Name of Claimant KONISHI, Kumajiro Case 118

Custodian File 5164

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					196						882.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
						225.00	27.00	27.00

TOTAL RECOMMENDATION	909.00

CASE NO: 118

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 13, 1948

IN THE MATTER OF THE CLAIM OF

KUMAJIRO KONISHI

PROCEEDINGS AT HEARING

Original

CASE NO: .118

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBLAD, SUB-COMMISSIONER)

Kamloops, B.C.

May 13, 1948

IN THE MATTER OF THE CLAIM OF

KUMAJIRO KONISHI

PROCEEDINGS AT HEARING

APPEARANCES:

R.W. KENNEDY, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.

J.R. COLLEY, Esq.,	Secretary to Kamloopps Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

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 No. 87, a crop claim is being withdrawn, No. 88 concerns a claim concerning greenhouses, and No. 89 is a real estate claim on an eighty acre parcel.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

THE COMMISSIONER: They will be Case No. 116. You are proceeding with those now, are you?

MR. COBUS: Yes, your honour.

THE COMMISSIONER: Very good.

MR. COBUS: Call Mr. Konishi.

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

MR.COBUS: I would ask leave to amend the claim on the eighty acre parcel of bush land, aletering the amount credited to the Custodian to read $196.00, the net claim becomes $854.00.

DIRECT EXAMINATION BY MR. COBUS:

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

A: Ment and is that your signature.

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

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

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

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

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

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

figure from Mr. Deacon, who informed him that timber cruisers estimated that there were about 3,000 cords of good green timber on the land, and that the timber in 1948 was worth five times his purchase price. At stumpage of 50¢ per cord, which was the stumpage rate at Mayne Island when he was evacuated, the approximate value in 1942 would be $1500.00. However, he has estimated the value to be only three times the original cost price to him, and he believes that is a reasonable figure for it when the land was sold by the Custodian to the Director under the Veterans Land Act.

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

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

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

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

I would ask leave to file the document.

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

discuss the question of its admissibility.

MR. COBUS: Of course.

(DOCUMENT MARKED EXHIBIT NO. 3)

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

MR. KENNEDY: Yes, I will so admit.

MR. COBUS: Your witness.

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

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

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

MR. KENNEDY: No questions.

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

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

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

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

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

(Interpreter to witness)

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

for greenhouses of $1,575.00.

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

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

A: Yes.

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

A: Yes.

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

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

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

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

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

A: Yes.

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

(STATEMENT AND LISTS MARKED EXHIBIT NO. 4)

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

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

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

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

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

$1800.00, your honour.

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

A: This is the ground that I rented.

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

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

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

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

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

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

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

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

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

and this is the southern side.

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

Q: Would you identify that sketch?

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

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

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

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

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

(SKETCHES AND PHOTOS MARKED EXHIBIT NO. 5)

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

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

MR. COBUS: How many square feet.

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

Q: How can you be sure that there were 18,900 square feet of glass used in the construction of the three greenhouses? A: Because I used 189 cases of glass and one case contains 100 feet of glass.

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

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

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

A: About 750 odd feet.

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

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

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

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

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

A: Yes.

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

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

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

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

Bennett.

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

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

MR. COBUS: I believe it is a letter.

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

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

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

Q: From whom did you secure a copy or the original of that document? A: This is only a copy of the agreement that I had made. It was sent to the Custodian and they copied it and sent it back to me.

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

(Interpreter to Witness)

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

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

it and returned it to the Custodian.

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

MR. KENNEDY: Yes.

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

(Handed to Mr. Cobus)

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

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

lands upon which the greenhouses were built.

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

MR. COBUS: Your witness.

MR. KENNEDY: Thank you.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, you did not have a formal lease with Mr. Bennett for any particular stated length of time? A: Until I evacuated the agreement wasn't made. There was no formal agreement, that is, it was only a verbal one.

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

Q: Did you think they were located in a good place on Mr. Bennett's property? A: Yes, it was the best part of the land.

Q: Did you ever consider moving the greenhouses?

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

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

A: No, I never had any idea.

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

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

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

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

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

A: It was a wooden foundation.

Q: How old were the buildings? A: The oldest one was built in 1933.

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

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

Q: Do you remember writing to Mr. MacArthur about the greenhouses at any time? A: I remember slightly but it might have been by mistake.

Q: If at any time it was necessary to move the greenhouses, how long do you think it would take a man to dismantle them? A: I thought I could move them in ten months very easily.

Q: Ten months' work? A: Yes.

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

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

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

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

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

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

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

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

A: Yes.

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

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

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

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

(LETTER MARKED EXHIBIT NO. 8)

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

THE INTERPRETER: At the time of evacuation?

MR. KENNEDY: Installation.

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

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

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

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

(APPRAISAL MARKED EXHIBIT NO. 9)

MR. KENNEDY: That is all.

RE-DIRECT EXAMINATION BY MR. COBUS:

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

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

A: Yes, I do.

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

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

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

A: Yes, I intended to do so.

MR. COBUS: That is all, your honour.

THE COMMISSIONER: Very well.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter.

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

J.R. Archibald

J.R. Archibald
Sub-Commissioner

CASE No. 118 MAY 13 1948 Kamloops BC

DEC - 2 1947

ACKNOWLEDGED

5164

Kamloops

NOTIFIED APR 15 1948

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

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

(1) NAME KONISHI (Print) Surname, KUMAJIRO Given Name MR. (RCMP) Reg. No. 14263

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

(3) Present Address TAPPEN, B.C.

(4) REAL ESTATE

(a) Street Address (if any) ..... City or Municipality, ... Province

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

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

(i) Farm
(ii) Residence Type of business .....
(iii) Business
(iv) Any other type of property (describe) HOTHOUSE PLANTATION.

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER OF BUILDINGS ON REAL PROPERTY LEASED AS PER AGREEMENT.

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

(i) Land - - - - - - - - - - - - - - - - - $ .....

(ii) Buildings as per Above (d) - - - - - - - $ 3637.67

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $ .....

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3637.67

(v) Amount at which Custodian sold property and credited your account - - $ 225.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3412 67

(5) PERSONAL PROPERTY

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

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) IN HOTHOUSES, WAREHOUSES, HOUSE (Living building not registered with Custodian)

(c) How stored or packed at time of evacuation ARTICLES IN USE - LEFT AS GOING CONCERN
ARTICLES NOT IN USE :- STORED IN 2 WAREHOUSES & BASEMENT OF HOUSE

(over)

(9)

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

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

1.		Estimated Value $
2.	EQUIPMENT	Estimated Value $ 719.35
3.		Estimated Value $
4.	SUPPLIES	Estimated Value $ 173.38
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

SEE STATEMENT ATTACHED TOTAL CLAIM FOR PROPERTY LOSS $ 892.73

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 4252.90

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops.

