Name of Claimant SUMI, James Keiji Case 19

Custodian File 5143

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					1893.						4107.00

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	

TOTAL RECOMMENDATION	4107.00

CASE NO: 19.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B. C.,

December 11th, 1947.

IN THE MATTER OF THE CLAIM OF

JAMES KEIJI SUMI.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 19.

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

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Kamloops, B. C.,

10 December 11th, 1947.

IN THE MATTER OF THE CLAIM OF

JAMES KEIJI SUMI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
J.A. MacLENNAN, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

30

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

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

DIRECT EXAMINATION BY MR. MacLENNAN:

Q Mr. Sumi, you were a greenhouse operator on Main Island in the Gulf of Georgia before your evacuation? A: Yes.

10 Q And you were evacuated in April of 1942?

A Yes.

Q You had two parcels of real estate at the time of your evacuation? A: Yes.

Q One of which you are claiming for in connection with this matter --

A Yes.

Q --the west half of the north-east quarter. Where did the other property lie?

A The other property was opposite this one.

20 Q Just across the road from it?

A Just across the road from it.

Q And how many acres are in the property for which you are claiming here?

A One hundred acres.

Q And the other property? A: 28.2 acres.

Q Was the other property which you are not claiming for here -- did it have any improvements or buildings on it?

A No.

30 Q Was there any clearing? A: No.

Q And it was sold through the Government for how much -- that 28.2 acres?

A $413.00, I believe.

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

MR. MacLENNAN: It was sold to the Director of Veteran Lands Act, my lord.

THE COMMISSIONER: The 28 acres.

MR. MacLENNAN: The 28 acres.

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

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

THE COMMISSIONER: The 28 acres sold for what?

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

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

A I paid a thousand dollars cash.

20 Q When? A: 1934.

Q A thousand dollars? A: A thousand dollars.

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

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

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

30 MR. MacLENNAN: In 1934, my lord.

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

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

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

Q And three acres partly cleared?

A Yes.

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

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

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

Q Were there any wells on the place when you went

20 there? A: No, there were no wells, but I dug two wells or springs or whatever you might call them, and I piped water to my house and greenhouse, and I built a road from the Government road to where my buildings are.

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

Q How big a house? A: Oh, it would

30 be about 24 by something.

Q How many rooms? A: Six rooms.

Q Six rooms. Four down and two up?

A Yes.

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

A Yes, it is.

MR. MacLENNAN:? I tender that as Exhibit 1, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 1)

Q When was that house built?

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

Q When did you finish it?

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

Q Did it have a basement? A: Yes.

Q What was the living room like inside?

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

20 varnished.

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

Q And was there a bathtub in the place?

A Yes, there was.

Q And there was running water in the house?

A Yes.

Q No inside toilet, though? A: No.

Q Was there a fireplace in the living room?

A Yes.

30 Q Made of what? A: Made of brick.

Q Now did you have some greenhouses?

A I did.

Q How many? A: Eight.

Q I will refer to the farm appraisal report. We will be referring to it later on, my lord. There is one item, greenhouse, 48 x 100, glass, valued at $336.00 by the farm appraiser. What is your valuation for that?

A My valuation for that would be approximately

10 $600.00.

Q How do you arrive at that?

A Well, the cost of material and the labour.

Q There is another greenhouse, 72 x 100. What is your estimate of the proper valuation for that? A: My valuation is $900.00.

Q There is another one, 24 x 100?

A $300.00.

Q And there is another one, 12 x 30?

20 A $50.00.

Q And were there any more greenhouses?

A Yes, there was one more that was 50 x 24.

Q 50 x 24. That isn't mentioned on the farm appraisal report. You have seen that report, have you not? A: Yes, I have seen it.

Q And one is missing from that report?

A Yes.

Q What is your valuation for that?

30 A About $150.00.

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

MR. MacLENNAN: $600.00.

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

A Yes.

Q You did the building yourself?

A Yes.

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

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

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

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

MR. MacLENNAN: Q: Now, was there a water tank on

20 the premises? A: Yes, sir.

Q You put that up there?

A Yes, I did.

Q What is your idea of the value of that?

A Oh, it might be worth about $25.00.

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

A No.

Q And was there a chicken house?

A Yes.

Q And the value? A: As a matter

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

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

Q I see.

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

MR. MacLENNAN: I think I have overlooked that.

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

A Yes.

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

A I believe the house was worth $2000.00.

THE COMMISSIONER: That makes up your claim for buildings.

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

A Yes.

Q What did you produce on those premises?

20 A Early tomatoes.

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

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

Q Each year? A: Each year.

