to Gavin C. Mouat's above letter.

"Kumajiro KONISHI (File 5164): We note that Mr.
David Bennett is going to pay \$200.00 cash for the buildings on
his property. In this case also, we will be sending you a cheque
for \$20.00 in payment of September/October rent."

Copy for File 5164

6/82

January 27, 1944.

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

Dear Mr. Mount:

**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
Kunajiro 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

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

Mr. Gavin C. Mouat

January 27, 1944.

When giving this information would you kindly also describe each building, that is the construction and for what it is being used. In so far as the dwellings are concerned, please be sure to mention the type of chimney or chimneys and the distance from the dwelling of the nearest large building.

If, by any chance, there are any chattels or equipment worth insuring and still on the premises, you might, please, give me an idea as to value and indicate where they are stored.

We are arranging to attend to cancellation of the blanket coverage mentioned above on Monday, next, and would appreciate getting this information from you just as early as possible.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

5164.

June 5th, 1944.

Mr. Kumajiro KONISHI,
Registration No. 14263,
Tappen, B. C.

Dear Sir:

Re: 8 $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 7, 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 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.

From Kumajiro. Konishi.
Registration No 14263
Tappen, B. C.

July
March 9. 1944

Mr. R. G. Bell
Administration Department

EVACUATION SECTION	
Rec'd	JUL 19 1944
File No.	5164
Ans.	
Referred	Bell

Dear sir

25th 1944
Thank you for your letter January-
in which you have sold up ~~of~~ my
property was in Mr. David. Bennett. land in Mayne. I-
stand please excuse me it is too late to
let you know for I have catch bad cold so lay
in bed 3 weeks

Now I have no task to make money to buy any
food and clothing for my family
please send my adress in which my balance
of \$ 457.15 which your Credit it
I beg your kindly

11/15
2/10
Auc. (net)
Ref. hrs.

457.15
10.05
16.37
483.57

yours Truly

Kumajiro. Konishi

ORDER ON C.O.D. HERE

DUPLICATE PREPAID FREIGHT BILL

SHEET NO.

Consignor & Destination
H HENRIE
C/O CUSTOMER NEWY ALLEN PROPERTY
TAPPEN BC

STATION TO **9578 TAPPEN BC**
STOP CAR AT

PRO.

DATE

CANADIAN PACIFIC RAILWAY COMPANY

FOR CHARGES ON ARTICLES WAYBILLED

From Number Station
9771 VANCOUVER
WARTY BC

W/B Date

W/B No.

AUG 1/44

7941

CND CUSTOMER NEWY ALLEN PROPERTY
SAVIN HENRY CUSTOMER
NEWY ALLEN PROP RTY
191 12 GALT 191 12 794
JITNEY 1
LOCAL

No. of Packages	Description of Articles and Marks	Weight	Rate	Advances	Freight	Collect
2 CS OF GLASS		200	111 3 11	1 05 VERO	1 16 4.21	
FILE 516						
PIER C 5						
TV						
TOTAL						

Received Payment for the Company

Date **19 44** Agent

All freight transported by this Company is subject to its published terms and regulations. All claims for overcharge must be sent to the Auditor of Freight Receipts, Montreal, accompanied by freight bill.

Make Cheques Payable
to Order of

CANADIAN PACIFIC RAILWAY CO.
Mail to Local Freight Agent.

Rec'd	FEB 15 1945
File No.	
Page	
Entered	

From K. Konishi.

Reg. No. 14263.

Tappen, B.C.

F. G. SHEAT, S. E S Q
DIRECTOR

British Columbia Security Commission
355 Burrard Street Vancouver, B.C.

Feb 10, 1945.

Dear sir

Many thanks I have received for longed
your letter and statement of sale of my property
in the Mayne Island

Re Cowichan district - the south half
of the east quarter of section. 7.

Mayne Island containing 80 acres more or less

C. of T. 124877-1

I am stay in the Canada to continued and
obedience for right law of this Country for
integrity same of Canadian

But I am very sorrow to make trouble your
duty

③

please excuse me I can not accordance by which
your ear to arrangement of sale price of my only
one property

Because I believe these are an unreasonable
sale price \$ 196.⁰⁰ for 80 acres of land
I beg your conjecture for pitiable of a poor
refugee men of my position

In 1940

During 22 years I have spend my blood
and hard labour by made \$ 4500.⁰⁰ of cash
and built for 16000 square feet of green house
in Mayne Island

- Then 1942 april I must to left in
Mayne Island as you know next year 1943
This my Crystallization of 22 years of my
labour and blood of 16000 square feet of green-
house are been sold up price only \$ 2 25.⁰⁰
(two hundred twenty five dollars)
(I enclosed 2 sheet of picture)

\$ 225.⁰⁰

with out I am nothing not know

- These are to be in the depth of misery are not
These are happened in this peace of the reputation
in the Canada and fore of my ⁽⁴⁾ children
are all Canadian are not

And at last Came next most bad news by

3. to sink sadness for my family

There are left only one of my property of 8 acres
of land are sold only \$196.00

These of my land are I bought after three years
I am never cut off piece of wood yet
there was 4000 Cord of wood and the timber
so most low stump betw \$ 80 ~~Co~~ Cord wood
to count must be \$ 3000.00 to 3200.00

these \$3000.00 to \$3200.00 are the stand timber
without land. present stand price of land
are go up a coast twice or more

But I am not much desire for present of
my position

I beg your excellence F. G. SHATS.
please Conjecture of a poor refuge men of six
family have been hard cold winter and
difficulty in Cascade mountain range

I beg you do not for harass they have
not en offence 4 of my children are right
Canadian

please do sold them a ordinal price

\$ 387.90

do not sale less \$387.90

(4)

In 1940 October I have paid land price \$ 3.50.00

Recive Land title to paid 21.80

Charged taxes from 1941. 1942. 1943. 44. 16.10

3.87.90

I thought and betine these are most low price
for of poor refuge men of my request

I am greeting your good healthy and happy
your family are for ever

please recognise for my right ful request
I am entreat to kneel for your right and square
judgment for GODLY

your s very truly

Kumajiro Konishi

6th November, 1942

Mr. Kumajiro Konishi,
Registration #14263,
Chase, B. Co.

