

13826

13826.
FILE NO. 1189-6
EXHIBIT NO. 1189-6
DATE OCT 28 1946
FILLED BY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME (In full) SHINTARO SASAKI
HOME ADDRESS: (Before evacuation) MAYNE ISLAND, B.C.,
REGISTRATION NUMBER 14244 SEX: MALE AGE: 44
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: LOVE'S MUSHROOMS FARM.

MARRIED? MARRIED

NAME OF WIFE OR HUSBAND: TOYO SASAKI

ADDRESS OF WIFE OR HUSBAND: BAY FARM, SLOCAN, B.C.,

NAMES OF ANY LIVING CHILDREN: YUKIO, CHIYO, KYO,
SANZO, SHIRO.

ADDRESS OF CHILDREN: BAY FARM, SLOCAN, B.C.,

AGE OF CHILDREN: YUKIO 18, CHIYO 16, KYO 14, SANZO 7, SHIRO 1.

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

1. LOCATION AND DESCRIPTION: LOCATION: MAYNE ISLAND, B.C.,
DESCRIPTION: ACREAGE, 120 ACRES.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 RESIDENCE (70'x120')
1 GREEN HOUSE (70'x120') FOUNDATION OF GREEN HOUSE & ITS
MATERIALS. 1 GARRAGE & PACKING HOUSE
1 PLANT HOUSE (20'x30')

3. INSURANCE (Give particulars; state where policies are) NIL

4. TAXES (Amount and where payable) UNCERTAIN.

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

6. OCCUPANCY AND LEASES (If vacant so state) VACANT.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *EI KADONAGA*

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *NIL*

9. IF FARM LAND STATE CROPS SOWN: *HAY & TOMATOES*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 DREG-SAW, 1 WATER PUMP & ENGINE.

700 ft. 1 inch. WATER PIPES. 2,000 TOMATO BASKETS.

500 TOMATO CRATES. COMPLETE CARPENTER TOOLS.

3 SLEDGE HAMMERS. 6 WEDGES 5 AXES.

1 Row-boat (14 ft. Round Bottom) & OARS.

Various Farm IMPLEMENTS.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: *NIL*

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: *NIL*

4. INSURANCE CARRIED ON ABOVE PROPERTY: *NIL*5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: *NIL*6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) *NIL*7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) *NIL*8. BANK ACCOUNTS: *NIL*9. LIFE INSURANCE: *"*10. INTEREST IN ANY ESTATES OR TRUSTS: *NIL*11. SAFETY DEPOSIT BOX: *NIL***LIABILITIES:**1. PERSONAL DEBTS: *\$1,000.00 owing to E. KADONAGA.
\$150.00 owing to K. KANISCH. \$40.00 owing to KOMURABROS.
\$21.70 owing to M. FURUYA Co.,*2. TRADE DEBTS: *NIL*

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 *29th* day of *July* *1943* *1942*

(Signature)

A. Lascari

Witness

FOR DEPARTMENTAL USE

13826
INFORMATION FROM R.C.M.P.

DATE July 2/43

Cur File No. 13826

Full Name SASAKI, S hintaro
(Surname in Block Letters)

Registration No. 14244 Male - Female
(Check) Age July 16, 1899

Former Address Scarborough Junction, Ont.

Interned
Date Dec. 13/41 Naturalized - Canadian-Born - National
Released & Evacuated Dec. 15/42 (Check)

Present Address 7/3/47 = c/o W. E. Belver, Brampton, Ont.
Scarborough Junction, Ont. Love's Mushroom Farm.

No. 10, RR#3, Brampton, Ont.

Married - Single
(Check)

nee

Name of Wife SAGA, Tavo #14242

Name of Husband

Name of Mother Tome (Japan)

Name of Father Kenzo (Japan)

Names of Children under 16 Yukio (M) 21/7/26 Chiyo (F) 9/11/28

Kyo (M) 11/12/30 Sanzo (M) 9/1/36

Requested by P. Hunter : Registered with Custodian no
(Yes or No)

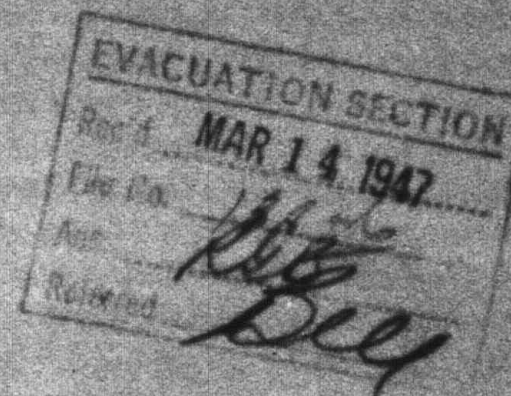
Additional Information Tomato & cucumber grower. 1/2 share 240 acres, house & bldgs.

1/2 tomatruck.

EXHIBIT No. 1159-7
DATE OCT 1 1947
FILLED BY K. A. Christie

c-o W. E. Calvert,
Brampton, Ont.
March 7, 1947.

Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville Sts.,
Vancouver, B. C.



Dear Sir:

Referring to our last letter in reference to the sale of property in Mayne Island, we wrote you stating to send all the money to Ei Kadonaga and from then we can divide it ourselves. You said that you wanted to be advised from the three parties in doing this.

We (Ei Kadonaga, Yoshi Kadonaga and myself) have went into this detail and agreed to have the money sent to Ei Kadonaga.

I suppose you have heard from Ei Kadonaga by the time this letter reaches you. Kindly give this your earliest attention.

Yours truly,

Shintaro Sasaki
(signature)

H. Hamada
(witnessed by)

13826.

C
O
P
Y

April 15th, 1947.

Mr. Shintaro SASAKI,
Registration No. 14244,
c/o Mr. W. E. Calvert,
Brampton, Ontario.

Dear Sir:

Re: Ei KADONAGA - Reg. No. 14234.

We are in receipt of your letter of the 7th ultimo requesting us to remit to the above evacuee the total net proceeds from sale of his Wayne Island property.

We note that you have arranged with your cousin, Ei KADONAGA, for a direct settlement of your equity in buildings erected on his land.

A similar request has been received from Yoshi KADONAGA, also owner of buildings on the same land, and Ei KADONAGA himself, and we are today complying with this request and remitting to Mr. Ei KADONAGA the total amount of his funds in our hands.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

8231 & 13826.

December 27th, 1944.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 & 14242,
No. 10, R.R. #3,
Brampton, Ontario.

Dear Sir and Madam:

We are in receipt of your letter of the 30th ultimo asking for information regarding your property on Mayne Island.

We enclose an extract of your account showing all receipts and disbursements, and a balance of \$666.53 standing at your credit at the present time. A further statement is enclosed giving full particulars of the Auction Sale of Chattels, the net balance from which is included in your account.

With regard to your Dwelling, Greenhouses, etc., as you are aware, as a member of the Active Pass Growers Association your greenhouses, etc., were included in the so-called Mayne Island Agreement, under which Messrs. Mayers & Ratcliffe took over the operation of all members' greenhouses. These partners did this rather late in the Spring of 1942 and had a very hard year, due in part to severe weather but mainly to shortage of labour. In the 1943 crop year this labour problem became even more acute and was met in part by not operating some of the properties, which reduced output to the point where it no longer paid the partners to operate and as they were financially unable to meet the loss that would be involved by further operation the partnership was dissolved at the end of the 1943 crop year (31/8/1943), and this office was faced with the problem of finding new tenants.

As greenhouses deteriorate rapidly when not in use every effort was made to interest groups of Chinese, not only in Vancouver but in Victoria and the Valley, but without success as far as all the properties were concerned, and with very limited success with individual properties.

The Soldier Settlement & Veterans' Land Act have since taken over most of the properties and in conformity with the Government's policy of orderly liquidation the balance of the properties have been advertised for sale. Further, as furniture and effects can not be adequately protected when the premises in which they are stored are lying idle, and the cost of removal and storage would be out of proportion to the value of the goods, furniture and effects other than those of a purely personal nature, such as clothing, pictures, etc., have been auctioned, after being properly advertised, with the result shown in your account.

As your dwelling, and especially your greenhouses, are vacant and consequently deteriorating more rapidly than they would if occupied and we cannot find a tenant even at a nominal rental, the buildings should be sold but are of little value without the land, of which EI KADONAGA is the registered owner (and

Page 2.

Mr. and Mrs. Shintaro SASAKI.

December 27th, 1944.

claims full ownership). Consequently, unless you can produce documentary evidence in support of your claim to an interest in the land, or the registered owner acknowledges your interest to this office, the buildings and land will be sold together and the proceeds will be held until the question of distribution ratio is settled.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

STATEMENT OF ACCOUNT

File 13826
" 8231

Mr. Shinkichi SASAKI
Mrs. S. (Toyo) SASAKI

Reg. No. 14244
" " 14242

1942

April	24	Telegram to Internee Camp	\$ 1.33	
June	25	Proportionate share of 1st payment (\$1000.00) under Hayne Is. Agreement		\$ 55.55 ✓
		Proportionate share of expenses paid to Wong Chee	\$ 22.53 ✓	
July	3	Proportionate share of 2nd payment (\$2000.00) under Hayne Is. Agreement		\$111.10 ✓
July	22	Cheque in favour of Mrs. S. Sasaki	\$ 40.00	
July	27	Cheque in favour of Mrs. S. Sasaki	\$ 41.62	
August	19	Proportionate share of 3rd payment (\$2000.00) under Hayne Is. Agreement		\$111.10 ✓
Sept.	9	Cheque in favour of Mrs. S. Sasaki	\$ 40.00	
Nov.	9	Cheque in favour of Mrs. S. Sasaki	\$ 40.00	

1943

Sept.	30	Mayers & Ratcliffe, refund unexpired fire insurance premium	\$ 11.75 ✓	
Oct.	1	Proportionate share of last payment under Hayne Island Agreement		\$100.00 ✓
		Proportionate share of \$1000.00 paid by Mayers & Ratcliffe in settlement of 1942/1943 crop accounts, and termination of Hayne Island Agreement		\$ 41.54 ✓

1944

Jan.	29	Net proceeds of Auction Sale, as per attached statement		\$491.53
------	----	--	--	----------

STATEMENT OF ACCOUNT...Page 2.

1944

March	16	Refund of Insurance premium		
March	22	Premium on Insurance Policy #2598	\$ 34.60 ✓	\$ 9.54 ✓
Today		Balance at your Credit	\$688.53	

E. & O. E.
21st DECEMBER, 1944.

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

PHONE PACIFIC 5151
PLEASE REFER TO
FILE NO. 13826

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

January 21, 1943.

Mr. Shintaro SASAKI, #14244

Gurney, Ontario.

Dear Sir:

Our No. Misc.(T)

Re: Motor Vehicles

Your Buick light delivery truck

which was surrendered to the Authorities, has been

sold for

\$ 15.00

Charges against your car were as follows:

Liens

\$

Administrative Expenses

\$ 15.00

The Balance thereafter remaining of

\$ Nil

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA

MFP

8231 & 13826.

June 4th, 1946.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos: 14244 & 14242,
R. R. No. 3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Finances.

We have to acknowledge receipt of Mr. Sasaki's letter of the 15th ultimo on the subject of your account, of which we give the following extract to bring the position up to date.