Q Yes, and the priee at which you sold those

30 tomatoes, that is the average price for early

tomatoes, would be what?

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

Q And did you keep track of what the average would be? Have you any idea now of what the average was? A: I believe it would be about $3.00.

Q About $3.00 a crate? A: Yes.

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

MR. MacLENNAN: Q: Yes. Mr. Sumi, can you estimate the profits you made per year after deducting expenses? A: I have no records of these things, but I believe it would be $3000.00 or thereabouts.

Q That is $3000.00 after paying what?

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

20 greenhouse.

Q That is the net left to you after paying all expenses? A: Yes.

Q Is that also with the payment of taxes?

A Well, taxes -- the amount of taxes was only $18.00.

Q I see.

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

30 own labour?

A Oh yes, naturally.

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

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

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

A It is possible.

Q When that happens, what do you do?

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

Q You would change the location of the greenhouse, would you? A: Yes, that
20 would be one way of combating a disease.

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

A No, I never had any disease.

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

A Yes.

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

A That is right, yes.

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

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

MR. MacLENNAN: That is right, my lord.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 2)

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

Q And the land was assessed at $400.00?

A Yes.

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

THE COMMISSIONER: What is relevant in that?

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

THE COMMISSIONER: I see.

(ASSESSMENT NOTICE MARKED EXHIBIT NO. 3).

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

MR. MacLENNAN: Yes, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

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

the old log structure for awhile?

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

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

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

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

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

Q They are on wooden sills and wooden blocks?

A Yes, they are.

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

A That is right.

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

Q How long ago, Mr. Sumi?

A Oh, just about two weeks ago.

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

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

Q A very unhappy discovery?

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

Q The adjoining property which youhad, did you test the soil there? Was it the same type of soil? A: Yes, it is
20 all the same type of soil.

Q You said yours only had a limited area of arable land? A: Yes.

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

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

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

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

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

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

MR. HUNTER: That is all.

RE-DIRECT EXAMINATION BY MR. MacLENNAN:

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

A Yes.

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

THE COMMISSIONER: Q: Mr. Sumi, to what extent are Main Island properties readily saleable? Do you understand what my question means? Can one sell such a property as your 100 acre property without great difficulty, or could it be done prior to 1942?

A I had no intentions of selling it, so of course I have never had any offers either for that

20 matter. I don't know how difficult or how easy it might be to sell it.

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

A I know of one land that was bought.

Q You know of one parcel?

A Yes.

Q Let me put it this way so you get quite clearly what I am implying; it is my impression that

30 there is little demand for Main Island property,

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

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

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

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

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

THE COMMISSIONER: Very well.

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

A Yes, I did.

Q How many acres in the other?

A There were 160 acres each.

Q And the price was what?

A The price was a thousand dollars.

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

A Yes, I did.

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

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

A Yes, it was sold.

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

Q It belonged to an Occidental?

A To a Mr. Nagata.

Q Do you know what it sold for?

A I do.

Q For how much? A: It sold for $5400.00.

20 THE COMMISSIONER: Q: In what year?

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

MR. MacLENNAN: Q: A Mr. Nagana?

A Nagata.

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

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

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

A Yes.

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

A Yes.

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

A Oh yes, it would.

Q This Nagata property was sold ~~to~~ by the Custodian, was it? A: Yes, it was.

Q How many greenhouses were on it?

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

10 Q You are not quite sure, eh?

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

THE COMMISSIONER: Anything further?

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

Q Do you know Nagata's first name?

A Kumazuo.

MR. MacLENNAN: All right, thank you.

THE COMMISSIONER: Nothing further?

20 MR. MacLENNAN: Nothing further, my lord.

THE COMMISSIONER: Thank you, Mr. Sumi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T.P. Horrobin

"T.P. Horrobin"

Official Reporter.

30

Case no 19. 74 Kamloops

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.

Ack

NOV 19 1947

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

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

(2) Pre-Evacuation Address MAYNE ISLAND BC.

(3) Present Address TAPPEN B.C.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
West Half of the North East Quarter, and Fractional West Half of Fractional South East Quarter, of Section Three (3) MAYNE ISLAND, Cowichan District

(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 - - - - - - - - - - - - - - - - $ 2,000.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 4,000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 6,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1,890.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4,110.00

(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") Custodian (G. Mouat acting custodian for Gulf Islands.)

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

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

TOTAL CLAIM FOR PROPERTY LOSS $ ~~4110.~~00

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) - $ 4110.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Vernon B.C. (2nd choice Kamloops.)

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, JAMES KEIJI SUMI of the Town
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 VANCOUVER)
in the Province of British Columbia)
this 19th day of November)
A.D. 1947.)