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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

DOMINION OF CANADA)
Province of B.C.)
TO WIT:)

I, KUMAJIRO KONISHI of the
of Tappen in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the city) Kumajiro Konishi
of Salmon Arm)
in the Province of British Columbia)
this 18 day of November)
A.D. 1947.) A Commissioner &c. H. W. Scales

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

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

Statement of:

Equipment:

Waterworks :- pipes pumps etc.	$340 75	
Heating :- heaters etc.	243 90	
Tools etc.	134 70	
		$719 35

Supplies:

400 tomato cts & baskets	52 00	
10 c/s new glass	77 50	
3 c/s used glass.	15 00	
60 lbs nails.	6 00	
lumber	12 88	
rowboat.	10 00	
		$173 38
Total estimated Value of Personal Property		$892 73

Statement of Amounts Received from Custodian from Sale of Personal Property

Net Proceeds recd from sale of Crtons baskets	34 00
" " " " " pipe pumps etc.	15 00
" " " " " Auction Sale.	10 50
Total Proceeds Received from sale of Person Prop.	$59 50

Statement of Claim Account.

Total estimated Value of equipment & Supplies	$892 73
Total Amount received from sale of personal property	59 50
Claim on loss of Personal property	$833 23
Claim on loss of Real property	341 67
Claim on fees deducted	7 00
TOTAL CLAIM.	$1252 90

CASE No. MAY 13 1948

DEC - 2 1947,

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses. NOTIFIED

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

APR 15 1948

5164

Kamloops

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

(1) NAME KONISHI, KUMAJIRO MR. (RCMP) Reg. No. 14263
(Print) Surname — Given Name

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

(3) Present Address TAPPEN, B.C.

(4) REAL ESTATE

(a) Street Address (if any) MAYNE ISLAND, B.C.
City or Municipality, — Province

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

The south half of the north east quarter of Section 7, Mayne Island, Cowichan District, containing 80 Acres more or less C of T. 124877-I

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - - $1050.00
(ii) Buildings - - - - - - - - - - - - - - - $ —
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $1050.00
(v) Amount at which Custodian sold property and credited your account - - $193.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $857.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

_____

_____

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

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

TOTAL CLAIM FOR PROPERTY LOSS $_____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $857.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops

(b) Do you require the services of an interpreter at the hearing? Yes or no yes.

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

DOMINION OF CANADA)
Province of BC)
TO WIT:)

I, KUMAJIRO KONISHI of the
of Tappen in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the city of Salmon Arm in the Province of British Columbia this 18 day of November A.D. 1947.

Kumajiro Konishi

H. W. Scales
A Commissioner &c.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

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

_____

_____

_____

_____

CASE No. Nil
withdrawn
MAY 13 1948
Ranchi

DEC 23 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

NOTIFIED
APR 15 1948

5164

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

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

(1) NAME KONISHI (Print) Surname KUMAJIRO (MR.) Given Name (RCMP) Reg. No. 14263

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

(3) Present Address TAPPEN, B.C.

(4) REAL ESTATE

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

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

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

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER OF BUILDINGS ON REAL PROPERTY LEASED AS PER AGREEMENT.

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

(i) Land - - - - - - - - - - - - - - - - - - $ _____

(ii) Buildings - - - - - - - - - - - - - - - - - $ _____

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ _____

(v) Amount at which Custodian sold property and credited your account - - $ _____

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

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation
HOTHOUSE TOMATOES WERE BEGINNING TO RIPEN IN GREENHOUSE

(over)

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

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

1. TOTAL amount of my claim (for crops) Estimated Value $ 571.44
2. _____ Estimated Value $ _____
3. _____ Estimated Value $ _____
4. _____ Estimated Value $ _____
5. _____ Estimated Value $ _____
6. _____ Estimated Value $ _____
7. _____ Estimated Value $ _____
8. _____ Estimated Value $ _____
9. _____ Estimated Value $ _____
10. _____ Estimated Value $ _____

TOTAL CLAIM FOR PROPERTY LOSS $ 571.44

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

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

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
KAMLOOPS

(b) Do you require the services of an interpreter at the hearing? Yes or no

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

DOMINION OF CANADA)
Province of British Columbia TO WIT:)

I, Kumajiro Konishi of the District
of Tappen in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City of Salmon Arm in the Province of British Columbia, this 6th day of December A.D. 1947.

Kumajiro Konishi

H. W. Scales

A Commissioner &c.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

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

STATEMENT: MAYNE ISLAND HOTHOUSE TOMATO PRODUCERS

POINT OF OUR CLAIM THAT CROPS SALE PRICE =	$12,000.00
Total amount of my share for crops	1,142.88
But the whole crop was sold for	$6,000.00
Total amount I received for my share	571.44
TOTAL AMOUNT OF MY CLAIM (for crops)	571.44

In April 20, 1942, Mayne Island Hothouse Tomato Producers asked the Custodian to sell the whole Hothouse tomato crops (which were starting to ripen) at $12,000.00, and it is registered to the Custodian.

(In 1941 Producers shipped $26,000.00 or more tomatoes)

In April 25, 1942 after evacuation, Mr. J. Ratcliffe and Mr. Mayers asked if they could buy the whole crop for $6,000.00, as there were no other people who would buy it for more than $6,000.00, we let Mrs. J. Ratcliffe and Mr. Mayers have the whole crop for that amount.

From November 1941 to April 20 1942 All Producers to-gether have spent about $8,000.00 for labour and investment for that successful crop of 1942.

K. KONISHI
(Claimant's Name)

REAL ESTATE
(Farm Land)

14263
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared 80 ac — Cultivated not planted Cultivated and not in crop List Crops	80 ac	about Oct 1939 payment in full comp ected (as per receipt) - Mar 15/1941	Dalton Deacon	350.00	all bushland	none	

Total .....

EXHIBIT No. 118-1
DATE MAY 13 1948
FILED BY Mr Cobus

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

Description	When Made	Cost
no clearing - bush left intact and no cutting for cordwood whatever up to the time of my evacuation		

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
—			none					

Comment re Appraisal - I agree that I bought this bush land to furnish fuel for my greenhouses, this in order to cut down 4.00 per cord (overhead) paid for cordwood to heat my greenhouses. Up to the time of evacuation I had not cut or used any of this timber. This timber would have been quite marketable as stumpage. The appraiser fails to value it and I entirely disagree that it was unmarketable. I believe the valuation at 200.00 is very much below a fair value for the property.