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 \$190.48.

According to our records the land which you have under lease to Messrs. Mayers & Ratcliffe is the land which you are leasing from Mr. David Bennett on the basis of \$10.00 per month, which has been paid up to 31st July 1942. It will therefore be necessary for us to retain the sum of \$120.00 to take care of the rental arrangements up to July 1943, leaving a balance of \$70.48.

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.

Yours truly,

F. G. Shears,
Manager.

FGS/PMH

5164.

January 25th, 1944.

Mr. Kumajiro KONISHI,
Registration No. 14263,
Tappen, B. C.

Dear Sir:

We are in receipt of your letter of the 17th instant regarding your Mayne Island property.

When the lack of labour caused by present war conditions made it physically impossible for Messrs. Mayers & Ratcliffe to operate all the properties covered by the Mayne Island Agreement dated 17/8/1942, of which your property was one, that Agreement was terminated, as at the end of the crop year ending 31/8/1943.

As soon as it became obvious that termination of the Agreement offered the only hope of keeping the properties in operation, every effort was made, both by Mr. Gavin C. Mount, our Agent on the spot, and this office, to find tenants for each property.

In your case the situation was complicated by the fact that (1) your buildings were on leased ground, and (2) these buildings were in poor condition. When a tenant could not be found, after some months of trying, the situation was reduced to a choice between (A) leaving the property unoccupied, when the rapid deterioration resulting from such a course would soon reduce your equity below the level of accumulating ground rent, leaving you nothing, or (B) selling the buildings while still saleable and terminating your liability for ground rent by cancelling your lease with Mr. Bennett.

Mr. A. R. Bittancourt, a Contractor and Builder, appraised the buildings, on the basis of their value for removal, at a total of \$60.00. Under the circumstances an offer of \$225.00 for the buildings plus \$15.00 for some old pipes and a pump engine, was considered favourable and accepted.

All monies received and disbursed have passed through your account, of which we attach an extract for your information. The balance of \$457.15 standing at your credit is available to you as you may require.

Yours truly,

R. G. Pell,
Administration Department.

RGB/P.
Encl.

File No. 5164.

Kumajiro KONISHI
Reg. No. 14263.

January 25th, 1944.

STATEMENT1942

July	17	Statement rendered	\$ 285.72	\$ 285.72
Aug.	19	Proportionate share of \$2000.00 paid by Mayers & Ratcliffe		\$ 190.48

1943

Jan.	13	Cheque in your favour	\$ 69.83	
June	3	Certificate of Encumbrance	\$ 1.00	
Sept.	30	Refund to Mayers & Ratcliffe -- Insurance premiums	\$ 20.16	
Oct.	1	Proportionate share of settlement of 1942/1943 crop account		\$ 79.23
"	1	Proportionate share of rent to 31/8/1943 from Mayers & Ratcliffe		\$ 171.43
"	1	Ground rent @ \$10.00 per month to 31/8/1943	\$ 130.00	
"	26	Mayers & Ratcliffe--400 crates		\$ 34.00
"	26	A. R. Bittencourt--valuation fee	\$ 6.00	
Nov.	12	D. Bennett--full payment for build- ings on Bennett land		\$ 225.00
"	12	G. C. Mount--Piping and pump		\$ 15.00
"	12	Ground rent @ \$10.00 per month to 31/10/1943 (and lease cancelled)	\$ 20.00	
Dec.	3	Shipping expenses on goods	\$ 11.00	
Today		Balance at your Credit	\$ 477.15	
			\$1000.86	\$1000.86

File No. 5164

Ganges, B.C.
Nov. 8th 1943

Mr R. G. Bell

Office of the Custodian

506 Royal Bank Building

Vancouver, B.C.

EVACUATION SECTION	
NOV 10 1943	
Rec'd	
File No.	5164
Ans.	
Ref'd	

Dear Sir:-

Further to my letter of Oct. 26th.
I now enclose the sum of \$240.⁰⁰
for account of K. Kowishi, file 5164, of
which \$225.⁰⁰ is purchase price in full
of greenhouse & other buildings, + \$15.⁰⁰
for old pipes & pump engine which was
in connection with greenhouses.

I may say that Mr Carlsen, viewed
the pump engine with me & we agreed
that owing to its condition this amount
seemed to be a fair value.

Mr Bennett's claims sent till the
end of Nov. & as previously suggested
I think a cheque should be made
out in his favor for the amount. I
also think that Mr Bennett should
get some sort of a release or quit
claim in connection with these
buildings.

Yours truly

Sam Chomat

Mayne Island

March 15th 1941

Received from K. Konishi
cheques for the sum of three
hundred and fifty dollars.
in payment for eighty acres
of land. Papers to follow when
prepared. Dalton Deacon

From Kumajiro Konishi
Japan B.C.
Reg. no. 14263

Rec'd	FEB 1 1945
File No.	5164
Ans.	
Issued	MS Shears

F. G. SHEARS. E. S. 9
DIRECTOR

Dear sir

Many thanks I have received for longed
your letter and statement of sale price of my
property in the Mayne Island

Re: Cowichan district - the south half of
the north east quarter of section 7.