J. K. Sumi

A Commissioner for taking affidavits within British Columbia

A Commissioner &c.

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

EXHIBIT No. Case 19 - 1

DATE 11 Dec. 1947

FILED BY

J. a. McLennan

h.

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE.

Tx. 20.

FARM LAND ASSESSMENT, 1942.
FARM LAND.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

EXHIBIT No. Case 19-2
DATE 11 Dec 1947
FILED BY J.A. McKennan

Folio Number 10

93400 C. of T.
10000 Acres, more or less.

Owner's name and last-known address:
SUMI JAMES KEIJI
MAYNE ISLAND B C

Take notice that you have been assessed as below:—
C MORGAN PROVINCIAL ASSESSOR GALIANO ISLAND

Date of Mailing Notice December 31st, 1941

Description of Property:
WEST 1/2 OF NORTH EAST 1/4 80 ACRES AND WEST 1/2 OF FRACTIONAL SOUTH EAST 1/4 20 ACRES OF SECTION 3

MAYNE ISLAND — ASSESSMENT DISTRICT.
MAYNE ISLAND — LAND DISTRICT.
COWICHAN

ASSESSED VALUE (GROSS)		Total Gross Assessed Value	EXEMPTIONS		Total Exemptions	Taxable Value (Net)	Rate, ½ of 1%	
Land	Improvements		Improvements up to $1,500	Pre-emptions				
$	$	$	$	$	$	$	$	c.
1000	3000	4000	1500		1500	2500	12	50

Tax on Land upon which no School Tax is payable. Rate, 1/5 of 1%

SCHOOL TAXES.

SCHOOL DISTRICT.	Amount Requisitioned	Real Property	Personal Property	Total Taxable Value	School Rate in Mills			
Mayne Island	300	2500	250	2750	2.	R.P.	5	00
						P.P.		50

Total Current Taxes - - - - - 18 00

Due Date, April 1st, 1942. Delinquent Date, October 31st, 1942.

DELINQUENT TAXES.

	1938	1939	1940	1941
LAND - - -				
LAND, 1/5 of 1%				
SCHOOL - -				

Total of all Taxes Due - (EXCLUSIVE OF INTEREST.) 18 00

PAYMENTS.

	1938	1939	1940	1941	Current.
LAND - - -					12.50
LAND, 1/5 of 1%					
SCHOOL - -					5.50
INTEREST - -					
TOTAL - - -					18.00
RECEIPT No. -					83785
DATE PAID- -					Nov. 5/42

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

MAKE ALL REMITTANCES PAYABLE AT PAR TO
PROVINCIAL COLLECTOR AT ABOVE ADDRESS

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE.

EXHIBIT No. Case 19-3
DATE 11 Dec 1947
FILED BY J. A. McLennan

Tx. 20.

ASSESSMENT NOTICE, 1945.
FARM LAND.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

Owner's name and last-known address:
SUNI J
MAYNE ISLAND B C

TRANSFERRED TO CUSTODIAN MARCH 5 1943

Folio Number 14
C. of T. 1 126644
Acres, more or less 38.30

Take notice that you have been assessed as below:—
C MORGAN PROVINCIAL ASSESSOR GALIANO ISLAND

Description of Property:
PARCEL B OF NW 1/4 OF SECTION 3

Date of Mailing Notice ~~January 8th, 1945~~

MAYNE ISLAND — ASSESSMENT DISTRICT
MAYNE ISLAND — LAND DISTRICT
COWICHAN

ASSESSED VALUE (Gross)				EXEMPTIONS			Taxable Value (Net)	Rate, ½ of 1%	
Land	Fruit Trees	Improvements	Total	Fruit Trees	Improvements	Pre-emptions, Homesteads.		$	c.
$	$	$	$	$	$	$	$		
400			400				400	2	00

Tax on Land upon which no School Tax is payable. Rate, 1/5 of 1%

SCHOOL TAXES

SCHOOL DISTRICT	Amount Requisitioned	Real Property	Personal Property	School Rate in Mills			
Mayne Island	~~$ 400~~	~~400~~		~~2.9~~	On Personal Property On Real Property	~~1~~	~~16~~
					Total Current Taxes - - - - - -	3	16

Due Date, April 1st, 1945 — Delinquent Date, October 31st, 1945

DELINQUENT TAXES	1941	1942	1943	1944			
LAND - - -							
LAND, 1/5 of 1%				~~2.00~~		~~2~~	~~00~~
SCHOOL - -							
				~~.52~~			~~52~~
					Total of all Taxes Due - (EXCLUSIVE OF INTEREST)	5	68

PAYMENTS	1941	1942	1943	1944	Current
LAND - - -				2.00	2.00
LAND, 1/5 of 1%					
SCHOOL - -				.52	1.16
INTEREST - -				.08	
TOTAL - - -				2.60	3.16
RECEIPT No. -					76514
DATE PAID -					June 11/45

$5.76

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

MAKE ALL REMITTANCES PAYABLE AT PAR TO PROVINCIAL COLLECTOR AT ABOVE ADDRESS

EXHIBIT No. 19 - 4.
DATE Jan. 9/50
FILED BY J. A. Macdonald

BC/699-P
BC/1386-A

FILED BY
DATE
EXHIBIT NO.