Comments re Appraiser's report not covered by above information: I bought this bush land at a very low figure from Mr Dalton Deacon who has informed me that timber cruisers estimate about 3000 cords of good green timber on this land and that this timber (1948) is now worth 5 times my purchase price of the property. At stumpage of 50¢ per cord, which was the stumpage rate on Mayne Island when I was evacuated, the approximate value in 1942 of this timber for cordwood would be 1500.00 - However, in estimating my claim at 1050.00 I have based it on three times my cost price of this land (viz 350.00) and believe this would be a reasonable figure of worth when land was sold by the Custodian to the Director under the Veterans land act

Kamajiro Konishi
SIGNATURE

BC-706-P

BC/706-P Page 1 S.S. Form No. 43 (Sheet 1)

COPY

Farm Appraisal Report

EXHIBIT No. 118-2
DATE MAY 13 1948
FILED BY Mr. Cohen

File No. J.J. 814

Land Description S½ of N.E.¼ of Sec.7, Mayne Island, B.C.

Containing 80 acres more or less Acres

Owner's Name KONISHI, Kumajiro Post Office Address Mayne Island, B.C.

Nearest Shipping Point C.P.R. Steamer 4 times weekly - Wharf Distance ½ mile fully

Market Town Vancouver and Victoria by steamer - approximately Distance 40 miles

Church (give denomination) Church of England at wharf Distance ½ "

Nearest School Mayne Island - small elementary school Distance 1 "

State how property was identified: Map location, nearby property owners and personal inspection

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

No direct access; gravel public road about 400 yards from N.W.corner, and an old logging trail runs in towards N.E.corner

Is this district a good one? No. Sparsely settled small island too far out from markets.

Employment opportunity Negligible on this small island.

Predominating Nationality and religion: British; Protestant religion.

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

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

BUILDINGS ON FARM

5764

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x							
	x							
BARN	x							
	x	NO BUILDINGS						
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $

Total Value Buildings add to farm $

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
80	Stony timbered hillside rising towards the top of a small rocky hill about 1000 feet high beyond the south boundary.	Low grade second growth fir - unmarketable but ample domestic fuel for years.	$2.50	$ 200.00

Total value of Land $ 200.00

Total added by buildings to value of farm $ -

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

Total value of farm $ 200.00

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

Vacant undeveloped bush.

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

Stony timbered hillside unsuitable for farming.

Noxious weeds:

Fairly free

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Province of British Columbia - Mayne Island Assessment District. 1942 taxes - $4.00

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

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

Inspector's Signature "J.D.PATTERSON"

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: 80 acres unimproved stony, timbered hillside, unsuitable for farming and evidently acquired as a wood lot to furnish fuel for greenhouses. For about the last six years Konishi , this owner, has lived on 2 acres (some 2 miles east near Bennett Bay) which he rented from Mr.Dave Bennett and on which he built the following greenhouses 5 or 6 years ago. Double greenhouse - 52' x 100' x 7'

" " - 40' x 100' x 7'

" " - 40' x 100' x 7'

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

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

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

Present Value

$

$

$

$

$

$

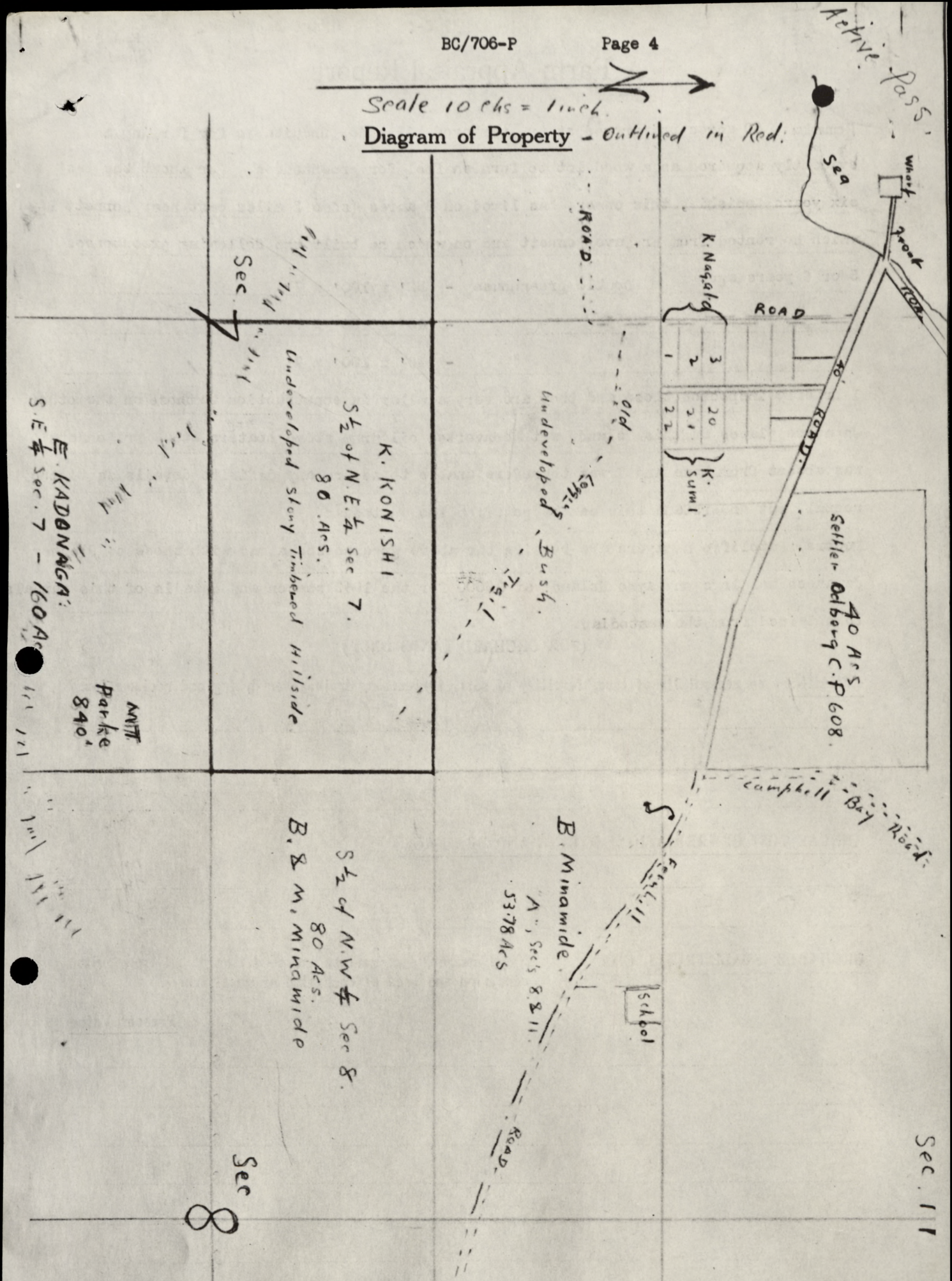
$

$

$

Total $

Amount fruit trees add to value of farm $



Following careful review of this appraisal report, it is my opinion that the present value is $ 200

Date 28th August 1942.