Dec. 21, 1944	Balance as per last statement		\$688.53
Jan. 1, 1945	Proportionate share of P. S. Ross & Sons' fee for services connected with Wayne Island Agreement	\$ 8.11	
Feb. 2, 1945	Cheque in your favour	\$ 50.00	
Feb. 6, 1945	L.D. telephone re Chattele	\$.81	
Aug. 21, 1945	G. R. Snow--payment of debt	\$284.33	
Aug. 22, 1945	Eburne Sawmills Ltd.--payment of debt	\$ 73.05	
Oct. 25, 1945	H. Furuya Co.--payment of debt	\$ 21.70	
Oct. 25, 1945	M. Komura Bros.--payment of debt	\$ 40.80	
Apr. 29, 1946	Cheque in your favour	\$ 59.73	
Today	Balance at Credit	\$150.00	
		\$688.53	\$688.53

We note that you have borrowed money and paid Mr. K. Kaniishi \$150.00 in liquidation of your debt to him, and if you will have him write in and advise this office to that effect, as mentioned in our letter to you of the 29th April, we shall be free to remit you the above balance of \$150.00.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

ROYAL CANADIAN MOUNTED POLICEDIVISION
"H"SUB-DIVISION
Vancouver CIBDETACHMENT
Intelligence SectionPROVINCE
B.C.DATE
Dec. 16th, 1941.FILE REFERENCES
SECRETRE: Shintaro SASAKI (Jap)
Mayne Island, B.C.

HEADQUARTERS

SUB-DIVISION

DETACHMENT

P. C. R.

A. R. V. No.

DIARY DATE

SET FOR

1. The above named is at present in custody at the Canadian Immigration Shed in Vancouver, having been arrested as an alien enemy. He is 43 years old and is engaged in farming on Mayne Island, B.C. where he resides with his wife, Fuyo, and four children, the eldest of whom is 14 years.

2. The writer interviewed this man on Dec. 13th, 1941 in an effort to obtain information as to his assets etc., which might prove of assistance to the Custodian of Enemy Alien Property in the administration of his affairs. At the time of this interview Sasaki was not in possession of any of his records and as he was interviewed with the assistance of an interpreter, only approximate figures could be obtained in some cases.

3. Sasaki states that he has no bank accounts, no stocks, bonds etc or other form of investment and no insurance. He claims to own 240 acres of land on Mayne Island which he purchased from a cousin, E. Kadonaga for \$1500. There is still \$1000. to be paid on this land. Subject just pays whatever he can each year on the land provided that he makes a profit. 240 acres seems to be a rather large piece of land and it is thought that subject is in error but this could no doubt be easily checked at a later date.

4. Subject states that he owns the buildings and equipment on the farm which would be worth about \$2000. He has one cow and ten chickens and owns a 1927 model Buick truck which he states is worth about \$100. The serial number of this truck is 2067307.

5. Sasaki recently purchased from the Eburne Sawmills, about 1200. worth of lumber and glass to make a green-house. This material only just arrived at the farm and only the freight has been paid by Sasaki. The money for payment was advanced to Sasaki by G.H. Snow, a wholesale fruit merchant at 155 Water St., Vancouver, and Sasaki owes this man about \$1050. at the present time.

6. The following debts are acknowledged by Sasaki, \$150. - to K. Konishi of Mayne Island, \$50. each to the following three companies for groceries and supplies, Komura Bros., M. Matsunaga & Co., and M. Furuya & Co., all of Vancouver.

7. It has not been possible to verify the figures quoted above as yet but an attempt will be made to do so as soon as possible with the cooperation of the local representative of the Custodian of Enemy Alien Property.

H.A. Martel, A/Cpl.
Reg. No. 12041

January 11, 1943.

File 4/32 - Wayne Island.

RECORD OF WAYNE ISLAND AGREEMENT (RE HOT HOUSE AND FIELD TOMATOES).

Dates: 17 August, 1942.

Lifes: 9 May 1942 -- 15 September 1945.

Lessors: Mayers & Koteliffe (Richard James Neville Mayers & Jack Koteliffe).

Lessee: The Custodian, for account of:

- (1) Tora KADONAGA (File #5158; Reg. #14260).
Lot "A" sub-div. of Sec. 1, Plan 2501, Wayne Island, Cowichan District, 123.7 acres, 10,620 sq. ft. Greenhouses.
- (2) Yachi KADONAGA (File #5135; Reg. #14234).
Lots S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{2}$ of S. W. $\frac{1}{4}$ of Sec. 8 (80 acres), Wayne Island, Cowichan District. 240 acres. 6,800 sq. ft. Greenhouses. (Note: El KADONAGA, File #4977, Reg. #38462, appears as registered owner of both lots, which are now being searched).
- (3) Masajiro MINAMINE (File #5164; Reg. #14263).
Lots S. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ of Sec. 7 (80 acres) and about 2 acres leased from David Barnett \$810.00 per month, both Wayne Island, Cowichan District. 16,000 sq. ft. Greenhouses.
- (4) Bungoro MINAMINE (File #5141; Reg. #14223).
One Lot S. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ of Sec. 8 (unimproved portion of 80 acres) with Masajiro MINAMINE, (File #5162; Reg. #14225), and one Lot: Parcel "A" of Sec. 8 & 11 (53.78 acres) in his own name. Both Wayne Island, Cowichan District. 11,800 sq. ft. Greenhouses.
- (5) Masajiro MINAMINE (File #5162; Reg. #14225).
Lot: S. $\frac{1}{2}$ of N. W. $\frac{1}{4}$ of Sec. 8, Wayne Island, Cowichan District (improved portion of 80 acres) with Bungoro MINAMINE (File #5141; Reg. #14223). 10,400 sq. ft. Greenhouses.
- (6) Bunzo NAGATA (File #5166; Reg. #14264).
Lots 1, 2, & 3, Sub-div. of Sec. 12, Plan 715 (3 acres), and N. W. $\frac{1}{4}$ of Sec. 11 (160 acres), Wayne Island, Cowichan District. 33,900 sq. ft. Greenhouses.
- (7) Tora SASAKI (File #5231; Reg. #14242).
Lots: S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{2}$ of S. W. $\frac{1}{4}$ of Sec. 8 (80 acres), Wayne Island, Cowichan District. 9,000 sq. ft. Greenhouses. (Note: El KADONAGA, File #4977, Reg. #38462, appears as registered owner of both lots, which are now being searched).
- (8) James Kaiji SURI (File #5143; Reg. #14275).
Lots: W. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ of Sec. 3 (80 acres), and W. $\frac{1}{2}$ of fractional S. E. $\frac{1}{4}$ Sec. 3 (20 acres), and Parcel "B" of N. W. $\frac{1}{4}$ of Sec. 3 (28.2 acres), Wayne Island, Cowichan District. 17,000 sq. ft. Greenhouses.
- (9) Eikunetsu SURI (File #5139; Reg. #14266).
Lots 20, 21, and 22 of sec. 12, Plan 715, Wayne Island, Cowichan District.

Office of the Customs & Excise
Vancouver, B.C.

P.R.# 3, Brampton, Ont.
April 9, 1946
Rec'd APR 15 1946
File # 13826 & 4977
548

Dear Iri! —

We are in receipt of your letter dated April 1 in answer to our letter.

As you can't decide the money on the property for us and wish the three of us to do that. Please send all the money to Eri Kadonaga. Then we will decide and decide among the three of us.

The money from our chattels would also be liked to sent to me. I shall then pay the debts I'm still in.

Will you please settle ^{our} accounts?
Your immediate attention is greatly pleased.

Thank you very much.

Yours truly,

Shintaro Sasaki

2674: \$209.73 on Chip bank

PHONE PACIFIC 8121

PLEASE REFER TO

FILE NO. 13826 & 5164

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.

HASTINGS AND GRANVILLE

VANCOUVER, B. C.

April 14th, 1947.

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

EVACUATION SECTION	
Rec'd	APR 23 1947
File No.	PA-6/5764
Ans.	
Referred	Bill

Dear Sir:

Re: Shintaro SAKAKI - Reg. No. 14244

When listing your assets with the Custodian (Apr. 16/42), you did not declare any monies owing to you but we understand that Mr. Shintaro SAKAKI, Reg. No. 14244 (File 13826) owed you the sum of \$150.00.

We are now informed that this debt has been repaid to you by Mr. Sasaki but before releasing certain funds in our hands we desire to complete our records with your confirmation and would be obliged if you would confirm that you have received this money.

For your convenience in doing so we enclose an extra copy of this letter, which please sign, if correct, and return in the enclosed stamped addressed envelope.

Yours truly,

R. G. Bell,
Office of the Custodian.

RM/P.
Encl. 2.

c.c. to Mr. Shintaro SAKAKI.

(date) April 21st 1947

I confirm having received payment of the debt referred to above.

Kumajiro Konishi
Kumajiro KONISHI.

8231 & 13826.

April 29th, 1946.

Mr. and Mrs. Shintaro SABAKI,
Registration Nos. 14244 & 14242,
R. R. #3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Finances.

We are in receipt of your letter of the 9th instant requesting us to send you the balance of your funds; and also to remit to Mr. EI KADONAGA the net proceeds from sale of his Wayne Island property, leaving him to settle with you the question of your equity in the buildings erected by you on his land.

With regard to your own funds, the balance standing at the credit of your Joint Account today is \$209.73, against which the only unpaid debt now carried in your file is \$150.00, owing to "K. Konishi" (which we take to be Kunjiro KONISHI, Reg. No. 14263, File 5164).

It would be against the policy of this office to transfer the settlement of debts to principals, without having on file the signed consent of both parties. We are therefore enclosing our cheque in your favour for \$59.73, representing the free balance of your account, and we shall be glad to remit the \$150.00 also on hearing from Mr. Konishi that he is agreeable to your suggestion.

With regard to the question of your equity in the buildings (Dwelling, Greenhouse and Outhouses) erected by you on land of which Mr. EI KADONAGA is the registered owner, we are writing to this gentleman (who we understand is your cousin) and his brother, Yoshi (File 5135), who also erected similar buildings on this land, and if they are agreeable to your suggestion we are prepared to give the matter favourable consideration.

For your information we list below the claims recorded against you, and how each item has been dealt with:

- | | | |
|-----|------------|---|
| (1) | \$1,050.00 | G. H. Snow (Jan. 30/42). Cash advanced to you for purchase of materials to build another Greenhouse. \$765.67 paid July 6th, 1942. \$284.33 paid August 21st, 1945. |
| (2) | \$ 21.70 | M. Furuya Company (Apr. 30/42). Balance of account. Paid October 25th, 1945. |
| (3) | \$ 73.05 | Eburne Saw Mills Ltd. (May 14/42). Statement of Account. Paid August 22nd, 1945. |

(Over)

Mr. and Mrs. Shintaro SASAKI.

Page 2.

April 29th, 1946.

- (4) \$ 40.80 Komura Bros. (June 1/42). Balance of Account. Paid October 25th, 1945.
- (5) \$1,000.00 Ei KADONAGA (July 29/42). Declared by Shintaro SASAKI to be balance of verbal Agreement for Sale. Denied by alleged creditor and written off our records.
- (6) \$ 150.00 E. KONISHI (July 29/42). Declared by Shintaro SASAKI to be a personal debt, and now the only unpaid debt recorded in these two files.

Copies of our letters to Messrs. Ei and Yoshi KADONAGA will be sent you separately.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 1.

AUCTION SALE

MAYNE ISLAND

at 10.30 a.m.

MONDAY, NOV. 5, 1945,

AT THE GREENHOUSES
near Mayne Island Wharf

Acting under instructions from Secretary of State, acting in his capacity as Custodian pursuant to provision of consolidated regulations respecting Trading With the Enemy (1939), we will sell by Public Auction the following:

1936 2-TON FORD V-8 TRUCK

Bedroom Suite (Bedstead, Spring, Mattress, Chiffonier, Vanity and Bench), Singer Sewing Machine, Portable Gramophone, Bicycle, Cotton Mattress and various Kitchen Utensils.

Above goods may be viewed by appointment with **MR. FRED BENNETT**, Mayne Island.

Terms of Sale: Cash

SALT SPRING LANDS LTD.

INSURANCE AND AUCTIONEERING
REAL ESTATE

GANGES R.C.

13826, 8231 & 5499.

October 25th, 1945.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 and 14242,
No. 20, R. R. #3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Koji KASHIMA, Reg. No. 04874 - Chattels.