Mayne Island Containing 80 acres more or less
C. of T. 124877-1

I thank you again I am much obliged for your
exertion

I have been in this Country and to keep and
abedience for under law of Canada for integrity
same of Canadian

please excuse me I make trouble you

②

again Then I am very sorrow which by
your exertion to arrangement of sale price
only of my property. But I can not
accordance with this sale price.

I believe these are unreasonable price
\$196.00 for 80 acres of land
please do not sale of my land for such
low price

During 22 years I have spend
my blood and hard labour by make \$4500.00
of cash for and I built 16000 square feet
of green house in Mayne Island.

But end of 1943 these of my stallirations
of 22 years of my blood and labour of these
green house these are have been sold up price
only \$225.00 two hundred twenty five dollar
with out I am nothing not know

I thought thought cut off my body and
resignedly for present of my position
but 4 of my little children they are right
Canadian are not. These happened are in
this peace of the reputation in Canada.

and at last came next unlucky news
to met with for my poor little nation of

the Canadian.

There are left only one of property of
80 acres ^{of my land} ~~and these land~~ I have bought after
5 years I never cut off piece of wood yet.
Every body says and I saw these land
are about 4000 Cord of wood and timber
so present low price of (stamp-bets) \$ 30
please you count for Coast \$ 3200.⁰⁰
are not you

These are my land
are Coast price \$ Thirty two hundred dooller.

I have heard and read ^{the} newspaper
these land price are go up price twice or more

But I am not much desire for present of
my position

I beg your excellence F. G. SHEARS.
please Conjecture of a poor refugee men
and 4 of little Canadian national they have
been hard cold winter and to difficulty in
the Cascad mountain range

please do not to harass they are right
and not an offence of Canadian

If you must to sale ^{for} arrangement of
your duty ^{my land to}

②

please you change me sale price for
\$ 391.80 this \$ 391.80 are reason

In 1939 octover I have paid for these land

\$ 350.00

Recieve land title paid for 21.80

Charged land tax {1940. 1941. 42. 43. 44} 20.00
\$4.00 year.

391.80

I thought and beline these are most
right and cheap sale price are not you.

These \$ 391.80 are most low price
for pitiful of poor refuges men of my
request

I am greeting for your good healthy and
lucky your family are for ever

I have a request to make you and
entreat for kneel for your right and
fare square of your judgment
like DIVINE

yours truly
K. Konishi

Mayne Island, B.C.,

April 28th, 1942.

Mr. G.W. MacPherson,
Deputy Custodian,
Vancouver, B.C.

Dear Sir:

This is to inform you that Mr. K. Konishi has the use of a portion of my property, possibly two acres, on which he has built greenhouses and other small buildings. This property is roughly described as follows:

"Starting point at bars, thence North 240 ft., thence West 210 ft., thence South 48 ft., thence East 120 feet, thence South 180 ft., thence East 120 ft. to point of commencement."

This acreage is part of Section 9, Mayne Island, and Konishi is tenant under a verbal agreement whereby he pays the annual rental of \$120.00 at the rate of \$10.00 per month, said rent having been paid to the end of March, 1942..

Under my verbal agreement with K. Konishi I have the right to terminate same at any time I have a bona fide purchaser for the property, provided, however, that if his crops are planted he is to retain control of his buildings until such time as is required for the maturing of and harvesting of said crops. Also he is to have further time as may be necessary to allow him to remove his greenhouses and other buildings to other properties. Provided, however, that all rent due will have been paid in full.

I further give my consent to any arrangement you may enter into on behalf of the said K. Konishi in the management of his property, subject to the above mentioned terms of our verbal agreement.

Yours truly,

David Bennett

David Bennett.

File No. 5164

118 - 9
EXHIBIT No.
DATE May 13, 1948
FILED BY Mr. Kennedy.

Ganges, B. C.
October 11, 1943.

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

Dear Sir:

Attention Mr. Bell

As per enclosed instructions received from Mr.
Gavin Moust,

I went to Mayne Island on October 8th and appraised
the Buildings of K. Konishis,

My estimate of the value for removal as per your in-
structions is, \$60.00,

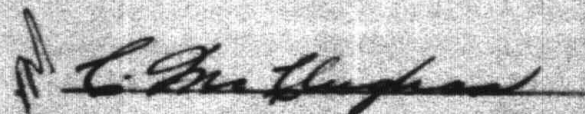
Yours truly,

"A. R. Bittancourt"

Contractor & Builder.

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

June 11, 1948.



118 - 8

EXHIBIT No.

May 13, 1948

DATE

FILED BY

Mr. Kennedy

File No. 5164

From Kumajiro Konishi #142 63

June 20th, 1943

A. G. McArthur, Esq.,
Administration Department.

Dear Sir:

On you are reference of the matter of my green house in
Mayne Island please you will see as I writ following list:

Area of greenhouse	13,500 sq. feet.
Structure - Valu	\$4300.00
Type of heat - were use of warm stoves which made by fill	
	45 gallon 22 inch x 30 inch empty oil tank
	need all 20m.
When Build - No. 1 - 1933	West side
	No. 2 1938 Center
	No. 3 1937 East

If to move the greenhouse I thought they could be taken apart
to move that is best way. In 1937 I tried No. 1 greenhouse to move to
present place that it is too much expensive and break many lumber beside
that need many tools of couse all taken untied glasses. And present
place that seems very cold place they are built.