"I. T. BARNET"

District Superintendent.

Mayne Island B C

March 2nd 1948.

118-3

EXHIBIT No. 118-3
DATE MAY 13 1948
FILED BY Mr Colins

To the Commissioner re: Japanese Property,
or, to whom it may concern.

Dear Sir.

In July of 1940 when Japanese were doing business on Mayne Island I sold eighty acres of bush land to Kumajiro Konishi for the sum of $350.00,
It was estimated there would be about 3000 cords of green timber standing which he required for fuel in his green houses.
Timber cruisers have been over the property and report good timber which is now worth five times the purchase price.
I can speak from experience as I sold similar property two years ago and in a few months it was resold for five times the amount.

Dalton Deacon

Mayne
B.C

ESTIMATE OF COST.

No. 1 HOT HOUSE 41ft x 100ft. K. KONISHI
BUILT IN 1933 - 1935. Reg No- 14/3/63

No. of Pieces	Article		Date Purchased	Bd. ft.	Per M ft.	Price Paid.
306	Sash bars	2x3x12 ft.	New	1776	$32.00	$56.83
240	crear	1½x2 ft.	"	350		11.20
46		2x6x20'	"	950	30.00	27.60
44		2x4x20'	"	587		17.61
40		2x4x12ft.	"	320	25.00	8.00
46	cedar	3x4x5 ft.	"	200	35.00	7.00
40	cedar	1x6x5ft.	"	100	35.00	3.50
150	Fir lumber	½x1	"	12	35.00	.42
400	" "	1x2	"	66	35.00	3.20
10	" "	5x5x20'	"	410	25.00	10.25
33	" "	5x5x6'	"	400	25.00	10.00
5	Gutter trough.	4x12x20'	"	400	25.00	10.00
		1x4x	"	135	15.00	2.02
4		3x6x20'	"	120	25.00	3.00
		1x6x8'	"	1200	15.00	18.00
12	cedar (rough)	6x6x20'	"	840	25.00	16.80
	½ cord cedar underneath Hot House.					4.00
				7836 bd. ft.		
Transportation expense for lumber from Vancouver.						30.00
5 gal.	white paint		"			5.50
1	Brush.		"		each .50	.50
10 pr	Hinges.		"		" 25¢	2.50
340 pcs.	Screw eyes		"		1½¢	5.68
40 "	Stove bolts		"		2½¢	1.75
30 pds.	galv. wire		"		10¢	3.00
60 pds.	Nails		"		9¢	5.00
18 pcs.	Carrige bolts.	½"x7" long	"		75¢	13.50
49 pcs.		½"x6"	"		6¢	2.94
5 7/8 cases.	Hothouse glass - 16x16"		"		$5.50 per case	313.50
	Transportation expense for glass from Vancouver and 1400 hour Labour for building					560.00
						$1,152.30

TOTAL ESTIMATED VALUE $1,152.30

ESTIMATE OF COST.

No. 2. HOT-HOUSE 41 ft. x 100 ft.
BUILT IN 1937.

K. KONISHI Reg. No. 14263.

Pieces	Article		Data Purchased	Bd. ft.	Per 1000 ft.	Price Paid.
296	Crear (Sashbar)	2"x3"x12'	New	1776		$61.16
		1½x2x	"	212	$ 35.	7.42
46		2x6x20	"	920	30	27.60
44		2x4x20	"	587	30.	17.61
44		12'	"	352		10.56
10		5x5x20'	"	410	30.	12.30
33		6'	"	400	30.	10.00
5	Cedar (trough)	4x12x20	"	400	30.	12.00
		1x4x6⅛"	"	793	20.	15.86
4		3x6x20'	"	120	30.	3.60
12		6x6x20	"	720	20.	14.40
2		21'	"	127		2.54
½	cord Cedar		"			4.00
	Freight.					35.00
40	Cedar Crear	1x6x5'	"	100		3.00
40	" "	3x4x5	"	200		
#	Labour 4 mon. 1260 hrs		$.40 per hr.			504.00
464	pcs. Screw ⅜ (eye)		"		Each 1½¢	6.96
80	pcs. Stove bolt.		"		2½¢	2.00
30	lb. Galv. Wire		"		10¢	3.00
50	lb. Nails.		"		8¢	4.00
18	pcs. Carriage bolt.	½"x6"	"		75¢	13.50
74	" Carriage bolt.	⅜x5"	"		4¢	2.90
56	Box Glass.	16"x16"	"		Case $5.50	308.00
	Total Estimated Value.					$1081.41

ESTIMATE OF COST.

No. 3. HOTHOUSE 53 ft. x 100 ft. K. KONISHI Reg. No. 14263.
BUILT IN 1938.

Pieces	Article		Date Purchased	Bd. ft.	Per 1000 ft	Price Paid
307	Sash bar	2"x3"x16'	New 1938	2456	$35.	$85.96
349	" "	1½"x2"x4'	"	349	35.	12.21
52	Lumber.	2x4x20	"	694	32.	22.20
6	"	3x6x20	"	180	32.	5.76
10	"	5x5x20	"	671	32.	22.11
5	Gutter	4x12x20	"	400	30.	12.00
10	Lumber	2x6x20	"	200	32.	6.40
20	"	4x5x20	"	660	32.	21.12
15¼	"	6x6x20	"	918	25.	22.95
36	"	4x4x10	"	468	22.	10.29
	"	1x8"-10"-12"	"	900	20.	18.00
30	"	3x4x5	"	150	30.	4.50
30.	"	1x6x5	"	75	30.	2.50
	Transportation of lumber from Chemainus					40.00
	1 cord. Cedar (Underneath hot-house)					8.00
	8 gal. White barn paint		New			10.00
348 pcs.	Screw eye (big)		"		Each. 1½¢	5.22
60 "	Stove bolt.		"		2½¢	1.50
38 lb.	Galv. Wire		"		10¢	3.86
70 "	Nails.		"		9¢	6.30
210 pcs.	Carriage bolt.		"		6¢	12.60
75 cases	Hot House glass		"		6.00 per case	450.00
	Transportation of glass				per 80¢	60.00
1300 hrs.	Labour for building				.45 per hr.	585.00
						$1,428.42
						294 55
						~~340.75~~
	WATER WORKS					243.90
	HEATER ETC.					$ 134.70
	TOOLS					~~2147.77~~
						2101.57
	TOTAL ESTIMATED VALUE					$ 2,144.77