FARM APPRAISAL REPORT

Land Description West ½ of NE ¼ acres and West ½ of Fractional SE¼ acres of Sec 3. Mayne Island

Containing 100 Acres

Owner's Name James Keiji Sumi Post Office Address Mayne Island P.O., B.C.

Nearest Rail Point N.A. C.P.R. Boat Wharf Distance 3 miles

Market Town Vancouver or Victoria Distance 40 "

Church (give denomination) United Distance 3 "

Nearest School Public Distance 2½ "

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

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

Yes. Gravelled Public Road gives access at North.

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

Employment opportunity. Strictly limited. Just farm employment.

Predominating Nationality and religion : British Protestant.

Describe fencing and its condition: Cleared land, part pole fenced. Value $

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

BUILDINGS ON FARM

Building	Dimensions	Material	Height	Roof	Age	Foundation	Repair	Valuation
House	24 x 27	Frame	12	Shingle	3-4	Cement	Wood	1000.00
Greenhouse	48 x 100	Glass	10	Glass	5-6	Wood	Fair	336.00
"	72 x 100	"	10	"	5-6	"	"	504.00
"	24 x 100	"	10	"	5-6	"	"	168.00
"	12 x 30	"	6	"	5-6	"	"	25.20
Packing shed	10 x 30	Frame	8	Shingle	5-6	"	"	25.00
Wood shed	12 x 18	R. Lumber	6	Shake	5-6	"	"	5.00
Car	Not assessable							
Pole & shake shed	"							

Total present day value $2063.20

Total Value Bildings add to farm less 30% $1444.24

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

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

No. rooms downstairs? 4 Upstairs? 2 How finished. V joint.

Are buildings painted. Condition of paint Good

Distance from nearest bush. All clear for fire hazard

NOTE: Particular c are must be taken when examining and reporting on foundations, sills and roofs.

CULTIVATED LAND

Acres	Level, undulating rolling or hilly	Soil (state depth)	Sub-soil	Kind and quality of crop	Value per acre	Total
3.5	Level, gentle slope to east	light clay loam 6"-8"	Clay	Old sod, clearing includes the green-houses.	$60.00	$210.00

AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING.

Nil

AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE etc.,

5	Level, undulating rolling or hilly	Soil (state depth)	Sub-soil	Nature of reclamation necessary.	Reclamation cost per acre	Value per acre	
	Fairly level, drainage to east	Light clay 6-8"	Clay	Clear bush ordinary clearing practice	$75.00	$10.00	50.00

AREA UNSUITABLE FOR CULTIVATION.

	Character of land E.G. hilly swampy, rocky.	Nature of timber if any and whether marketable	Value of land per acre	
91.5	Timbered rugged, rocky hillside.	Good firewood. Very little real timber, too much conky.	$2.50.	228.75

TOTAL VALUE OF LAND	$488.75
Total added by buildings to value of farm	$1444.24
Total fruit trees add to value of farm (for use in orchard districts only)	$.....
TOTAL VALUE OF FARM	$1932.99

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

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

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

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

Noxious weeds:

Plenty of Canada thistle.

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

Provincial Government - Land and School - $18.00

Date: August 18, 1942

Place: Victoria, B. C.

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

Inspector's signature: "T. Godfrey"