With reference to your undated letter, acknowledged on the 24th August, on the subject of the above Evacuee's furniture, we are pleased to advise you that as a result of your description of the way these goods were stored away we instructed Mr. Bennett to break open the ceiling of your house and he reports finding there the following items:

- (1) A Bed Room suite consisting of bedstead, spring mattress, chiffonier, dressing table and bench
- (2) 1 Singer Sewing machine
- (3) 1 Portable gramophone and Japanese records
- (4) 1 Bicycle
- (5) Kitchenware and dishes
- (6) 1 thin Cotton mattress.

Three mattresses were found to have been destroyed by rats. A second Singer Sewing Machine, declared by Mr. Kashima, does not appear to have been stored in the attic and no trace of it was found. If a second machine was actually left on the premises please supply the information needed to make another search.

In conformity with the Government's policy of liquidation the above articles are being advertised for sale by auction (at Hayne Island) next month. Any article of a purely personal nature which may be discovered will be shipped to Vancouver for storage here.

Yours truly,

R. G. Bell,
Administration Department.

RHB/P.

c.c. to Mr. Koji KASHIMA.

Mayne Island, B. C.
Oct. 15/45.

Dear Mr. Bell,

We have received your message asking that the Japanese effects recently located be appraised. The following is as near as we can judge its value.

Bedroom suite (chiffonier, vanity, stool, bedstead)	\$50.00
Spring and mattress for above bed	\$10.00
Singer Sewing machine	\$50.00
Portable gramophone and Japanese records	\$10.00
Bicycle	\$10.00
Single mattress (cheap cotton)	\$ 3.00
Various kitchen utensils and miscellaneous articles	\$10.00
Ford V8 2-Ton truck 1938	\$200.00

This truck is in very bad shape and at present not in running order.

Sincerely,

"F. J. Bennett"

SALT SPRING LANDS, LTD.

BOX 35
GANGES, B. C.

August 24, 1945.

File 13826 & 8231.

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

Dear Sir:

Re: Shintaro Sasaki - Reg. No. 14244.

Replying to your letter of the 22nd inst.

I beg to advise that everything saleable at the Sasaki property, and also at the adjoining Kadenaga premises, was removed to the Auction Sale, which took place I think in December, 1943.

Prior to that time as you will know, considerable thieving took place from various Japanese properties on Hayne Island, and I think possibly these two houses, being so far removed from all habitation, were probably worst hit, and I have no doubt that considerable stuff was stolen from them.

As your file will show, Mr. and Mrs. Fred Bennett were appointed and authorized to collect and label all goods for the Auction Sale, and if you have not any record of goods sold for Mr. Kashima, it could be possible that Mr. and Mrs. Bennett might have mistaken them for someone else's property, and put them under someone else's name.

However, I am inclined to think that anything of value was stolen long before the sale took place. In any case there are no chattels of any value left in these two properties.

Yours truly,

"Gavin C. Mount"

Gavin C. Mount.

Copy for File 13826.

MEMORANDUM

File 1977.

Case No. 548.

TO: Mr. F. G. Shears.

FROM: Mr. R. G. Ball.

August 21st, 1945.

Re: SE $\frac{1}{4}$ of Section 7, and the S $\frac{1}{4}$ of the SE $\frac{1}{4}$ of
Section 8, Wayne Island, Cowichan District.

Mr. Gavin Mount has just telephoned to report that Mr. Aitken having found desirable living accommodation close to the above property is now prepared to pay \$3000.00 for the property and Mr. Mount, therefore, makes a firm offer of \$3000.00, Cash, on his client's behalf.

Mr. R. J. W. Mayers, who operated this property for a time, under the so-called Wayne Island Agreement, was in the office last week and said he had visited the place recently and deterioration proceeds apace with disuse and a severe winter might easily do much to wipe out the equity represented by the greenhouses.

In view of this report and the new appraisal recently obtained from Mr. Corbett of Pender Island, I would suggest that the Advisory Committee be asked to give serious consideration to the above-mentioned offer.

RGB/P.

13826 & 8231.
Cat. No. 548.

February 1st, 1945.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 & 14242,
No. 10, R. R. #3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Your Mayne Island Property.

In conformity with the Government's policy of orderly liquidation of properties in the protected areas of British Columbia, your Mayne Island property was listed under No. 548 in our catalogue and widely advertised for sale.

While we have received no acceptable bid since this was done in the Spring of last year, the property will eventually be sold and as more than your interest will be involved our purpose in writing you at this time is to invite you to commence direct negotiations with the other interests for the purpose of arriving at a mutually satisfactory ratio of distribution of net proceeds when sale is completed.

For your information and guidance we have drawn up the enclosed Memorandum showing the position according to our records, and it would be appreciated if you would (1) confirm or correct our outline of the situation, (2) institute the negotiations suggested, (3) advise us of the result as soon as possible.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

Vancouver, 1st February, 1945.

MEMORANDUM

To be attached to our letters of this date addressed to:

- (A) File 4977 Ei KADONAGA, Reg. No. 08462,
c/o Mr. W. R. Hughes,
Diamond City, Alta.
 - (B) File 5135 Yoshi KADONAGA, Reg. No. 14234,
Magrath,
Alta.
 - (C) File 13826 Shintaro SASAKI, Reg. No. 14244,
No. 10, R. R. #3,
Brampton, Ontario.
 - (D) File 8231 Toyo (Mrs. S.) SASAKI, Reg. No. 14242,
R. R. No. 3,
Brampton, Ontario.
-

Our records show:

- (1) Ei KADONAGA to be the registered owner of the Land known as:
"The South East Quarter of Section 7, and the South Half of the South West
Quarter of Section 8, Mayne Island, Cowichan District". These two parcels of
land are described as covering an area of 240 acres, more or less. For taxation
purposes the Land is assessed at \$2000.00; Buildings, which do not belong to
Ei KADONAGA, are assessed at \$2500.00.
- (2) Yoshi KADONAGA to be the owner of a Dwelling and 2 Greenhouses
(6,800 sq. ft.) on above land.
- (3) Shintaro SASAKI to be the owner of a Dwelling, a Greenhouse
(9,000 sq. ft.), a Garage and Packing House, and a Plant House, on above land.
- (4) The evidence in all these files points to there being no formal
agreement between (1) as Landowner and (2) & (3) as owners of the Buildings, and
that no definite terms and conditions governed the use of the land or the
erection of the buildings.
- (5) The eventual liquidation of the different interests involved makes
it desirable at this time for the principals concerned to arrive at a mutually
satisfactory ratio of distribution of the net proceeds derived from these assets

Page 2.

when sold. Such a mutually agreed basis of distribution would avoid the expense of a special appraisal by a qualified independent appraiser, which might otherwise be necessary.

(6) An exactly correct ratio might be difficult to arrive at without a formal appraisal but the assessed value (\$2000.00 and \$2500.00), and other evidence on file, suggests a ratio of $\frac{4}{9}$ ths, $\frac{2}{9}$ ths and $\frac{3}{9}$ ths for (1), (2) & (3) respectively, as possibly being a reasonable basis on which to open the negotiations suggested; and is therefore mentioned for your information. This office should be advised promptly of decisions as and when arrived at.

RGB/P.

Files 4977, 13826, 8231, 5135

January 30, 1945.

MEMORANDUM

To: Mr. Bell.

From: A. G. MacArthur.

Re: El KADONAGA, File 4977,
Shintaro SASAKI, File 13826,
Toyo (Mrs. Shintaro) SASAKI, File 8231,
Yoshi KADONAGA, File 5135.

We do not appear to have on file a record of the arrangement made between El Kadonaga and the two occupants of his land relative to ground rent. El Kadonaga, the registered owner, in a letter dated January 18, 1943, states that he has no documents re Yoshi his brother or Shintaro Sasaki his cousin. He says that they asked to have the land in three equal parts and started their greenhouses and also that he was still waiting for further arrangements from them.

Yoshi states, letter March 1, 1943, that he is putting his portion into his brother's hand but does not specify whether this refers to the land only or the buildings.

Shintaro and Toyo Sasaki, letter January 12, 1945, state that they "have no use for the land" and that they paid the money for the buildings referring evidently to the \$500.00 previously claimed to have been paid on a \$1500.00 deal with El Kadonaga.

I note that the account of El Kadonaga in this office is being drawn upon for the taxes and also for the valuation fee. It would be desirable before going any further to have the various interests in this property clarified beyond any question of doubt. It should also be ascertained whether Toyo Sasaki and Shintaro Sasaki are both agreed to share equally in both the assets and liabilities. The files disclose that Shintaro Sasaki declared the dwelling, greenhouse, and other buildings, while Toyo Sasaki declared chattels only, although as a matter of fact, she was included in the Naya Island Agreement as the owner of this real property interest (the parties to this agreement were represented as owning either freehold or leasehold real property). In the meantime I do not see where El Kadonaga's interest has been vested and think this should be attended to without delay. I am advised by Mr. Macpherson that the vesting of "any Bony interest" is not now considered sufficient.

(over)

in view of the considerable claims against the Government I think we would be wiser to pay out what the Court has ruled must be paid and thereby definitely close this case. In the meantime I will see how we progress and the money of course will be used as far as possible to satisfy the claims of other persons. I will have been admitted in the R.C.A.P. before I closed business in 1967.

[illegible]

During the following period nothing is known of this case.

Q-O-P-L

Files 13826
5135
4977
8231

File G.82

Ganges, B.C.

February 26th, 1944

S.M. Gibson, Esq.,
Insurance Dept.
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Re Mayne Island Japanese Property

Dear Sir:

Further to my letter of Feb. 18th. I beg to report that I visited Mayne Island yesterday, and checked on the properties of Toyo Sasaki, File #8231 and Yoshi Kadonaga File #5135.

In the case of Toyo Sasaki File #8231; the dwelling house is a four room wooden structure, with floor space about 24' x 32', with a lean-to greenhouse of about 24' x 30'. The chimney in this building is on a bracket, and the roof made of cedar shakes. There are no cement foundations. A garage and tool shed of about 24' x 26' is situate 50' from the house. A barn and stable of about 20' x 30' is situate 24' from the house. I would suggest that the house is insurable for \$1000.00, the garage and tool shed for \$250.00 and the barn and stable for \$150.00. There were no chattels or equipment left on the property, and I presume it would not be considered advisable to insure the greenhouse as against fire.

In the case of Yoshi Kadonaga File #5135. The house is a two storey four roomed wooden structure, with the ground floor space approximately 20' x 20', and seems in fairly good repair. The roof is cedar shakes, the chimney is on a bracket, and there are no cement foundations. Adjoining the house there is a lean-to greenhouse of about 20' x 20'. There is a barn 18' x 20' situate 30' from the house. I may say that this house is only 30' distant from the house of Toyo Sasaki. I would suggest that the insurable value of Yoshi Kadonaga's house is \$1000.00, and the barn \$150.00. There are no chattels or equipment worth insuring on this property.

Hoping this completes the information you require,

Yours truly,

"Gavin G. Mount"

C O P Y

Files 13826
5135
4977
8231

Ganges, B.C.
February 18th, 1944.

Your file No. G.82

S.M. Gibson Esq.,
Insurance Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Replying to your letter of Jan. 27th. I am very sorry to have been so long in getting any information for you in this matter. I had hoped to have made a trip to Mayne Island before this, and check up on the details you ask for, however I now expect to go over to Mayne within the next few days, and will write you further.

With regard to Tsune Teramoto, File 8213. These people have no interest in anything on Mayne Island now. They were renting a property, on which they had built a dwelling and greenhouses, and some other outhouses, all of which have recently been sold to the owner of the land.

In the case of Toyo Sasaki, File No. 8231. Here there is a dwelling, greenhouses, and other out houses, and I think the total insurable value would be \$1500.00.

In the case of Yoshi Kadonaga, File No. 5135. This place is very similar to the above mentioned, Toyo Sasaki, and I would estimate the insurable value to be about \$1500.00.