05

K Konishi — Claim for Greenhouses

(Claimant's Name)

~~REAL ESTATE~~ ~~(Farm Land)~~

14263

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	3 Greenhouses erected on about 2 acres of land. leased from Mr D Bennett - ground rent 10.00 per month -						$1800.00

Total .....

EXHIBIT No. 118-4
DATE MAY 13 1948
FILED BY Mr Colins C

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

Description	When Made	Cost

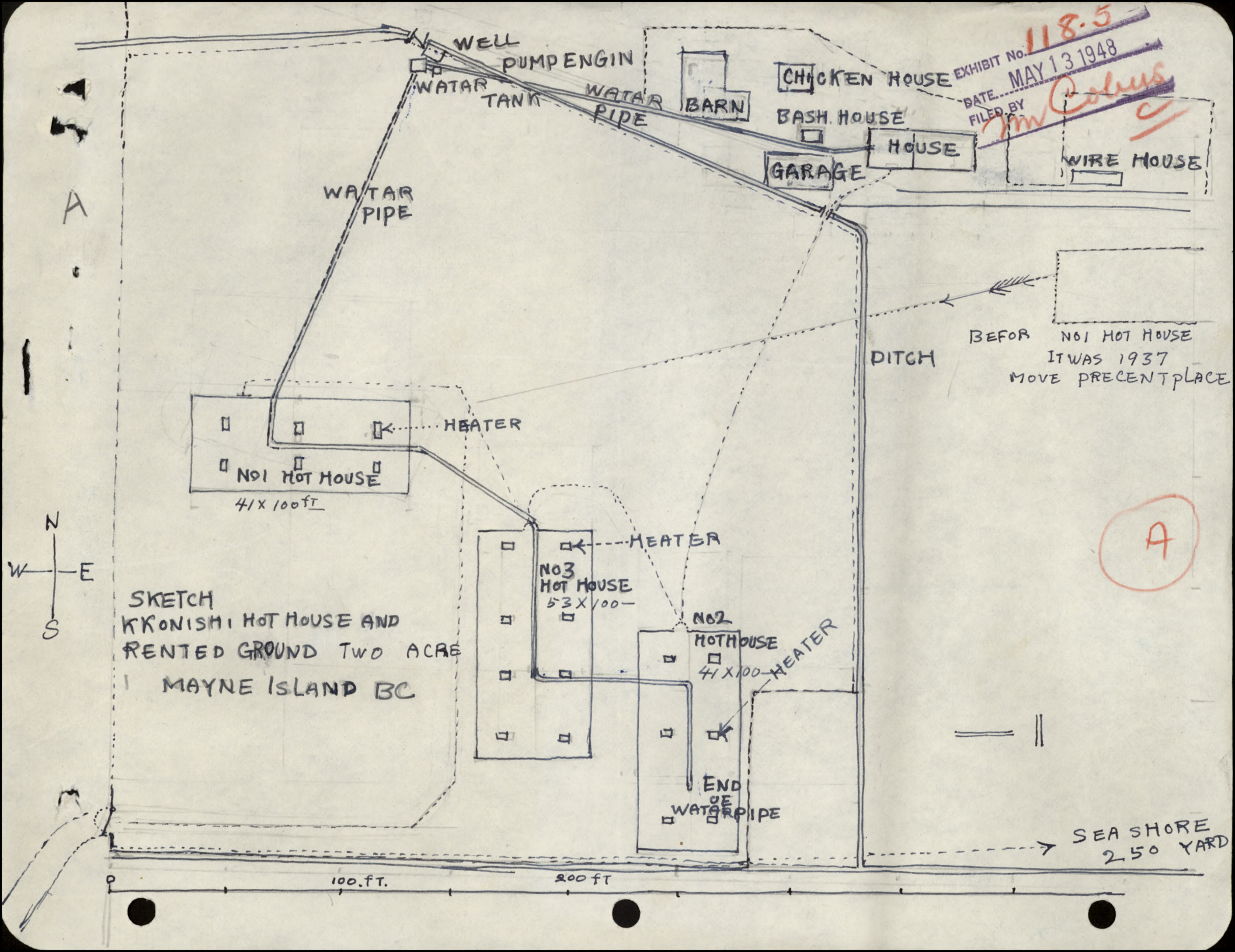
BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ cost
3 greenhouses erected - see lists attached hereto for details of construction and water system and estimated cost								$4231.32
Total estimated cost of 3								~~3157.67~~

Comment re appraisal - It is obvious that the appraiser fixed his petty value of $60.00 purely on a salvage basis. I entirely disagree with this most unfair method of valuation. It is my belief that these greenhouses had a substantial market value - I had the right to remove my greenhouses on termination of my lease with Mr Bennett and Mr Bennett wrote a letter to the Custodian advising him to this effect. -

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

the greenhouse foundations and wooden frames were in quite good condition when I left Mayne Island in 1942 and if the greenhouses were allowed to deteriorate after I left then that would be the Custodian's responsibility for he was administering my affairs. In estimating my value on these greenhouses, I have taken into consideration depreciation (physical) on these buildings since the time of their erection; also the admitted fact that dismantling to a greater or lesser extent would be inevitable in the event of removal to another location, dependent on distance of such removal taking all these factors into consideration. I believe these buildings would be worth at least $1800.00 when sold by the Custodian for 225.00

K. Konishi
SIGNATURE


WELL
PUMP ENGIN
WATAR TANK
WATAR PIPE
BARN
CHICKEN HOUSE
BASH HOUSE
HOUSE
GARAGE
WIRE HOUSE
WATAR PIPE
EXHIBIT No. 118.5
DATE MAY 13 1948
FILED BY
BEFOR NO1 HOT HOUSE
IT WAS 1937
MOVE PRECENT PLACE
DITCH
HEATER
NO1 HOT HOUSE
41 X 100 FT
HEATER
NO3
HOT HOUSE
53 X 100
NO2
HOTHOUSE
41 X 100
HEATER
END OF WATER PIPE
SEA SHORE
250 YARD
N
W
E
S
SKETCH
K KONISHI HOT HOUSE AND
RENTED GROUND TWO ACRE
MAYNE ISLAND BC
100. FT.
200 FT
A