And to start to plant tomatoes in greenhouse for burning 20 set
warm stoves from 10th February to end of May need about 100 cords of
stoves woods.

And in winter all days there were most cold place amoungs in
Mayne Island because the east thouth wind blow hard from the beach water.
And next time blow return cold north west wind beside that it break many
glasses and swing the house (green) and make leaks cold.

I advise the manager it whom is the service of my greenhouse
if they are to move to another place where the place defence from the
cold wind and the rich soil ground. If so you will save more woods and
mens work hund time and tomatoes grow good.

And to the opposite to show a notable by me greenhouse and Mr.
B. Minamide's greenhouse which on Mayne Island who's area of greenhouse
is 12000 square feet and used nine 9 warm stoves as same my greenhouse
warm stoves for need about 40 cord of stoves woods for one season and it
heat enough inside greenhouse. Indeed they will save nearly 50 fe. of
wood than my greenhouse beside that they save more work time every day and
the harvest more good crops than my greenhouse tomatoes. So if the manager

who is to move my greenhouse as like that place and more convenience to bring the cord wood for the greenhouse and Mr. B. Minamide's next ground are my 80 acres place there were many goods of tree for woods.

So please listen my statement as follow:

(1) If the manager of my greenhouse who would move my greenhouse to another place the manager must charge all that expense. I had spend time to built all my greenhouse all together about 20 month. I work alone (one men) 10 hours work day. If taken apart to move may be 10 month with one men.

(2) If the manager of my greenhouse who would move my greenhouse to another place the manager must charge for me annual rent \$198.48 as the agreement from this year 1943.

(3) If the manager of my greenhouse who would move my greenhouse to another place that grounds annual rent all these charges are to be paid by the managers coast.

Because so if after the peace are return I will return to the Mayne Island. I am very trouble if to move my living house and another matter. When I had lost my task of greenhouse nearly after 10 month now. We are living in a place 16 miles away in the deep mountain of Chase. Now we are having hard cold winter the temperature of 40-60 below zero. The truck can't go down to Chase after 3 weeks the snow is so deep and north wester cold wind blow hard. I don't know when they will be able to.

I am spend all my money beside that I have no work to make money to buy food for six of my family are kept in a dew life. We are all expected to receive of the annual rent money of my greenhouse. this money are only our six mens transport blood.

And your reference of 80 acres of my ground which I declared to the Custodian:

- (1) Location and Description - 80 acres being thouth $\frac{1}{2}$ of north east quarter of section 7, Mayne Island, Cowichan District
- (6) If farm land, particulars of crops sown: 5000 plant under glass hot house tomatoes

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 attached hereto

All water system must be drained when not in use (also) pump and engine to safeguard against frost and rust.

They were no reration for the 2 acres which my occupied belonging Mrl David Bennett, Mayne Island and there were about 3000 cordwood.

I hope you will be in the best anxiety.

Yours truly,

 Kumajiro Konishi

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

June 11, 1948.

File No. 5164

EXHIBIT No. 118 - 7
DATE May 13, 1948.
FILED BY Mr. Cobus.

Mayne Island,
Sept. 16, 1943.

To the Custodian,
Japanese Property,
Vancouver, B. C.

I hereby offer to purchase the greenhouse buildings
and any other building erected by K. Konishi on the property rented
by him from me for the sum of \$225.00.

Provided that I receive rent in full to date of accep-
tance of this offer.

I agree to pay cash in full on acceptance of this offer.

"David Bennett"

I also offer to pay \$15.00 for old pipe and pumping
engine.

Nov. 4-43

"David Bennett"

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

June 11, 1948

McL. MacLugha

EXHIBIT No. 118 - 3
DATE May 13, 1948
FILED BY Mr. Coburn

Re: K. Konishi, Reg. No. 14263

Mayne Island, B. C.
March 2nd, 1948

To the Commissionery re Japanese Property,
or to whom it may Concern.

Dear Sir:

In July of 1940 when Japanese were doing business on
Mayne Island I sold eighty acres of bush land to Kumajiro
Konishi for the sum of \$350.00

It was estimated there would be about 3000 cords of
green timber standing which he required for fuel in his green
houses.

Timber cruisers have been over the property and report
good timber which is now worth five times the purchase price.

I can speak from experience as I sold similar property
two years ago and in a few months it was resold for five times
the amount.

Dalton Deacon

Mayne, B. C.

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

July June 10, 1948.

[Signature]

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 J.R. ARCHIBLAD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 15, 1948

IN THE MATTER OF THE CLAIM OF
KUMATIRO KONISHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the
Dominion Government.

A.E. COBURN, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

B. HAMBLETON, Esq.,

Official Reporter

30

MR. COBUS: The claimant in this case, your honour, has submitted three claims, listed as Nos. 87, 88, and 89. No. 87, a crop claim is being withdrawn, No. 88 concerns a claim concerning greenhouses, and No. 89 is a real estate claim on an eightyacre parcel. I think 88 and 89 would be most conveniently dealt with under one case number, your honour, and I would like to proceed with the claim on the real estate.

10 THE COMMISSIONER: They will be Case No. 118. You are proceeding with those now, are you?

MR. COBUS: Yes, your honour.

THE COMMISSIONER: Very good.

MR. COBUS: Call Mr. Konishi.

KUMAJIRO KONISHI, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave to amend the claim on the eighty acre parcel of bush land, altering
20 the amount credited to the Custodian to read \$196.00, the net claim becomes \$354.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the realty for which you are claiming. Did you instruct Mr. Leckie to prepare that statement and is that your signature.