In both these cases, File No. 8231, and No. 5135, I do not think the chimneys go to the ground, but are on a bracket affair. As to the distance between buildings, I will have to check this on my visit to Mayne.

There are no chattels, or equipment, left on the properties worth insuring.

Yours truly,

"Gavin C. Mouat"

MEMORANDUM

File Nos.: 8231
13826

January 26th, 1944

To: FILE

From: Mr. Green

Re: Mr. & Mrs. Shintaro SASAKI

File 8231, Mrs. Sasaki. On October 20th, 1942, we wrote to Mr. Mount giving him particulars of an inventory which appears on file and purports to have been checked with Messrs. Ratcliffe and Mayers. From this list were excised some items that have since been shipped. We asked Mr. Mount to report on some articles declared by this lady which did not appear on the list, among them a 1936 Buick truck, as well as a 1927 Buick truck and a cow declared by the husband. This letter was not answered.

File 13826, Mr. Sasaki. Mr. Sasaki, the husband, was interned and declared the aforementioned cow and a 1927 Buick truck to the R. C. M. P. on December 16th, 1941. When he subsequently registered with this office, he did not mention the cow and perhaps his wife disposed of this in the meantime. It also seems likely that there was only one truck, being that sold for \$15.00 on January 21st, the vintage being apparently 1924. Mr. Mount could doubtless clear up these points.

Some of the items declared by the wife on May 8th, 1942, appear in the attached list of sales and this also accounts for the drag-saw declared by the husband. Some at least of the lumber was sold and a number of other items not appearing on the original declaration.

This seems to be another case where explanation is called for as follows.

(1) Difference between original declaration and list signed by Ratcliffe and Mayers in apparently June 1942.

(2) Difference between this list and list of sales at auction December 1st, 1943. An extra copy of this memo is being made for each file and two copies of the items sold at auction in order that a further check may be made.

13826 & 8231.

April 10th, 1943.

Mr. Shintaro SASAKI,
Registration No. 14244,
c/o Mr. C. A. Gardner,
Public Utility Building,
Port Arthur, Ont.

Dear Sir:

In your letter of the 8th of February you enquired about your Mayne Island property.

This property is being administered in your wife's file (No. 8231) and the small profit earned on last year's operations was remitted to her to meet her urgent needs.

Messrs. Ratcliffe & Meyers are operating all the Mayne Island properties under an Agreement with this office. It is too early to estimate prospects for the current crop year but we might add that the above partners complain of being heavily handicapped by shortage of labour.

Your file shows the following debts registered against you:

- \$1,000.00 owing to Ei Kadenaga (Mayne Island land)
- \$ 333.37 owing to G. H. Snow (Glass for Greenhouse)
- \$ 73.05 owing to Eburne Sawmill (Lumber for Greenhouse)
- \$ 150.00 owing to K. Konishi (Personal debt)
- \$ 40.80 owing to Komura Bros. (Supplies)
- \$ 21.70 owing to M. Furuya Co. (Supplies)

Will you please let us know whether or not these items are correct and if they are, if you have any plan to meet them.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

January 11, 1943.

File 6/82 - Mayne Island.

NOTES ON MAYNE ISLAND AGREEMENT (RE HOT HOUSE AND FIELD TOMATOES).

Date: 17 August, 1942.

Life: 9 May 1942 — 15 September 1945.

Lessee: Mayers & Hatchliffe (Richard James Neville Mayers & Jack Hatchliffe).

Lessor: The Custodian, for account of:

- (1) Toru KADONAGA (File #5158; Reg. #14260).
Lot "A" sub-div. of Sec. 1, Plan 2501, Mayne Island, Cowichan District, 123.7 acres, 10,620 sq. ft Greenhouses.
- (2) Yoshi KADONAGA (File #5135; Reg. #14234).
Lots S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{2}$ of S. W. $\frac{1}{4}$ of Sec. 8 (80 acres), Mayne Island, Cowichan District. 240 acres. 6,800 sq. ft. Greenhouses. (Note: Ei KADONAGA, File #4977, Reg. #08462, appears as registered owner of both lots, which are now being searched).
- (3) KumaJiro EDHISHI (File #5164; Reg. #14263).
Lots S. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ of Sec. 7 (80 acres) and about 2 acres leased from David Bennet \$10.00 per month, both Mayne Island, Cowichan District. 16,000 sq. ft. Greenhouses.
- (4) Bungoro MINAMIDE (File #5141; Reg. #14223).
One Lot: S. $\frac{1}{2}$ of N. W. $\frac{1}{4}$ of Sec. 8 (unimproved portion of 80 acres) with Masajiro MINAMIDE, (File #5162; Reg. #14225), and one Lot: Parcel "A" of Sec. 8 & 11 (53.78 acres) in his own name. Both Mayne Island, Cowichan District. 11,800 sq. ft. Greenhouses.
- (5) Masajiro MINAMIDE (File #5162; Reg. #14225).
Lot: S. $\frac{1}{2}$ of N. W. $\frac{1}{4}$ of Sec. 8, Mayne Island, Cowichan District (improved portion of 80 acres) with Bungoro MINAMIDE (File #5141; Reg. #14223). 10,400 sq. ft. Greenhouses.
- (6) Kuzano NAGATA (File #5166; Reg. #14264).
Lots 1, 2, & 3, Sub-div. of Sec. 12, Plan 715 (3 acres), and N. W. $\frac{1}{4}$ of Sec. 11 (160 acres), Mayne Island, Cowichan District. 33,900 sq. ft. Greenhouses.
- (7) Toyo SASAKI (File #8231; Reg. #14242).
Lots: S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{2}$ of S. W. $\frac{1}{4}$ of Sec. 8 (80 acres), Mayne Island, Cowichan District. 9,000 sq. ft Greenhouses. (Note: Ei KADONAGA, File #4977, Reg. #08462, appears as registered owner of both lots, which are now being Searched).
- (8) James Keiji SUMI (File #5143; Reg. #14275).
Lots: N. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ of Sec. 3 (80 acres), and W. $\frac{1}{2}$ of fractional S. E. $\frac{1}{4}$ Sec. 3 (20 acres), and Parcel "B" of N. W. $\frac{1}{4}$ of Sec. 3 (28.2 acres), Mayne Island, Cowichan District. 17,000 sq. ft. Greenhouses.
- (9) Kikumatsu SUMI (File #5139; Reg. #14266).
Lots 20, 21, and 22 of sec. 12, Plan 715, Mayne Island, Cowichan District.

NOTES ON MAYNE ISLAND AGREEMENT (RE HOT HOUSE AND FIELD TOMATOES), Continued.

3 acres. 10,440 sq. ft. Greenhouses.

- (10) Tsune TERAMOTO (File #3213; Reg. #14237).
About 2 acres of Sec. 9, Mayne Island, Cowichan District, leased
from J. W. Bennett @ \$80.00 per annum. 11,200 sq. ft. Greenhouses.

Motor Vehicles (N. B. 18/1/43): The three Trucks released to Mayers & Ratcliffe for operation under this Agreement are as follows:

- (1) 1938 Ford V-8, Light Delivery Truck, 1942 License CA-208, owned by Kumazo NAGATA (File 5166; Reg. 14264). Valued at \$450.00.
- (2) 1936 Ford Truck, 1942 License CA-207, owned by Kumazo NAGATA (file 5166; Reg. 14264). Valued at \$450.00.
- (3) 1935 Ford V-8, Model 51, 1942 License CA-39, owned by James Keiji SUMI (File 5143; Reg. 14275). Valued at \$400.00.

Rent being paid on the basis of 15% of value (\$1300 @ 15% = \$195.00) per annum.
Proportion for crop year ending September 1, 1942, agreed at \$45.00, divided:
File 5166 (K. NAGATA) \$31.15. File 5143 (J. K. SUMI) \$13.85.

January 11, 1943.

File 6/22 - Mayne Island.

REPORT ON MAYNE ISLAND AGREEMENT (RE HOT HOUSE AND FIELD TOMATOES).

Dated: 17 August, 1942.

Period: 9 May 1942 — 15 September 1945.

Landowner: Mayers & Rataliffe (Richard James Neville Mayers & Jack Rataliffe).

Lessor: The Custodian, for account of:

- (1) Tora KADONAGA (File #5158; Reg. #14260).
Lot "A" sub-div. of Sec. 1, Plan 2501, Mayne Island, Cowichan District,
123.7 acres, 10,620 sq. ft. Greenhouses.
- (2) Toshi KADONAGA (File #5135; Reg. #14234).
Lots S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8 (80
acres), Mayne Island, Cowichan District. 240 acres. 6,800 sq. ft.
Greenhouses. (Note: M. KADONAGA, File #4977, Reg. #38462, appears as
registered owner of both lots, which are now being searched).
- (3) Masajiro KINOSHITA (File #5164; Reg. #14263).
Lots S. $\frac{1}{4}$ of N. E. $\frac{1}{4}$ of Sec. 7 (80 acres) and about 2 acres leased from
David Kinnel \$210.00 per month, both Mayne Island, Cowichan District.
16,000 sq. ft. Greenhouses.
- (4) Bungaro KINAKIDE (File #5141; Reg. #14223).
One Lot: S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8 (unimproved portion of 80 acres) with
Masajiro KINAKIDE, (File #5162; Reg. #14225), and one Lot: Parcel "A"
of Sec. 8 & 11 (53.78 acres) in his own name. Both Mayne Island,
Cowichan District. 11,800 sq. ft. Greenhouses.
- (5) Masajiro KINAKIDE (File #5162; Reg. #14225).
Lot: S. $\frac{1}{4}$ of N. W. $\frac{1}{4}$ of Sec. 8, Mayne Island, Cowichan District (im-
proved portion of 80 acres) with Bungaro KINAKIDE (File #5141; Reg.
#14223). 10,400 sq. ft. Greenhouses.
- (6) Masao KAGATA (File #5166; Reg. #14264).
Lots 1, 2, & 3, Sub-div. of Sec. 12, Plan 715 (3 acres), and N. W. $\frac{1}{4}$
of Sec. 11 (160 acres), Mayne Island, Cowichan District. 33,900 sq.
ft. Greenhouses.
- (7) Taro SASAKI (File #5231; Reg. #14242).
Lots: S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8
(80 acres), Mayne Island, Cowichan District. 9,000 sq. ft. Greenhouses.
(Note: M. KADONAGA, File #4977, Reg. #38462, appears as registered
owner of both lots, which are now being searched).
- (8) James Keiji SUI (File #5143; Reg. #14273).
Lots: W. $\frac{1}{4}$ of N. E. $\frac{1}{4}$ of Sec. 3 (80 acres), and W. $\frac{1}{4}$ of fractional
S. E. $\frac{1}{4}$ Sec. 3 (20 acres), and Parcel "B" of N. W. $\frac{1}{4}$ of Sec. 3
(28.2 acres), Mayne Island, Cowichan District. 17,000 sq. ft. Green-
houses.
- (9) Eikunemon SUI (File #5139; Reg. #14266).
Lots 20, 21, and 22 of sec. 12, Plan 715, Mayne Island, Cowichan District.

C
O
P
Y

HOUSE ON HAYES ISLAND AGREEMENT (RE HOT HOUSE AND FIELD TOMATOES). Continued.

3 acres. 10,440 sq. ft. Greenhouses.

- (10) House TOMATO (File 5213; Reg. 14237).
About 2 acres of Sec. 9, Hayes Island, Gwinnett District, leased
from J. W. Bennett \$800.00 per annum. 11,200 sq. ft. Greenhouses.

Truck Vehicles (R. E. 15/1/43). The three Trucks released to Haynes & Partners for operation under this Agreement are as follows:

- (1) 1938 Ford V-8, Light Delivery Truck, 1942 License GA-208, owned by Haynes HAGATA (File 5166; Reg. 14264). Valued at \$450.00.
- (2) 1936 Ford Truck, 1942 License GA-207, owned by Haynes HAGATA (File 5166; Reg. 14264). Valued at \$450.00.
- (3) 1935 Ford V-8, Model 51, 1942 License GA-39, owned by James Keiji GUMI (File 5143; Reg. 14275). Valued at \$400.00.