B



11 B 4

~~Hout~~ Hothouse - From Left No I No III & No II

Looking from west

K. Konishi

C

"C"



1935 No I HOTHOUSE SIZE - 20ft X 100 ft.
1935 NOVEMBER - JOINED ANOTHER 20ft X 100 ft.
K. KONISHI MAKING IT DOUBLE ROOF

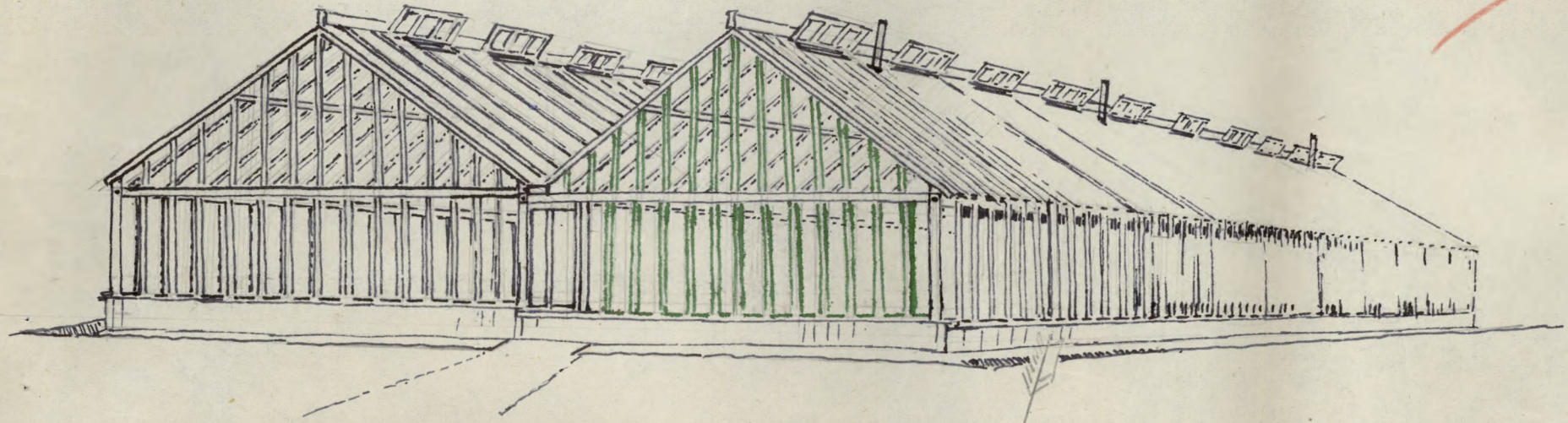
E

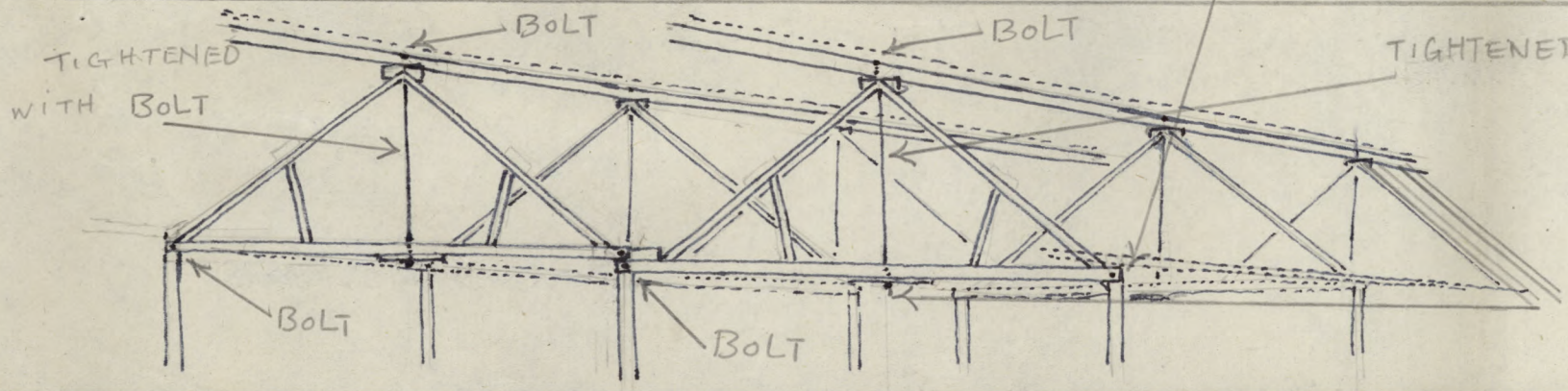


1942 - APRIL 19 - JUST BEFORE EVACUATION
FROM LEFT ARE HOTHOUSE NO I NO III NO II
K. KONISHI. LOOKING FROM WEST

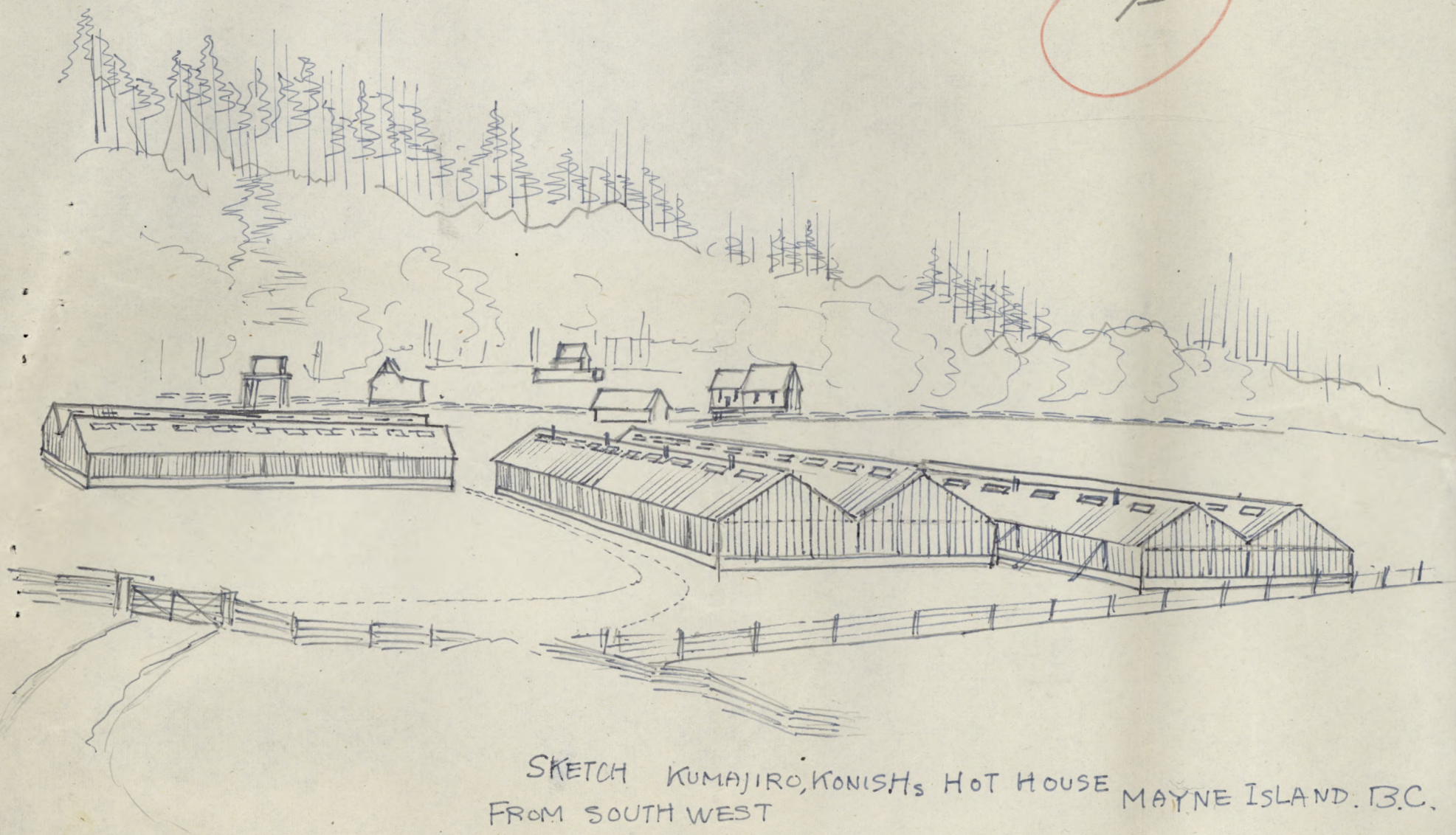
D

"D"




BOLT
BOLT
TIGHTENED WITH BOLT
TIGHTENED WITH BOLT
BOLT
BOLT