A: Yes.

Q: And are the statements contained therein true to the best of your knowledge and recollection?

30 A: Yes.

MR. COBUS: I would ask to file the statement as exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: I would ask my learned friend to produce the Farm Appraisal Report on this parcel of land. (Handed to Mr. Cobus)

I file the Farm Appraisal Report on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

10 MR. COBUS: Referring to the statement, your honour, the subject matter of the claim is an 80 acre parcel of land located on Hayne Island. It was purchased about 1939 from a Dalton Deacon for \$350.00. It is described as all bush land with no improvements on it at the date of purchase. No clearing was done on the property by the claimant, but bush being left intact. There was no cutting of cordwood whatever up to the time of the evacuation of the claimant.

20 As to the appraisal, the claimant agrees that he bought the bush land to furnish fuel for his greenhouses in order to cut down a \$4.00 per cord overhead being paid for cordwood to heat his greenhouses. Up to the time of evacuation he had not cut or used any of this timber, and he points out that the appraiser fails to value the timber on the land. He disagrees that it was unmarketable timber, and that the valuation of \$200.00 is much below a fair value for the property. He bought the land at a very low

30

figure from Mr. Deacon, who informed him that timber cruisers estimated that there were about 3,000 cords of good green timber on the land, and that the timber in 1948 was worth five times his purchase price. At stumpage of 50¢ per cord, which was the stumpage rate at Mayne Island when he was evacuated, the approximate value in 1948 would be \$1500.00. However, he has estimated the value to be only three times the original cost price to him, and he believes that is a reasonable figure for it when the land was sold by the Custodian to the Director under the Veterans Land Act.

10

Q: Witness, I produce to you a document. By whom is that document signed?

A: He is the owner of the land that I bought.

Q: And that is his signature, is it? A: Yes.

20

MR. CONUS: This, your honour, is a document made on March 2, 1948, signed by a Dalton Deacon and addressed to the Commissioner re Japanese Property or to whom it may concern, in which he says that he sold the land to the claimant herein for a sum of \$350.00 and says that it was estimated there would be about 3,000 cords of green timber on the land, and says that he can speak from experience as he sold some similar property two years ago, and in a few months it was resold for five times the amount.

I would ask leave to file the document.

30 MR. KENNEDY: We reserve our right on the hearing to

discuss the question of its admissibility.

MR. COBUS: Of course.

(DOCUMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend admit that the effective date of sale of this parcel was January 1st, 1944?

MR. KENNEDY: Yes, I will so admit.

MR. COBUS: Your witness.

10 MR. KENNEDY: Your honour, the submission of the Custodian in respect to this phase of the claimant's claim will be that the land was sold on the basis of fair valuation arrived at from independent appraisal.

I will ask my learned friend to admit that the assessed value of the land in 1942 was \$300.00.

MR. COBUS: That appears to be correct, your honour.

MR. KENNEDY: No questions.

20 MR. COBUS: Your honour, I would ask that we adjourn until this afternoon to proceed with the second portion of the claim.

THE COMMISSIONER: We will adjourn until two o'clock.

(PROCEEDINGS ADJOURNED UNTIL 2:00 P.M.)

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

THE COMMISSIONER: Tell the witness he is still under oath.

(Interpreter to witness)

30 MR. COBUS: Proceeding with Case 118, your honour, the claim is with respect to greenhouses. I would ask to amend the claim to read \$1800.00, credit to the Custodian, \$225.00, leaving a net claim

for greenhouses of \$1,575.00.

The personality is described under equipment and supplies, and is abandoned.

Q: Witness, I produce to you a statement respecting the claim you are making for greenhouses. Did you instruct Mr. Leekie to prepare that statement for you and is that your signature?

A: Yes.

10 Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

Q: I produce to you now three sheets headed, "Estimate of cost," concerning what is described as No. 1, 2, and 3 hothouse. Did you prepare or have prepared those estimated costs?

A: I wrote the price, everything, and my daughter copied it for me.

20 Q: Are the prices shown in the final column headed, "Price paid," accurate prices for the materials used in the construction of these greenhouses?

A: Yes. I put the lowest value on that material that I used.

Q: Do you mean that the prices are not over-valued?

A: Yes.

MR. COBUS: I would ask to file as one exhibit the statement of the claim for the greenhouses and the three sheets of estimated costs thereon.

(STATEMENT AND LISTS MARKED EXHIBIT NO. 4)

30 Q: Witness, the three greenhouses which you describe on your statement were erected on the land of

Mr. Bennett, is that correct? A: Yes.

Q: What ground rent did you pay for the use of the land of Mr. Bennett? A: I paid \$1.00 a month.

10 MR. COBURN: The buildings, your honour, are described as being three greenhouses, erected on or about two acres of land leased from Mr. D. Bennett. The claimant makes the following comments respecting the appraisal made of these places: "It is obvious that the appraiser fixed his petty value of \$60.00 purely on a salvage basis." He says that he disagrees entirely with this most unfair method of valuation. He points out that he had, according to the agreement with Mr. Bennett, the right to remove his greenhouses on the termination of that agreement. He says that the wooden frames were in quite good condition when he left Wayne Island in 1942, and that in estimating his value on the greenhouses, he has taken into consideration depreciation on these buildings since 20 the time of their erection. In view of the fact that in order to remove the buildings dismantling would be inevitable, he has fixed a value taking these factors into consideration.