Rent being paid on the basis of 15% of value (\$1,300 @ 15% = \$195.00) per annum. Proportion for crop year ending September 1, 1942, agreed at \$45.00, divided: File 5166 (H. HAGATA) \$31.15. File 5143 (J. K. GUMI) \$13.85.

207
NOTICE OF RELEASE

Internee's No. J.564 Name SASAKI, Shintaro

Camp Angler

Residence:

At time of internment: Mayne Island, B.C.

To which proceeding on release: c/o Mr. C.A. Gardner, Timber Contractor
Gravel, Ontario.

Date Released from Internment 15th December, 1942

Authority R.C.M.P. File No. C.11-12-4 dated 9-Dec-42

Conditions Released conditionally upon his abiding by his written acceptance of employment by C. A. Gardner, Timber Contractor, Port Arthur, Ontario, to whom he shall report without delay at Gravel, Ontario, for work in the Thunder Bay District, and that he comply with whatever regulations the British Columbia Security Commission may issue concerning him.

H. N. Streight
H. N. Streight,
Lt.-Colonel,
Commissioner of Internment Operations.

OTTAWA, 21st December, 1942.

DDF-9

Copy:

R.C.M.P.
Custodian, Vancouver
Dependents' Section
File

564

UNDERTAKING

I, **Shintaro Sasaki** at present
of Angler, in the Province of Ontario, Dominion of
Canada, do hereby declare that I am a Japanese
national.

I now, in consideration of my release or
exemption from detention under Regulation **25(1)** of the
Defence of Canada Regulations, hereby undertake and
promise that I will comply with enemy alien regis-
tration regulations and with orders issued by the
British Columbia Security Commission.

Dated this **15th** day of **December** 1942

Witness **J. G. M. [unclear] [unclear]**

Signature **S. Sasaki**

ROUTE LETTER

To P. of W.

J. (SNA)

SASAKI (Surname)

Shintaro (Given Name)

Angler Internment Camp, Angler, Ontario.

Upon your release you will proceed directly to Gravel, Ontario, by Canadian Pacific Railway and will report yourself to Mr. C. A. Gardner at Gravel, Ontario, as follows: Immediately on your arrival and will enter his employment in accordance with your agreement so to do.

The following are herewith delivered to you:

- (1) Haversack rations sufficient for your journey to your destination.
- (2) Copies of all Undertakings signed by you as conditions of your release.
- (3) All effects delivered by you to any officer or soldier of any camp or station in which you have been held, with the exception of such articles as have been previously returned to you or as have been noted as missing on Form I.O. 10 "Inventory of Prisoner's Effects".
- (4) The balance of all funds held in trust for you by the Camp Commandant.
- (5) Second-class transportation from Angler to Gravel, Ontario, by Canadian Pacific Railway will be provided.

You are hereby warned to register yourself as required by the National Registration Act at the Post Office in the vicinity of your place of residence.

Date

Dec 15th 1942

[Signature]
Commandant
Angler Internment Camp.

I acknowledge receipt of this letter and all articles referred to therein, and I understand the instructions therein contained which have been explained to me in a language with which I am familiar.

Angler Internment Camp

Date

Dec 15th 1942*[Signature]*

VANCOUVER
PHONE 3535
3531
7535

CABLE ADDRESS
VANVIC

G. H. SNOW

CAN LOT DISTRIBUTOR

OF
FRUITS AND VEGETABLES

VICTORIA
GARDEN 3013
EMPIRE 2432

1934
MODERN ECONOMY
REVISED ECONOMY
SPEEDCODE

155 WATER STREET

VANCOUVER, B.C. July 7, 1942.

Rec'd	JUL 8 1942
File No.	
Ans.	
Referred	

Mr. G. W. McPherson,
Dept. of the Secretary of State,
501 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

Attention Mr. Edgar T. Read

We enclose herewith our Statement showing the total indebtedness of Mr. S. Sasaki. You no doubt have in your records the glass transaction shown on this statement. This advance of \$1050.00 was made to Mr. Sasaki for the purpose of building a Greenhouse on Wayne Island. The glass was purchased for the amount of \$765.67 but was never used. We took the matter of this glass being returned up with your Department and it was O.K'd by you and a credit put through to his account, which leaves a balance of \$333.37 outstanding in his account.

If there are any further details you require we shall be only too pleased to give them to you.

Yours truly,

G. H. Snow
G. H. SNOW

FIR/G
Enc. statement

AIR
MAIL

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

PHONE PACIFIC 6121
PLEASE REFER TO
FILE NO.

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

June 25, 1942

Memo To Mr. Edgar T. Read.

From Gavin Mouat.

Re: Mrs. Shintaro Sasaké, your file number 207.

Under a payment of Mayne Island Agreement Mrs. Sasaké receives a credit of \$55.55 against this is a charge for care of crops from April 21st to May 9th inclusive of 22.53 leaving a balance now available of \$33.02.

A further payment will be due under the Mayne Island Agreement on July 8th. It is confidentially expected that this payment will reach this office not later than July 1st, 1942 and from this payment an amount of \$111.10 will be for credit of Mrs. Sasaké.

A further and final amount of \$111.10 will be due Mrs. Sasaké under this Mayne Island Agreement on August 1st, 1943, however, I have been assured by the operators at Mayne Island that they will make this said final payment in August 1942.

I would like to further point out that in the case of Mrs. Sasaké any monies now received or to be received under the Mayne Island Agreement for her credit should be due to her personally, as these said monies are the result of sale of crops as at April 21st and which crop was the direct result of Mrs. Sasaké's labour.

I would further add that a considerable amount of new green house lumber and other material is on hand and stored at the Sasaké place on Mayne Island. This lumber, etc., could perhaps be sold advantageously and the money so derived used to liquidate some of the claims against this property.

Mrs. Sasaké's file in this office, number 8231, discloses that an amount of \$21.70 is owing to M. Furuya Co., also that an amount is owing to the G. H. Snow Co. This said file also discloses that a number of household effects were shipped to Mrs. Sasaké at Vancouver on May 18th I have no knowledge of this shipment nor have I any request for the release of these goods from the Sasaké property.

June 25, 1942

Gavin C. Mouat
Gavin C. Mouat

201.
164 & 207
Legal Section.

501 Royal Bank Bldg.,
Vancouver, B.C.,
May 21, 1942.

The Camp Commandant,
Internment Camp #33,
Petawawa, Ont.

Dear Sir:

Re: P/W P-1243 and P/W P-1244,
SASAKI, Shintaro, and
SASAKI, Suichi.

I am sorry to say that there has been some confusion in these matters. On May 8th, I advised you that I had received an offer for \$800.00 for Shintaro Sasaki's Dodge 1940 car, and asked for the views of the internee by wire.

On May 14 you were kind enough to wire to the effect that P/W P-1243, that is, Shintaro Sasaki, agreed to sell his Dodge car for \$800.00.

The truth of the matter now is that Shintaro Sasaki does not own a Dodge car, and that when I wrote to you about Shintaro Sasaki, I really meant Suichi Sasaki, who is the owner of the Dodge car in question, and whose P/W Number is 1244.

According to my understanding, Shintaro Sasaki owns a 1927 Buick truck. Will you please ask Suichi Sasaki if he will consent to disposing of his Dodge car for \$800.00.

Page 2

Camp Commandant,
Petawawa, Ont.

I would appreciate it if I may receive
a wire from you expressing the internee's views.

I would ask you to kindly accept my
apologies for giving you this extra trouble.

Yours faithfully,

Edgar T. Read,
for G.W. McPherson,
Authorized Deputy of the Secretary
of State and/or Custodian.

ETR:DB



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

BAA124 19

123

92 APR 25 AM 6 24 ✓

PETAUVA CAMP ONT 25 912A

EDGAR T READ FOR AUTHORIZED DEPUTY OF THE SECY
OF STATE AND OR CUSTODIAN VANCOUVER *501 Royal Bank*

REFERENCE YOUR WIRE TWENTY FOURTH APRIL INTERNEES SHINTARO SASAKI ZEJI
TERAMOTO AGREE TO TERMS SET FORTH RE CROP ETO

ADJT FOR COMMANDANT PETAUVA CAMP

File

CANADIAN PACIFIC TELEGRAPHS

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

MONEY TRANSFERRED BY
TELEGRAPH TO PRINCIPAL
POINTS IN CANADA AND
THE UNITED STATES



CABLE CONNECTIONS TO
ALL PARTS OF THE
WORLD
RADIOGRAMS TO SHIPS

TIME FILED
CHECK

W. D. NEIL, General Manager of Communications, Montreal

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

DAY LETTER.

April 24, 1942.

Camp Commandant,
Internment Camp #33,
Petawawa, Ontario.

207
REFERENCE INTERNEES SHINTARO SASAKI AND ZEIJI TERANOTO STOP CHINESE
NATIONAL OFFERS EIGHT THOUSAND DOLLARS FOR DISTRIBUTION THREE THOUSAND
SALT SPRING AND FIVE THOUSAND MAYNE FOR TOMATO CROPS STOP MAYNE ISLAND
GROWERS HAVE AGREED WIVES OF BOTH INTERNEES ALSO AGREE NOW REQUIRE
TELEGRAPHIC APPROVAL OF BOTH INTERNEES STOP MONEY WILL BE DISTRIBUTED
ON BASIS OF APPROXIMATE CROP STOP OFFER EXPIRES SATURDAY NOON PACIFIC
STANDARD TIME

Edgar T. Read
(For G. W. McPherson)
Authorized Deputy of the Secretary
of State and/or Custodian.

Charge to:
G. W. McPherson,
501 Royal Bank Bldg.

501 Royal Bank Bldg.,
Vancouver, B. C.
April 24, 1942.

Camp Commandant,
Internment Camp #33,
Petawawa, Ont.

Dear Sir:

Re: Shintaro Sasaki & Zeiji Teramoto.

I sent you a Day Letter in connection with the above
noted internees as follows:

"REFERENCE INTERNEES SHINTARO SASAKI AND ZEIJI TERAMOTO
STOP CHINESE NATIONAL OFFERS EIGHT THOUSAND DOLLARS FOR DISTRIBUTION
THREE THOUSAND SALT SPRING AND FIVE THOUSAND MAYNE FOR TOMATO
CROPS STOP MAYNE ISLAND GROWERS HAVE AGREED WIVES OF BOTH INTERNEES
ALSO AGREE NOW REQUIRE TELEGRAPHIC APPROVAL OF BOTH INTERNEES STOP
MONEY WILL BE DISTRIBUTED ON BASIS OF APPROXIMATE CROP STOP OFFER
EXPIRES SATURDAY NOON PACIFIC STANDARD TIME".

Which Day Letter I have pleasure in confirming.

Yours faithfully,

Edgar T. Read.
(For G. W. McPherson)
Authorized Deputy of the Secretary
of State and/or Custodian.

ETR:MS

207

1404 Royal Bank Bldg.,
Vancouver, B. C.

29th January, 1942.

Mrs. Shintaro Sasaki,
Mayne Island, B. C.

Dear Madam:

The Custodian has been informed that your husband owned, amongst other equipment, a Buick truck.

If this truck is still in your possession and is being used in farming operations be good enough to advise me. If not, it will be necessary to make arrangements to have it stored. If, on the other hand, you are using it the licence plates for the current year must be taken out in your own name and not in the name of your husband.

Yours truly,

For G. W. McPherson
Authorized Deputy of the Secretary
of State and/or Custodian

HPG:LF

File 8231.

EXHIBIT NO. 1119-2 P.

REAL PROPERTY SUMMARY

DATE OCT 1 2 1946

FILLED BY

R. S. Christie

Catalogue No. 548.

File No. 4977.