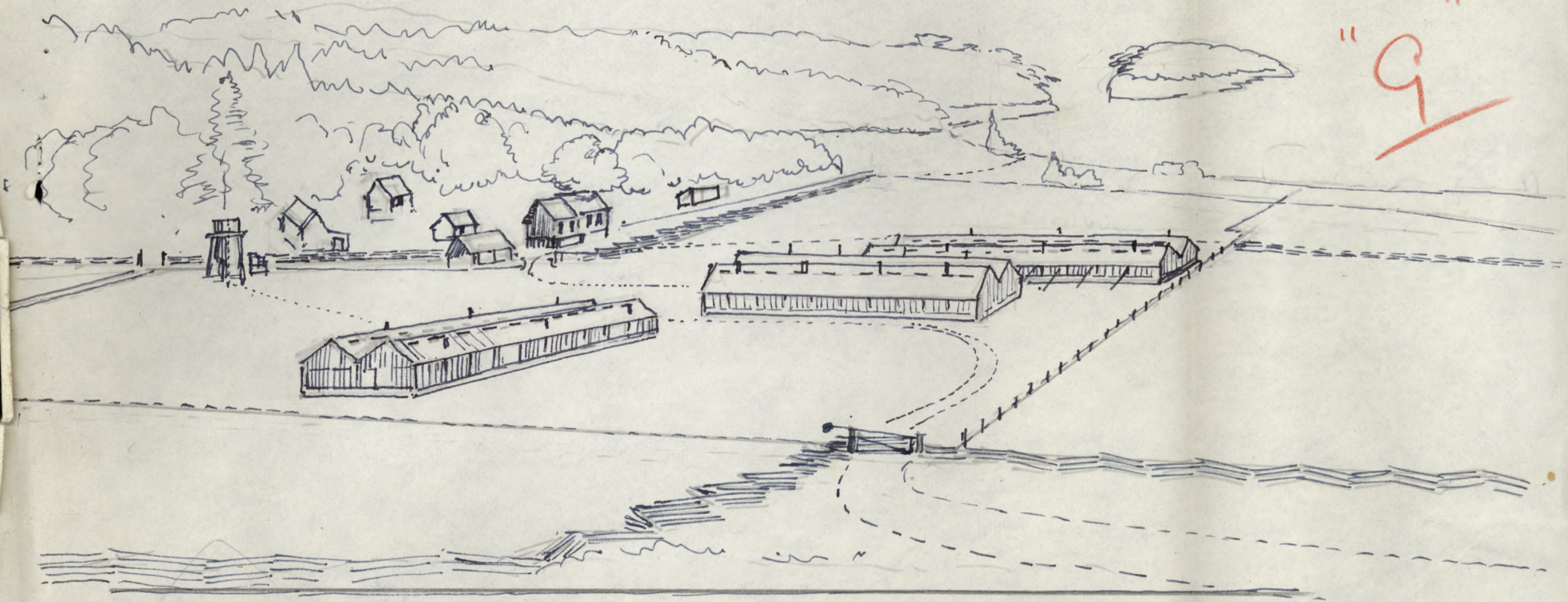
F



SKETCH KUMAJIRO, KONISHIS HOT HOUSE MAYNE ISLAND. B.C.
FROM SOUTH WEST

G

"G"



SKETCH. KUMAJIRO KONISHI's HOT HOUSE MAYNE ISLAND. B.C.

FROM WEST HILL RENTED GRAOUND TWO ACRE

↑#1 HOT HOUSE
41 ft X 100 —

↑#3 HOT HOUSE
53 ft X 100 —

↑#2 HOT HOOSE
47 ft X 100 —

EXHIBIT No. 118-6.
DATE MAY 13 1946
FILED BY

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Kumajiro KONISHI.

File 5164.

The three separate claims filed by Kumajiro KONISHI are so closely interrelated they can most conveniently be dealt with as one.