I appear, your honour, to have amended the claim to read \$1800.00, and yet, on the statement I notice a different figure. The estimated value shown on Exhibit 4 is \$1800.00, and my carbon copy here apparently didn't quite fit. 30 The estimated value at the date of sale is

\$1800.00, your honour.

Q: Witness, I will hand to you a series of sketches and snapshots. Will you identify each one as I hand it to you? What is that sketch?

A: This is the ground that I rented.

Q: This is a ground sketch of the land upon which you built your greenhouses? A: Yes.
And this is the greenhouse. This doesn't belong to him. This he has not rented.

10 MR. COBUS: That is fine. I will mark that sketch "A" for identification, your honour.

Q: I hand you now a snapshot, witness. Will you identify that? A: This is a view of the greenhouse on the western side.

Q: In what year was that snap taken? A: 1940, I think.

MR. COBUS: I will mark that snap "B" for identification.

20 Q: I hand you a snapshot and a sketch. Will you identify the two? A: This snapshot is the first greenhouse I built. It is a view of the western side. And this is the same greenhouse, and this was built in 1933 and I added this in 1935.

MR. COBUS: I will mark the snapshot "C" and the sketch "D".

Q: I hand you a snapshot and another sketch. Would you identify them, please? A: This snapshot is the same picture as this diagram.

30 Q: As the sketch? A: As the sketch,

and this is the southern side.

MR. COBUS: Thank you. I will mark the snapshot "E"
and the sketch accompanying it "F".

Q: Would you identify that sketch?

A: This is a sketch of the beach that I had.

Q: Does it include the greenhouses for which you
are claiming?

A: It is the same greenhouse that I am claiming.

MR. COBUS: I will mark the sketch "G".

10 I would ask to file sketches "A" to "G"
including the snapshots.

(SKETCHES AND PHOTOS MARKED EXHIBIT NO. 5)

Q: Witness, tell me, how much glass did you use
in constructing the three greenhouses?

THE INTERPRETER: Do you mean how much in price or
how many pieces?

MR. COBUS: How many square feet.

A: 18,900 square feet of glass he used.

Q: How can you be sure that there were 18,900
20 square feet of glass used in the construction of
the three greenhouses?

A: Because I
used 189 cases of glass and one case contains
100 feet of glass.

Q: Square feet. What was the cost price of glass
at the time you were purchasing glass to con-
struct these greenhouses? A: It was a
little over \$5.50 a case at an average.

Q: Have you any idea how much it would cost to buy
second hand glass? A: I have never
30 used second hand glass, so I really don't know.

Q: I understand that you put a water system throughout your greenhouses. Can you tell me how many feet of pipe you used in that system?

A: About 750 odd feet.

Q: Do you remember how much that piping cost you?

A: 32¢ a foot for one-half inch diameter.

Q: Could you give me a rough estimate of the total cost of piping, though, for the system?

10 A: It is about \$290.00, including the pump engine -- \$290.00.

Q: You left the pump on the premises, did you?

A: Yes.

MR. COBUS: I would ask my learned friend to produce the summary of real and personal property claim herein. (Handed to Mr. Cobus)

20 I would ask to file the summary of the claim on real and personal property on behalf of my learned friend and draw attention to paragraph two under "remarks" wherein the following is found: "The almost nominal appraised value shown would appear to be a contractor's ruthless estimate of salvage values," which has reference to the appraised value shown at \$60.00. It was sold for \$225.00.

Would my learned friend admit that the greenhouses were sold to Mr. Bennett, the owner of the property upon which the greenhouses were built, for \$225.00?

30 MR. KENNEDY: I can admit that the greenhouses were sold to a Mr. Bennett for \$225.00, Mr. David

K. Konishi
In Chief.

Bennett.

MR. COBUS: Would my friend then produce the agreement between the claimant and Mr. Bennett, the owner of the property on which the greenhouses were built?

MR. KENNEDY: Is that a formal agreement or a letter?

MR. COBUS: I believe it is a letter.

MR. KENNEDY: I am sorry. I don't believe we have such a letter.

10 MR. COBUS: Q: Witness, I produce to you a document printed in ink. Can you identify that document?

A: This is an agreement made between the owner of the land and myself.

Q: From whom did you secure a copy or the original of that document?

A: This is only a copy of the agreement that I had made. It was sent to the Custodian and they copied it and sent it back to me.

20 MR. COBUS: My interpreter tells me, your honour, that the answer was perhaps a little different from that.

(Interpreter to Witness)

THE INTERPRETER: A: This is the copy of the agreement. I handed the original to the Custodian and when he returned it, I copied this and kept it.

MR. COBUS: Witness, did you receive the letter which Mr. Bennett wrote to the Custodian outlining the agreement which existed between you and Mr.

30

Bennett?

A: Yes, I did, and I signed

it and returned it to the Custodian.

MR. COBUS: I think there is not much point in asking to file this particular document, your honour, but I would certainly ask my learned friend to undertake to produce a letter from one D. Bennett, dated April 28, 1942, at Mayne Island and addressed to Mr. G.W. McPherson, Deputy Custodian, Vancouver, B.C., wherein he outlines the agreement between the claimant and himself.

10 MR. KENNEDY: Yes.

MR. COBUS: I would ask my learned friend to produce the tender of Mr. Bennett.

(Handed to Mr. Cobus)

MR. COBUS: This is a written document dated September 16, 1943 at Mayne Island, signed by David Bennett, and addressed to the Custodian of Japanese Property, Vancouver, wherein the signer offers
20 "to purchase greenhouse buildings and any other buildings erected by K. Konishi on the property rented by him from me for the sum of \$225.00. Provided that I receive rent in full to date of acceptance of this offer, I agree to pay cash in full on acceptance of this offer." Then, near the bottom of the document is a form of postscript: "I also offer to pay \$15.00 for old pipe and pumping engine." That postscript is also signed by David Bennett.