Name: EI KADONAGA.

Reg. No. 08462.

Address: Mayne Island, B. C.

Legal Description: South East $\frac{1}{4}$ of Section 7 and the South $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 8, Mayne Island, COWICHAN DISTRICT.

Classification: 2 Dwellings, 3 Greenhouses, Outhouses.

Registered in the name of: EI KADONAGA.

State of Title: Clear.

Sold to: ROBERT AITKEN and MARY PHILIP AITKEN (JOINT TENANTS) for \$3,000.00 (Cash).

As at: October 17th, 1945.

Title (No. 156464-I) delivered to Agent (Salt Spring Lands Ltd.) on: January 10, 1946.

Net proceeds (\$2,849.62) released to credit of EI KADONAGA on: December 14th, 1945.

Completed statement to Evacuee sent on: February 19th, 1946.

Chattels: Not involved.

Insurance: Transferred to Purchasers.

Administration: The registered owner of the above 2 parcels of Land, covering an area of approximately 240 acres, owned none of the Improvements.

Yoshi KADONAGA (File 5135), a brother, owned a Dwelling and 2 Greenhouses (6,800 sq. ft.).

Shintaro SASAKI (File 13826), a cousin, owned a Dwelling, a Greenhouse (9,000 sq. ft.), Garage, Packing House and Plant House. Due to the husband being interned this interest was carried in his wife's file (8231) as she had planted the crop, etc., at time the property was taken over by the Custodian.

Whatever agreement existed between these relatives appears to have been verbal as all have failed to produce anything in writing. With a view to establishing a mutually agreeable ratio for distribution before the actual need arose, all three were advised (Feb. 1/45) to take this point up between themselves, and a basis (based on a study of the files) of 4/9ths (EI KADONAGA), 2/9ths (Yoshi KADONAGA) and 3/9ths (Shintaro SASAKI) was suggested as a logical one on which to start such negotiations. Nothing came of this effort and in advising completion of sale all concerned have now (Feb. 19/46) been reminded of the desirability of arriving at an early agreement.

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

20th February, 1946.

RGB/P.

MESSAGE TENURE PROPERTY

Catalogue No. 548.

File No. 13826.

Name: Shintaro SASAKI.

Reg. No. 14244.

Address: Mayne Island, B. C.

Legal Description: (The South East Quarter of Section 7, and the South Half of the South West Quarter of Section 8, Mayne Island, Cowichan District) of which a cousin, Ei KADONAGA, File 4977, is the registered owner.

Classification: A Dwelling, Greenhouse and Outhouses.

Registered in the name of: (Ei KADONAGA). (Title No. 118093-I).

State of Title: None.

Sold to: ROBERT AITKEN and MARY PHILIP AITKEN (JOINT TENANTS) for \$3,000.00 (Cash).

As at: October 17th, 1945.

Title (No. 156464-I) delivered to Agent (Salt Spring Lands Ltd.) on: Jan. 10/46.

Net proceeds (\$2,849.62) released to credit of Ei KADONAGA on: December 14th, 1945.

Completed sales statement to Ei KADONAGA sent on: Feb. 19/46.

Chattels: Not involved.

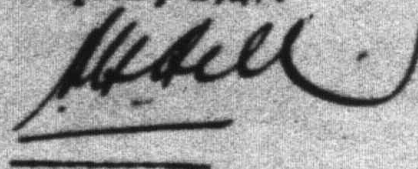
Insurance: Transferred to Purchaser.

Administration: The operation of this greenhouse and dwelling was included in the Mayne Island Agreement covering all evacuee owned Hot House properties on Mayne Island. This man being interned Dec. 13/41 and the Tomato crop having consequently been planted and cultivated by his wife up to the time of her evacuation, operation references carried in wife's file (8231).

In preparation for the eventual liquidation of the property a letter was addressed to the parties concerned suggesting a possible basis for settlement between themselves, of their respective interests. However, this suggestion was not acted on and the parties (3) have now requested that total net proceeds be remitted to Ei KADONAGA (File 4977) for adjustment between them, thus relieving this office of the onus of making any adjustment.

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

12th April, 1947.



RGB/P.

GENERAL SUMMARY

File 13826
8231

Shintaro SASAKI
Toyo (Mrs. S.) SASAKI

Reg. No. 14244.
14242.

Shintaro SASAKI, a 44-year old Japanese National, a Farmer from Hayne Island, was interned (Int. File 207) on the 13th December, 1941. He was released and evacuated 15th December, 1942. He signed a Custodian "JP" form on the 29th July, 1943 (see File 13826).

His wife (Toyo - File 8231), also a Japanese National, signed a Custodian "JP" form on the 8th May, 1942. She was evacuated, with her 5 children, on the 16th September, 1942.

The following is a summary of the contents of these files as disclosed by a review made today.

Real Property: The family owned no Real Property but both declared ownership of a Dwelling, a Greenhouse (120' x 70'), a Plant House (30' x 20') and Outhouses on land on Hayne Island, the registered owner of which was KI KADONAGA (File 4977), a cousin. The arrangement between these parties was declared to be a verbal one and neither side appears to be quite clear with regard to conditions.

Land and Buildings having been sold this family's equity in the property is the subject of correspondence at the present time (commencing with our letter of February 1st, 1945).

Personal Property: Separate Chattels Summary to follow.

Specified Articles: See letter of advice (Jan. 21/43) to Shintaro SASAKI for particulars of 1927 Model light delivery Truck, sold for \$15.00.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

Life Insurance: None.

Liabilities: See Liabilities Summary, dated 26th April, 1946.

Funds: Both Personal Accounts have been closed, all funds being carried in a Joint Account in the names of Husband and Wife, the balance at the credit of this Joint Account at this date being \$209.73.

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

26th April, 1946.

[Signature]

LIABILITIES SUMMARY

Files 13826
8231

Shintaro SASAKI
Toyo (Mrs. S.) SASAKI

Reg. No. 14244.
14242.

- (1) \$1,050.00 G. H. Snow (Jan. 30/42). \$765.67 paid against principal (July 6/42). \$284.33 balance of principal paid Aug. 21/45.
- (2) \$ 21.70 M. Furuya Company (Apr. 30/42). Balance of account. Paid Oct. 25/45.
- (3) \$ 73.05 Eburne Saw Mills Ltd. (May 14/42). Statement. Paid Aug. 22/45.
- (4) \$ 40.80 Kamura Ryos. (June 1/42). Balance of account. Paid Oct. 25/45.
- (5) \$1,000.00 Ei KADONAGA (July 29/42). Balance of (verbal) Agr/Sale. Husband's "JP" declaration form. Not claimed by Ei KADONAGA and written off.
- (6) \$ 150.00 E. KOWIBRA (July 29/42). Husband's "JP" declaration form. *Creditor confirmed (Apr. 1/47) receipt of payment in full.*

The last item (\$150.00), representing money borrowed, ~~and~~ is the only debt carried in these 2 files at this date.

There are no other claims recorded in these files.

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

26th April, 1946.



BBP/P.

Orig. Recd.
28.12.1944

NAME SARAKI, Shintaro

REGISTRATION NO. 14244

FILE NO. 13824

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

Two Stove Pipes, 14 lengths	\$ 13.90
Stove Pipes, 14 lengths	12.00
1 Heater	1.50
1 Kitchen cabinet	17.50
1 Crescent saw 6'	1.50
1 rake, 1 crowbar	1.50
3 Double bladed axes and 1 handle	1.00
Shovel tools (1 grub, 1 pick, 1 axe)	0.50
1 Box odd pots & pans	0.50
1 Bedstead & spring	2.00
1 sythe	1.00
Dresser	12.00
Stove	2.00
Lantern	0.60
Incubator extra large	1.00
Handy Lee incubator (small size)	3.00
Box tools (brace, saw handle, drag blade, level, wedge, wrench)	2.00
12 Planks 4x12, 20' long	23.00
1 Pile assorted lumber 2x3	13.00
1 Pile lumber 1x6	6.50
1 Pile shooks	5.00
25 lbs. Bone meal, about 4 sacks fish meal	4.00
6 Oil drums	3.50
2 Piles lumber 2x2, 1 pile lumber 2x3	46.00
1 pile lumber 2x3	9.00
Assorted lumber	157.00
Drag saw	165.00
Drag saw	100.00
Total: carried forward:	<u>\$ 615.10</u>
Less expenses:	\$
Net proceeds:	<u>\$</u>

Members of Customs Staff Present.

Inspected from Auctioneering List No. 1

REMARKS

NAME SASSET, Shintara

REGISTRATION NO. 11244

FILE NO. 13824

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

	Total brought forward:	
Saw Blade		\$ 615.10
Saw Blade		9.50
Saw Blade		4.00

Total:

Less Expenses	(Auctioneer's Fee)	\$62.47
	(Advertising)	4.37
	(Moving)	66.23

Net Proceeds Credited:

\$ 624.60
\$ 133.07
<u>\$ 491.53</u>

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Wayne Island 1.

Remarks.

Name of Claimant **SASAKI, Shintaro**
 Custodian File **13826**

Case **1139**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
624.60	624.60	187.38	50%	926.25	463.12	1743.29	209.18	859.68		
TOTAL RECOMMENDATION										859.68

13826

December 8th, 1950.

Mr. Shintaro SASAKI,
51 Grant Street,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1139

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 ... \$859.68.

Cheque in your favour is enclosed for \$859.68
and we have paid the Co-Operative Committee .. R11
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

Toronto, Ont.
Oct. 18, 1948.DEFENCE BRIEFShintaro SASAKI, Reg. No. 14244
File 13826
Case 1139PERSONAL PROPERTY CLAIMS
(All claims shown are gross)

- (1) Personal Property, Mayne Island (House, Garage and Greenhouses on land owned by cousin, who acknowledged this equity).

Sold for

\$3,000.00 Buildings as listed in amended claim (Exh. 1139-1).

\$1,300.00

Net amount of Claim:

\$1,700.00

Evidence: The amount (\$1300.00) in "Sold for" column represents - according to transcript of evidence taken (Oct. 18/48) at Toronto hearing (p.3, commencing at line 22) - the share of proceeds from sale of real property which landowner allocated to claimant as his equity in the buildings on which this claim is based.

Amended claim (Exh. 1139-1) shows these buildings as having been built in 1940 at a cost of \$4,200.00, the sum of \$1,200.00 being allowed for depreciation, making estimated value at date of sale \$3,000.00.

Custodian appraiser (S. P. Corbett), under date of June 14th, 1945, described the dwelling as "only a shack built principally of either second-hand lumber or rough lumber out of the woods". The principal value was stated to be in a glass starting house attached to the dwelling. The greenhouses were described as being in very bad shape, with a fairly large proportion of glass cracked.

A footnote to amended claim (Exh. 1139-1) points out that depreciation was accelerated by the fact that the property had been vacant for two or three years prior to appraisal. Due to acute shortage of labour, resulting from the war, Lessors of the 10 Mayne Island greenhouse properties, of which this was one, did in fact discontinue the use of the less efficient units from the end of the first crop year (Aug. 31/42). This property was sold as at October 17th, 1945.

Witness: Gavin C. Mouat (Custodian Agent).
S. P. Corbett (Appraiser).

- (2) Personal Property (Tomato crop - planted by wife in December, 1941, but cultivated and harvested by Lessors).

\$2,250.00 as per amended claim (Exh. 1139-4) and Transcript (p.11).

\$ 428.23

Net amount of Claim:

\$1,821.77

(Over)

DEFENCE BRIEF.....Page 2.

Evidence: According to transcript of evidence taken at Toronto hearing this claim is based on the assumption that Tomato plants planted by his wife in December, 1941 (after his own internment) - and from April, 1942, cultivated, harvested and marketed by Lessors of the property, should have resulted in a crop of 900 crates and realized \$2.50 per crate, or \$2,250.00.