	Amount	On	Jap. Valuation	Ass. Value	Appr. Value	Sold for	Remarks
(1)	$ 857.00	80-acre parcel of uncleared Bushland on Mayne Island	$1,050.00	$300.00	$200.00	$196.00	(1) The only real property owned by claimant was the uncleared bushland shown under (1), which provided the large quantities of wood fuel required to heat the green-houses shown under (2) below.
(2)	$3,412.67	Buildings on rented land	$3,637.67	?	$ 60.00	$225.00	(2) No figures are given with this claim to show how amount is made up but in this connection claimant's undated letter, and attached office memorandum dated Feb. 19/45, supply relevant information and comment. The almost nominal appraised value shown would appear to be a contractor's ruthless estimate of salvage values.
(3)	$ 833.23	Equipment	($ 719.35	—	—	$ 59.50	(3). The Equipment mentioned (waterworks, pipes, heaters, etc.) was treated as fixtures and included in sale of buildings (to owner of the land).
(4)		Supplies	($ 173.38	—	—		(4) Our records make no specific references to the supplies listed but all usable consumable supplies on the 10 greenhouse properties coming under the Mayne Island Agreement were consumed, to the benefit of the year's result, in which all shared, and were considered to have been compensated (approximately) for their contribution to the final result.
(5)	$ 7.00	Fees	$ 7.00	—	—	—	(5) The fees referred to ($7.00) would appear to be for Valuation ($6.00) and Certificate of Encumbrance ($1.00) charged to this account.

(Over)

Claimant: Kumajiro KONISHI. File 5164.

	Amount	On	Jap. Valuation	Ass. Value	Appr. Value	Sold for
(6)	$ 571.44	Tomato Crop (1942)	$1,142.88	--	--	$571.44
	$5,681.34	Total of 3 claims				

Remarks

(6) This item appears to be based on the assumption that the total Mayne Island Hothouse Tomato Crop for the year 1942 was sold for half its estimated value, whereas it was sold for the best prices obtainable. The evacuation of the owners of all the Mayne Island properties at a critical time in the crop year was largely responsible for the drop in yield from 11,550 crates for the crop year 1941 to 7,750 crates for the crop year 1942, which was not compensated for by the somewhat higher prices obtained.

Vancouver, B. C., February 5th, 1948.

RGB/P.

File # 5164

Mayne Island
Sept 16/43

To The Custodian.
of Japanese Property.
Vancouver BC

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

I Learby offer to purchase the greenhouse buildings and any other building ~~on the~~ to erected by. K. Konishi on the property rented by him from me, for the sum of $225=

Provided that I receive rent in full to date of acceptance of this offer.

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

David Bennett

I also offer to pay $15= for old pipe ~~and fencing~~ engine.

Nov. 4/43 David Bennett

118-8
EXHIBIT No.
DATE MAY 13 1948
FILED BY Kennedy
14263C

File no 5164

From Kumajiro Konishi

20th Jan 1943

A. G Mc arthur Esqr

administration department

TION
Rec'd JAN 25 1943
File No. 5164
Ans.
Ref. Mc Arthur

Dear sir

On you are reference of the matter of my green house in mayne-Island please you will see as I writ fallowing list

area of green house 13500 sq feet
Structure Vatu $4300.00
Type of heat were use of warm stoves which made by fill 45 gallon 22 inchs x 30 inchs Empty oil tank need all 20 s

When built No.1 1933 west side
No2 1938 Center
No3 1937 EAST

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

and to start to plant tomatoes in green-house for burning 20 set warm stoves from 10th February to end of may need about 100 cards of stoves woods

And in winter all days there were most cold place amoungs in mayne-Island because the east thouth wind blow hard from the beach water

and next time blow return cold noith west wind biside that it break many glasses and swing the house (green) and maker ~~co~~ leaks cold

I advice the maneger it whom is the service of my green house If they are to move to another place where the place defence from the cold wind

and the rich soil ground If so you will save more woods and mens work hund time and tomatoes grow good

and to the apposite to show a notable by my green house and mr. B. minamides green house which on mayne Island whos area of green house is 12000 squar feet and used 9. (nine) warm stoves as same my green house warm stoves for need about 40 card of stoves woods for one season and it heats enough in side green house Indeed they will save nearly 50 % of wood than my green house beside that they save more work time every day and the harvest more good crops than my green house tomatoes So if the maneger who is to move my green-house as like that place and more Conveinence to bring the Card wood for the green house and mr. B. minamides next ground are my 80 acras place there were many goods of tree for woods

so please listen my statement fallow

1 If the maneger of my green house who would move my green house to another place the maneger must charge all that expence

I had spend time to boilt all my green house all together about 20 month I work alone (one men) 10 hours work day

If taken apart to move may be 10 month with one men

2 If the maneger of my green house who would move my green house to another place the maneger must charge for me annual rent $198~~48~~ ~~for year~~ as the agreement from this year 1943

3 If the maneger of my green house who would move my green house to another place that ground's annul rent all these charge's are to be paid by the maneger's Coast

Because so if after the peace are return I will return to the mayne-

Island I am very trouble if to move my living house and another matter When I had lost my task of green house nearly after 10 month now we are living in a place 16 mils away in the deep mountain of chase now we are having hard cald winter the temperature of 40 — 60 below zero The truck Con't go down to chase after 3 weeks the Snow is so deep and north wester Cold wind blow hard I don't know when they will be able to I am spend all my money beside that I have no work to make money to buy food for six of my family are kept in a dew life We are all expected to recive of the annul rent money of my green house .this money are only our six mens transport blood

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

6

7 location and description 80 acres
being thouth ½ of north east
quarter of section 1. mayne Island.
cowichan district →

6 If farm land, particulars of crops sown
5000 plant under glass
hat house tomatoes

Statement of personal property owned:
7 give brife description and state location
of furniture fextures.
Equepment and machinary, stock
in trade and personal effects:
see list attached here to
All water system must be drained
when not in use (also) pump and engine
to safe guard against frost and rust.

→ They were no reration for the 2
acres which my occupied belonging
mr. Dived Bennett mayne Island
and there were about 3000 cardwood
I hope you will be in best anexiety
your truly
Kumajiro Konishi

File #5164,

Ganges B. C.

October 11th, 1943.

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

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

Dear Sir;-

Attention Mr.Bell

As per enclosed instructions received from Mr, Gavin Mouat,

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

My estimate of the value for removal as per instructions is, $ 60.00,

Yours Truly,

A. R. Bittancourt
Contractor & Builder,

A. R. Bittancourt