Now, would my learned friend admit that it would appear that the purchaser of the greenhouses
30 was David Bennett who was, in fact, the owner of

K. Konishi
In Chief
Cross exam

lands upon which the greenhouses were built.

MR. KENNEDY: Well, I can't admit any more than I have already done. The documents speak for themselves. If that was the David Bennett who owned the land, well, that is all there is to it; if not, I have no way of knowing. There might be several David Bennetts in the locality, for all I know. He would appear to be one and the same Bennett who owned the land, all right.

10 MR. CORUS: Your witness.

MR. KENNEDY: Thank you.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, you did not have a formal lease with Mr. Bennett for any particular stated length of time?

A: Until I evacuated the agreement wasn't made. There was no formal agreement, that is, it was only a verbal one.

Q: Witness, did you consider the greenhouses were well located? Were you satisfied with their location as such?

A: Yes, I did.

Q: Did you think they were located in a good place on Mr. Bennett's property?

A: Yes, it was the best part of the land.

Q: Did you ever consider moving the greenhouses?

A: I really never intended to move the greenhouse, but somehow something made me think at times there might be an occasion.

Q: Did you attempt to move the greenhouses in 1937?

30 A: No, I never had any idea.

K. Koniishi
Cross exam

Q: Would you have preferred to have had your greenhouses situated in another location if possible?

A: I had no idea of moving them, only I thought if I had left them and if they were empty the cattle might come and destroy them, and I thought I might move them. Until then I had no idea.

Q: Wasn't it a pretty cold and windy location?

10 A: Although the wind was very strong, the sun shone early in the morning and then it lasted until very late in the afternoon, so it was really a very good place for greenhouses.

Q: Were the foundations of the greenhouses of wooden construction or concrete?

A: It was a wooden foundation.

Q: How old were the buildings?

A: The

oldest one was built in 1933.

Q: Is it not so that the land on which the greenhouses were located was very damp?

20 A: It was not so damp as the sun shone very brightly on it.

Q: Do you remember writing to Mr. MacArthur about the greenhouses at any time?

A: I

remember slightly but it might have been by mistake.

Q: If at any time it was necessary to move the greenhouses, how long do you think it would take a man to dismantle them?

A: I thought I

could move them in ten months very easily.

Q: Ten months' work?

A: Yes.

30 Q: Witness, I show you a letter which purports to

H. Konishi
Cross exam

have your signature on same, addressed to Mr. MacArthur, dated 20th of June, 1943. Would you say whether or not that is your signature and your writing?

A: I slightly remember it.

Q: Well, ask him if he does remember whether that is his letter or not.

A: Yes.

Q: Yes. I notice in this letter you complain about the location -- very cold wind, breaks a lot of glass, and that sort of thing.

10

MR. COBUS: Your honour, I wonder if the exact words of the statement of my learned friend could be interpreted to the witness. Could she have the letter, and would you indicate the remarks to which you have reference?

MR. KENNEDY: Do you want me to read the words out?

THE COMMISSIONER: Yes, I think that would be just as well, and she will interpret them.

MR. KENNEDY: Q: On page two: "And in winter all day there were most cold place among in Mayne Island because the east thouth wind blow hard from the beach water." Can you read that to him?

20

A: Yes.

Q: "And the next time blow return cold north west wind beside that it break many glasses and swing the house (green) and makes leaks cold."

A: He says the cattle paw on the glass and also the birds come down and peck at the glass and crack them, and when the wind comes, they break.

30 MR. KENNEDY: I would ask leave, your honour, to

K. Konishi
Cross exam
Re-Direct exam.

file as an exhibit a letter from the claimant to Mr. MacArthur dated 20th of June, 1943.

(LETTER MARKED EXHIBIT NO. 8)

Q: Were the pipes installed, new piping or old at the time of your evacuation?

THE INTERPRETER: At the time of evacuation?

MR. KENNEDY: Installation.

A: They were second hand. There was a little bit of new ones, but mostly old, secondhand ones.

10 MR. KENNEDY: Q: And a second hand pump as well?

A: Although I bought it second hand, it was only used for about a year when I got it.

MR. KENNEDY: Your honour, I would ask leave to file an appraisal by A.R. Bittencourt dated October 11th, 1943.

(APPRAISAL MARKED EXHIBIT NO. 9)

MR. KENNEDY: That is all.

RE-DIRECT EXAMINATION BY MR. COBUS:

20 Q: Witness, do you express yourself as well in English as you do in Japanese? A: I think it is hard to speak in English.

Q: You have great difficulty in expressing yourself in English, have you not?

A: Yes, I do.

Q: When you wrote the letter which was produced to you, Exhibit 7, were you concerned about what would happen to your greenhouses if they were not occupied? A: Yes.

30 Q: Do you think that if you had remained on the

K. Konishi
Re-Direct exam

property it would have been a spot upon which you would have continued, at any rate, for some time?

A: Yes, I intended to do so.

MR. COBUS: That is all, your honour.

THE COMMISSIONER: Very well.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter.

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

J.R. Archibald
Sub-Commissioner

DEFENCE BRIEF

Kumaiiro KONOSHI

File No. 5164

Case No. 118

KAMLOOPS
May 13, 1948
V.L.A.

Sheet B-15
Line 1.