Sold for

Actually, all 10 Mayne Island greenhouse properties were leased and operated by a partnership formed for the purpose (Mayers & Ratcliffe), on the basis of a fixed rental plus share of surplus. Due to war-time lack of adequate labour - to cultivate, water and maintain even heating over an extended period, with the crude equipment available - the 1942 crop proved disappointing and the 1943 crop so poor the partnership was unable to carry on and broke up. This account's share of net surplus amounted to \$428.23, as acknowledged in claim.

Witnesses: Gavin C. Mount (Custodian Agt.).
R. J. N. Mayers (Lessor).

(3) Personal Property (Chattels as listed in original claim and Custodian Personal Property Claim Analysis).

\$1,650.85 as confirmed in amended claim (Exh. 1139-4) and Transcript p.10)

\$ 639.60

Net amount of Claim:

\$1,011.25

Evidence: Original claim (as per Custodian Combined Analysis dated Apr. 2/48) was amended at Toronto hearing to read as above.

Custodian Personal Property Claim Analysis (Apr. 2/48) shows first 30 items listed in claim to be identical with auction sheets and consequently cancelled out. Of the 6 items added to foot of claim list:

- \$100.00 Gas Boat, was never declared and Custodian records carry no trace.
- \$100.00 Water Pump, not specifically listed and assumed sold with Real Property.
- \$100.00 Buick Truck - a 1927 model, said (Transcript p.13) to have cost \$150 in 1940, was sold by Custodian for \$15.00, Custodian charges being the same amount, netting Nil (letter of advice dated Jan. 21/43).
- \$100.00 Carpenter's Tools, Declared in "JP" form but not accounted for, and believed stolen.
- \$100.00 Supplies for shipping tomatoes. All usable supplies were included in Lessors general accounting of their

(Over)

DEFENCE BRIEF.....Page 3.

operations, in which this account shared, as explained above.

\$526.25 Lumber. All lumber not used for upkeep of premises was sold, and realized \$167.00, as per auction sheets.

Witnesses: Gavin C. Mount (Custodian Agent).
R. J. N. Mayers.

\$6,900.85 Gross total.

Net amount of Claim:

\$4,533.02

\$2,367.83

VANCOUVER, B. C.
5th MARCH, 1949.

RGE/P.

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defence Brief Documents</u>
G. C. Mount (Cust. Agt.).	(1), (2) & (3)	(A) DEFENCE BRIEF.
S. P. Corbett (Appraiser).	(1)	(B) TRANSCRIPT.
R. J. N. Mayers (Lessor).	(2) & (3)	(C) EXHIBITS:
		(1) Exh. 1139-1 (Claimant's RP Summary).
		(2) Exh. 1139-2 (Statement by E. Kadonaga).
		(3) Exh. 1139-3 (RP Appraisal 14/6/45).
		(4) Exh. 1139-4 (Claimant's PP Summary).
		(5) Exh. 1139-5 (Cust. Anal. PP Claim).
		(6) Exh. 1139-6 (Cust. "JP" Form).
		(7) Exh. 1139-7 (Let. 7/3/47 from Claimant and re proceeds from sale of Real Property).
		(8) Exh. 1139-8 (Cust. RP Summary); (Cust. MT Summary).
		(9) Exh. 1139-9 (Cust. combined Analysis).
		SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
		(10) Original Claim (Nov. 25/47).
		(11) Letter (Dec. 27/44) re land tenure, etc., with Statement of Account.
		(12) Letter (June 4/46) including Statement of Account.
		(13) C/Encumbrance (Sept. 11/43).
		(14) Letter (Apr. 15/47) advising remittance of RP proceeds to Landowner.
		(15) Motor Vehicle Sale Advice (21/1/43).
		(16) Auction Sheet (Dec. 1/43).

TRANSCRIPT

- (1) Transcript (Toronto hearing, October 18th, 1948).

IN THE MATTER OF THE "INDIAN ACT"
AND THE INDIAN STATUTE OF CANADA 1952, CHAPTER 51.

INDIAN PROPERTY CLAIMS COMMISSION

REPORT

HIS HONOUR, JUSTICE J.A. McLEOD, SUB-COMMISSIONER.

Toronto, Ontario,

October 18, 1952.

IN THE MATTER OF THE CLAIM OF
SILVER STAR

PRESENTED AT HEARING

ATTORNEYS:

J.A. McLEOD, Esq., K.C.,

appearing for the
Dominion Government.

J.A. McLEOD, Esq.,

appearing for the
Claimant.

A. McLEOD, Esq.,

Secretary.

C.M.E. OFFER, Esq.,

Official Interpreter.

J.A. McLEOD, Esq.,

Official Reporter.

3. Suzuki,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Mr. Suzuki,

the claimant herein, being first
only sworn, testified through
the interpreter as follows:

MR. SHER: I should explain there is a little
confusion I think in both Mr. Christen's mind and my
own about this particular case, because it was on
the list to be heard by the Honourable Mr. Justice
Bird in May and certain forms were prepared at that
time and the claimant apparently was interviewed and,
I, frankly, have forgotten the reason, but, whatever
it was, the claimant's claim was not heard at that
time. Then, there were duplicate claim forms pre-
pared. We have discovered that they do not jibe
exactly because different people were working on the
thing and because of this delay in the claim being
presented and for that reason, there has been a little
bit of delay, I am afraid.

I should also explain perhaps by way of preamble
that this is another one of the Hayes Island properties.
The land in this case was owned by another man called .
That is, this particular claimant did not own any
land, so that he is now claiming for the buildings on
the land registered in the name of El Kadenage and
he is not claiming anything whatever for land, itself.

MR. CHRISTEN: What is your net claim?

MR. SHER: \$3,000., less the amount realized
on the buildings alone is our net claim now. I am
not sure that your figures reveal that. This man
cannot claim for land. He can only claim for buildings.
He has valued the buildings at \$3,000., but the land

2. Suzuki,

was sold, of course, with the buildings.

MR. CHRISTIE: And they got \$3,000. altogether for the buildings and land?

MR. HUNT: That is correct.

MR. CHRISTIE: Then, how is it apportioned?

MR. HUNT: I will file a statement to the effect that the buildings are his.

MR. CHRISTIE: My difficulty is that you did get something which is supposed to cover both buildings and land, and I do not know what amount you are claiming to have lost on these buildings.

MR. HUNT: Perhaps if I could ask the claimant.

MR. CHRISTIE: The difficulty is this. These buildings were on someone else's property. This property was one of a group of properties known as the Hayes Island Properties. When they were sold, or, when the Custodian allowed \$3,000. for both the land and the buildings, assuming there are three persons interested in it, there is Mr. Shimizu who owned the land, the claimant who owned the buildings and there was a third party who owned his buildings; the \$3,000. seems to represent a gross total. What I am asking counsel for the claimant is that of the \$3,000. how much did he receive from Mr. Shimizu, because the Custodian left it to these Japanese to make a settlement among themselves. I am trying to find out what that amount of the claim is.

THE SUB-COMMISSIONER: I see.

THE INTERPRETER: The claimant says about

\$1,000.

Mr. Smith,
Mr. [unclear]

EXHIBIT EXAMINATION BY MR. BENT:

Q. That is what you got from Endicott. He
sent you \$1,500, after he had been paid by the
Court for selling the whole place?

A. Yes; \$1,500.

Q. And you understood that since you owned the
buildings and you valued the buildings at \$3,000,
and the whole place was sold for \$3,000, your net
claim would be now just \$3,000, less \$1,500 you
got; that is, you would be making a claim for
\$1,500, is that?

THE SUB-DEFENDANT: He said he got \$1,500.

MR. BENT: That is correct.

Q. Is that correct?

A. That is right, yes.

THE SUB-DEFENDANT: That is his answer?

THE INTERVIEWER: His claim is for \$3,000, less
the \$1,500 which he received, which would make a net
of \$1,500.

MR. BENT: Q. Is that your signature (indicating
Mr. Smith)? A. Yes.

Q. And was that form prepared upon your
instructions?

A. Yes.

Q. And you swear the contents of that are true?

A. Yes.

MR. BENT: I am submitting as Exhibit 1 the
Real Estate Form Land Form.

(PARTICULARS OF REAL ESTATE FARM LAND,
MARKED EXHIBIT NO. 1)

H. Suzuki,
Dir. M.

Q. Mr. Suzuki, I understand that before
immigration you carried on a greenhouse business on
Mayer Island. Is that correct?

A. Yes.

Q. And you were a member of this Jotivo Pono
Gardeners' Association?

A. Yes.

Q. I am showing you a letter addressed "To
Whom It May Concern" and signed by H. Endomaga.
Was that letter received by you from Mr. Endomaga?

A. Yes.

MR. MURPHY: Perhaps I may read the contents of
this signed by the owner of the two-dingle in the land.
"To Whom It May Concern,

The Mayer Island property that was in my
name was bought by Shintaro Suzuki.

As I agreed to buy the property under
my name, my brother Yochi Endomaga was able
to own half of it with Shintaro Suzuki.

Shintaro Suzuki and Yochi Endomaga both
cleared the land to build houses, greenhouses,
etc. and made half a mile road for transportation.

Shintaro Suzuki built his own house,
greenhouse, garage, etc. He also cleared
about three acres of land."

(LETTER, MARKED EXHIBIT NO. 3)

MR. CHURCHILL: There is no date on that?

MR. MURPHY: No, it is not dated, as a matter of
fact.

S. Suzuki,
H.R. 22.

Q. Mr. Suzuki, you are a cousin of this man,
Mr. Nakagawa? A. Yes.

Q. And, just to clarify things, as we under-
stand it you and Yoshi Nakagawa actually owned half
of the land and you owned the buildings. Is that
right? A. Yes.

Q. And do you remember that you mentioned that
you made a claim before this commission for the land
alone? Is that correct? A. Yes.

Q. Is that correct?

A. Yes.

Q. And now since you are not the possessor
of the land, although you own half of it,
you are only claiming for the buildings. Is that
correct?

A. No. I am making claim for both the land
and the buildings.

MR. CHRISTIAN: No correct.

MR. BENT: Having come up in my own name
and paid it for me and my wife...

S. Suzuki,
Witness.

Q. Now, you have broken down the valuations which you have put on these buildings in this way, totalling \$3,000. You say that the house you built was worth \$500. Is that correct?

A. Yes.

Q. And the two large greenhouses totalled \$2,500. And there was a small garage which you valued at \$100. These green-houses should total \$2,400. You built those greenhouses, or who built them?

A. I built them, myself, with the help of others.

Q. Who were the others?

A. There was a man called Suzuki.

Q. Were you a relative of Mr. Suzuki?

A. Yes.

MR. CHRISTIE: I am tendering a copy of the appraisal dated June 14, 1945. Evidently it is made by Mr. John Garbett. I have not the original as I would think the original probably had been filed in one of the cases of the Hayne proposition.

MR. BENT: It may very well be, as in the Edwidge case which was heard in Leambridge.

(APPRaisal, MARKED EXHIBIT NO. 5)

MR. BENT: Q. When did you leave these premises?

A. In December, 1941.

Q. Were you actually evacuated in December of 1941, then?

A. I went to an internment camp.

S. Sasaki,
Hiroshima.

Q. And I take it that you are familiar with the Nagano Island agreement and know that Messrs. Hayata and Sakakura operated your property together with others for the summer of 1945 and the summer of 1946 also. Do you remember anything about that?

A. No, I do not know anything about that.

Q. This appraisal was made in June 1945 and there is a remark that "the dwelling house is only a shack built principally of only secondhand lumber or rough lumber cut of the waste and very little if any value can be put on it."

What do you say about that? A. At the time I went away, whilst the lumber may have been old it was a serviceable and livable house.

Q. Were you living in that house before you went away? A. Yes.

Q. With how many people?

A. Seven.

Q. All members of your family?

A. Yes.

Q. There is a further remark, Mr. Sasaki, that "The greenhouse on this lot is in fair to poor shape. In all cases these greenhouses are very poorly constructed and actually the principal value in this is the salvage value of the glass."