REAL PROPERTY CLAIM

<u>1. Real Property Claim</u>	<u>Appraised At</u>	<u>Sold For</u>
\$1050. (Amended value See p.2. Txpt.)	\$200.00	\$196.

Witness - J.D. Patterson (appraiser) -
This will be a straight question of valuation. Our sale price was 65% of the assessment and 98% of the appraised. The claim would appear to be out of line. The claimant bases part of his value on the assertion that the timber was marketable. The appraiser says it was "low grade, second growth fir, unmarketable, but ample domestic fuel for years". This was all bush land, uncleared, with no buildings or improvements on it.

PERSONAL PROPERTY CLAIMS

2. Crop Claim

Claim withdrawn. See Transcript at page 2.

3. Greenhouse Claim

\$1800.00
(as amended,
see p.5 Txpt.)

Appraised At

\$60.

Sold by tender.

Sold For

\$225.

Witness:- A. R. Bittancourt, contractor and builder. It would appear that Bittancourt can be contacted through Gavin C. Mouat, Ganges, B.C. In the original claim the equipment and supplies appear to have been made the subject of separate valuation by the claimant, but in the amended claim there appears in the Transcript nothing to indicate that the claim for equipment and supplies is not included in the \$1800. amended claim for buildings, so we shall have to assume that the \$1800. covers the claim for building and contents.

We have one line of defence indicated by the fact that the greenhouses were perishable in nature and had to be sold quickly. That is borne out by Mr. Kennedy's cross-examination (p.15 et circa) (and Ex.8). Now pursuant to that fact a purchaser had to be found quickly and since the indications all were that the owner would not renew a lease or give an undertaking;

Witness:- The owner, David Bennett, Mayne Island, B.C. (who also bought the greenhouses and equipment from us); a tenant could not be found who would buy. The only solution was to sell the buildings and equipment as scrap; and as to the value as such see Ex.9. See also Ex.8 where claimant himself points out the difficulty in moving the buildings. See also P.7, line 22 as to claimant's accord with this view.

There was in the transcript some discussion as to whether the owner of the land was the purchaser of the buildings. He was. (See p.13)

The letter asked for by Mr. Cobus at p.12 is now in the claim file ~~envelope~~ (D.Bennett to G.W. McPherson, Deputy Custodian, dated April 28, 1942. ~~This letter should be scrutinized by Mr. Hunter before it is placed on the claim file.~~)

Summary of Defence Witnesses	Where Required	Summary of Documents to be Filed	Witness Providing Same
J.D. Patterson	1.	2. Letter dated 28 April 1942	Letter is in
G.R. Bittancourt	2.	Bennett to G.W. McPherson. NOT TO	envelope in claim file. G.W.
David Bennett	3.	BE FILED WITHOUT MR.HUNTER'S O.K.	McPherson can speak to it if required.

Name of Claimant

KONISHI, KumaJiro

Case

118

Custodian File

5164

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		
					196					882.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
						25.00		27.00	27.00	
TOTAL RECOMMENDATION										909.00

October 24th, 1950.

Mr. Kumajiro KOKISHI,
Tappan, N. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 118

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 ... \$909.00.

Cheque in your favour is enclosed for \$856.42
and we have paid the Co-Operative Committee .. \$ 52.58
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/ja
1 encl.

CLAIM NO. 118 - Kunajiro KONISHI

This claim is made in respect of a greenhouse development situate on Mayne Island, being one of the Gulf Islands lying between Nanaimo and Victoria in the Gulf of Georgia.

The claimant had erected on land, held under lease from David Bennett, three greenhouses of the dimensions and year of construction shown below, but had the right to remove the greenhouses at any time, i.e.-

	<u>Initial Cost</u>
Greenhouse built in 1933 - 41 x 100 ft.	\$1152.30
" " " 1937 - 41 x 100 ft.	1081.41
" " " 1938 - 83 x 100 ft.	2101.57
	<u>\$4335.28</u>

The Custodian found that it was impracticable to remove the houses intact, and therefore sold them "as is" to the land owner Bennett at \$225.00, having first obtained an appraisal at \$60.00.

Counsel estimate that these structures measured 20,000 sq.ft., the component parts being worth as salvage only, 7.3 cents per sq.ft., i.e. 20,000 sq.ft. at 7.3¢ = \$1460.00 if sold on the site of the houses.

The estimate so made was based on the evidence of H.M.Eddie, nurseryman, in Claim No.48.

The claimant also claims in respect of 80 acres of land unfit for cultivation, said to contain 3000 cords of firewood, which property was bought by the claimant in 1940 at \$350.00. This land was assessed in 1942 at \$300.00. It was sold by the Custodian in January 1944 to the D.V.L.A. at \$193.00, based on S.S.B. appraisal made in August 1942, of \$200.00.

In my opinion the salvage value of the greenhouses of \$1460.00 could not have been realized without removal of the glass and other salvage to a nearby point on Mayne Island, where other greenhouse properties were situate.

Taking into account the cost of removal, the possibility of breakage, particularly of glass, as well as the fact that the material had been in place on the average for 6 years at the date of sale, I consider that the fair market value of the material situate on the greenhouse site didnot exceed the sum of \$800.00.

In my opinion the wood lot of 80 acres, which cost \$350.00 in 1940, will have been worth not less than \$600.00 in January 1944, the date of sale to the D.V.L.A. (See transcript page 5).

I THEREFORE RECOMMEND payment to the claimant of the sum of \$575.00 for greenhouse salvage, and \$307.00 for the wood lot, a total of \$882.00, being the difference between fair market value and the sum received by the claimant on sale by the Custodian.



Commissioner.

December 15th 1949.