THE SUB-COMMISSIONER: We are not concerned with them; just with the land?

MR. HART: We are concerned about the greenhouse

Q. Now, Mr. Smith,
is that correct?

1 This man is claiming for the greenhouses. He are not
2 concerned about the land, that is true.

3 THE WITNESS: I do not agree with that. When I
4 left the greenhouses were in good condition.

5 Q. Had you ever had any experience, either you
6 or Mr. Smith, the man you say who assisted you in
7 building these greenhouses, in building greenhouses
8 before? A. Yes.

9 Q. How long had you been operating greenhouses
10 prior to evacuation?

11 A. Five or six years.

12 Q. You left in December so that I do not
13 suppose there were actually any plants in the green-
14 houses at the time you actually left?

15 A. Yes, there were.

16 Q. So that this remark about the glass being
17 cracked and the greenhouse being infested with thistles
18 obviously does not apply because it was made some two
19 years later.

20 Is that your signature? (Indicating)

21 A. Yes.

22 Q. And was that form prepared upon your
23 instruction?

24 A. Yes, sir.

25 MR. BERT: I am filing as Exhibit A the
26 Particulars of Personal Chattels.

27 PARTICULARS OF PERSONAL CHATTELS, MARKED
28 EXHIBIT NO. 4)

29 Again I am afraid this arises as a result of
30 this case having been postponed, but for the sake of

S. S. S. S.
S. S. S.

planted and which were in the greenhouse at the time that he was evacuated. Apparently as a result, as I think we have had it explained before, of the shortage of help which these people ran into taking over, they suffered quite a loss and this man's net on the tomatoes was just \$425.25 and he is claiming \$2,250, as what he thought he could have got at the market of \$1.25 per crate. That is something apart from these chattels, of course.

MR. CHRISTIE: The \$2,250. would include this?

MR. SUTHER: No. It is so difficult in a claim of this sort where the matters do not really fall into what is chattels and what is real estate, and so on, to know in what form to put these matters. This claimant has put on his Personal Chattels claim form this item of \$2,250, for these tomato plants. He admits, and has a receipt, which my friend and I both have, that he received \$425.25 for these tomatoes. What happened, of course, was that all these tomatoes were sold belonging to eight or 15 different persons, all put in one pool, sold by Myers and Reddick, the circumstances taken out and the net balance split between the various claimants. Mr. Sutherland received \$425.25 under that arrangement. Perhaps we might deduct the \$425.25 claim from that sum there - to clear up the personal chattels claim - so that his net claim there would be \$1,824.75.

C. You have already told us that you left Myra Island in December 1941, so that I do not imagine you had anything to do personally with

1 Showing the lists of your chattels left on Wayne
2 Island?

3 A. I do not know anything about that.

4 MR. CHRISTIE: I tender as Exhibit 5 the Analysis
5 of Personal Property claim.

6 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
7 EXHIBIT NO. 5)

8 MR. BERRY: Q. I notice on the Analysis of
9 Personal Property that most of these items you have
10 just evaluated as what they were sold for. For
11 instance, the new stove-pipes, \$15.00 and they were
12 evaluated at \$12.00, assorted lumber and so on; I
13 take it you were satisfied with what was received?

14 A. No; whilst I consider this low it is
15 satisfactory.

16 Q. About this gas boat for which you are
17 claiming \$100., where was it lost?

18 A. Horton Bay.

19 Q. And, just what was it - a small launch?

20 A. It was a cabin boat with an engine.
21 About eight by 20 feet.

22 Q. Apparently you paid \$200. for it in 1907.
23 Is that correct?

24 A. Yes.

25 Q. In regard of this water pump, where was it?

26 A. I left it at Horton Bay on the land of my
27 older brother.

28 Q. Was it attached? It was used to pump water
29 from an ordinary well?

30 A. Yes.

1
2 Q. And it was removed from the wall on your
3 place and taken to your brother's land?

4 A. No. It was left there. It had just been
5 left at my brother's place and had not been taken
6 over to my property at all.

7 Q. According to the Custodian's records
8 apparently that pump was sold with the real estate
9 so that it must have been, I would think, on the
10 land which you say you owned but which was in Mr.
11 Robinson's name?

12 THE SUB-COMMISSIONER: Probably attached.

13 MR. SEBARD: That is what I was trying to get at.

14 THE SUB-COMMISSIONER: Ask him where the pump
15 was.

16 MR. SEBARD: Q. Was the pump at your brother's
17 place or your own place?

18 A. At my brother's place.

19 Q. Well, then, do you know whether a record of
20 that pump was given to the Custodian as belonging to
21 you?

22 A. I was interested and I do not know anything
23 about it.

24 Q. I take it that this Buick truck was also
25 on your property at the time you left?

26 A. Yes. That was on my property.

27 Q. What model was it? A. I do not know
28 but I think 1937.

29 Q. You paid \$150. for it in 1940, apparently?

30 A. Yes.

14
S. Suzuki,
Mr. Q.

1
2 Q. Were these carpenter tools yours or did they
3 belong to someone else?

4 A. Yes; mine.

5 Q. And what was all this lumber, 1800.25 of
6 lumber going on your property?

7 A. That was lumber which I had collected there
8 for the purpose of building a new greenhouse.

9 Q. Just one question in regard to the tomatoes,
10 Mr. Suzuki: You have estimated that you had 900
11 crates of tomatoes at \$2.50 per crate and they were
12 apparently planted in December 1941. Did you plant
13 them just before you left?

14 A. No, they had not been planted at the time
15 I went away. My wife planted them.

16 Q. It is an estimate, I take it, of 900 crates?

17 A. I did not see it and it is a calculation.

18 Q. When did your wife leave Myos Island?

19 A. April 1942.

20 Q. I see. And I take it that actually she was
21 the one who calculated you should have a crop of 900
22 crates? A. Yes.

23 Q. That is all, thank you.

24
25 MR. CHRISTIAN: A few questions in cross-
26 examination.

27 THE SUB-COMMISSIONER: Very well.
28
29
30

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

H. H. H. H.,
St. Paul.

EXAMINATION BY MR. CHRISTIE:

Q. I produce a J.P. form dated July 20, 1943,
to that your signature. (Indicating)

A. Yes.

MR. CHRISTIE: I am tendering the J.P. form as
Exhibit C.

(J.P. form, marked EXHIBIT NO. C)

Q. Will you look at this J.P. form?
I do not see any one there.

A. If it is not there I must have forgotten it.

Q. Then, did you forget about the lumber?

A. Yes.

Q. Are you telling the court that the amount of
lumber you had on hand is worth more than the value
at which you estimate your house?

A. Yes.

Q. Was this house on post?

A. Yes.

Q. Now, in your Particulars of Real Estate
you have one greenhouse 70 by 120 and you have a
greenhouse which my friend, your counsel, says was
attached to the house. What was the size of this
greenhouse which was attached?

A. Twenty by 20.

Q. What was the annual income which you
obtained from the products raised from these two
greenhouses? A. 200 crates. There was a
yearly crop of about 200 crates.

A. Right,
\$2.50.

Q. And, what would they realize?

A. About \$2.50 a crate.

Q. Right?

A. Early in the season they would be \$2.50 a crate.

Q. And what would be your expenses out of that?

A. About 25 cents a crate.

Q. Do you mean by 25 cents a crate that would include your labour and materials?

A. Yes, including everything - no, not labour.

Q. To what would your labour amount?

A. I cannot figure that out.

Q. Would you care to estimate your net income which you would derive from this business?

A. I cannot tell you that.

Q. I think you told my friend that this estimate of the amount for the growing of tomatoes was an estimate by your wife. Do I remember correctly?

A. Yes.

Q. Do you know what the mileage of this Buick truck was when you purchased it?

A. No.

Q. I am advised that this truck was a 1934 model. Will you dispute that? Are you disputing that?

A. I said it was 1937 but at that time I said I was not quite certain.

Q. I think that is all.

Thank you.

34

19
A. Suzuki,
Re: OK - Re: OK.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

RE-EXAMINATION BY MR. BENT:

Q. The I.P. form which Mr. Christie showed you a while ago is dated July 29, 1945. I take it you were in a camp then?

A. I think I was at Schröder at that time.

Q. That was a camp? A. Yes.

Q. And did you know that your wife had killed over a dollar farm when she left Nagasaki Island in May 1945? A. No.

Q. You told Mr. Christie that you had forgotten your things and I take it the reason was that you had been away that length of time, or was there some other reason? A. Yes.

Q. That is all.

RE-CROSS-EXAMINATION BY MR. CHRISTIE:

Q. Mr. Suzuki, I am producing here a letter dated March 17, 1947 and addressed to the office of the Custodian. Is that your signature (Indicating)?

A. Yes.

Q. This is a letter in which Mr. Suzuki signs it, witnessed by a Mr. H. Hamada advising the Custodian to send the money to this man Hamada and that they would divide the money among themselves.

I will file that as Exhibit 7.

(LETTER, MARCH 7, 1947, MARKED EXHIBIT NO. 7)

EXHIBIT NO. 1119-8
DATE OCT 1 8 1948
FILLED BY R. A. Christie

CORRETT'S STORE
SUCCESSOR TO
R. S. V. CORRETT & SON

PENDER ISLAND, B. C.

June 14th, 1945.

Mr. E. G. Bell,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Bell:

As per your File 4777, Cat. No. 548, I made a survey of the Japanese property on Mayne Island yesterday and in my considered opinion the values are as follows -

A, File 5135, dwelling with glass starting house attached
\$200.00, Green House \$600.00, Total.....\$ 800.00
B, File 5231, dwelling with green house attached
\$100.00, Green Houses \$350.00, total.....\$ 450.00
File 4777, Land.....\$1,500.00

In elaboration of these values, first A File 5135, the dwelling is only a shell not being lined inside, it could be made habitable by lining and finishing completely. The greenhouse on this lot is in fair to poor shape. In all cases these greenhouses are very poorly constructed and actually the principal value in them is the salvage value of the glass.

B File 5231, the dwelling house is only a shack built principally of either second hand lumber or rough lumber out of the woods and very little if any value can be put on it. There is a glass starting house attached to this and the principal value is in that. The greenhouses are in very bad shape and in both cases were so infested with thistles that it was next to impossible to get inside to make very much examination. A fairly large proposition of glass is cracked. In addition there are no heating facilities whatever in any of these glass houses, the original owners I believe used stoves and these have either been stolen or sold.

The property itself consists of a long narrow valley set between high hills, there is some excellent land, comparatively light clearing, but in a great many places the valley is so narrow that it is not practical for farming. Mr. Mayers could not inform me as to where the corner posts were but the line fence across the valley was quite obvious for all practical purposes. There is a certain amount of cedar timber on the property but it is pretty well scattered and it is rather doubtful if it would be practical to take this timber out for logging purposes. A very high proportion of this property is situated on the mountain sides and hence of no value except as a water shed.

(Over)

Might say this property would sell at a much higher figure and much easier if it were not for the poor location, it is isolated with no view whatever and a very poor road, quite a bit of which is private and would have to be fixed by the owner of the property.

Taking it on the whole I consider the value I have put on this is a fair valuation both for the prospective purchaser and the owner.

Trusting this is the information you want.

Yours faithfully,

"E. P. Corbett"

NOTE: Original Appraisal is on the file of EI KADONAGA (File 4777), the registered owner of the land, on which the Dwelling, Greenhouses and Outhouses of his cousin, Shintaro SASAKI (File 13826), and also those of his brother, Yoshi KADONAGA (File 5135) were built.

EI KADONAGA owned no buildings on his land, and has not claimed any such ownership, nor has he filed any claim with the Commissioner.

At the written request of Shintaro SASAKI and Yoshi KADONAGA total net proceeds from sale of Real Property was remitted to EI KADONAGA for direct negotiation and settlement of the 3 interests involved.