J.L. 792

Re: J.K.Sumi

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

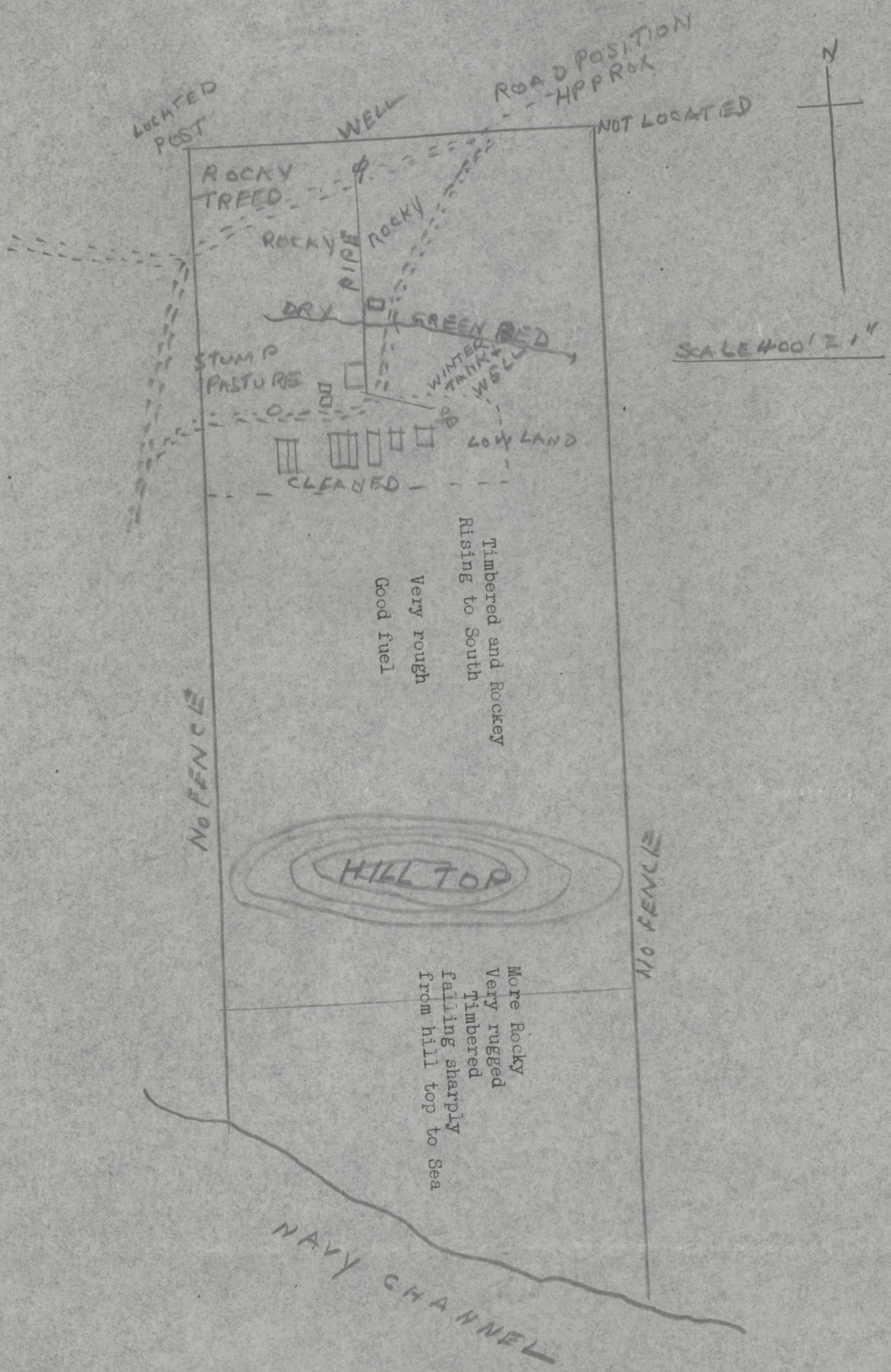
The heating of the greenhouses has been done very crudely. From 4-6 gasoline drums are set on the earth with stovepipe chimneys and fired with cordwood. Crude, but appears to have been sufficientl to produce fair to good crops. Greenhouses are ~~carrying the up~~ cheaply constructed and light - all wood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

As a homesite - very shut in.

.....

HOWARD SMITH
GENOA BOND

DIAGRAM OF PROPERTY



Following careful review of this appraisal report, it is my opinion that the present value is $2000.

Dated 21st August 1942

"I T Barbet"
District Superintendent.

Sutton, Braidwood & Morris
SUCCESSORS TO
Reid, Wallbridge, Gibson, Sutton & Braidwood
Barristers and Solicitors
W. A. SUTTON D. T. BRAIDWOOD
C. E. MORRIS
O. J. HALL D. A. SUTTON

Telephone: Pacific 3464
Cable Address "Boufridge"

506 Royal Bank Building,
~~Yorkshire Building~~
675 West Hastings St,
~~525 Seymour Street~~
Vancouver, B.C.

January 11th 1950.

Miss White,
Secretary,
Japanese Claims Commission,
Court House,
Vancouver, B. C.

Dear Madam:

Re: Case No. 19- Kames Keiji Sumi.

Enclosed please find Farm Appraisal which the Commissioner requested to be filed as an Exhibit.

Yours very truly,

J. A. Macdonald.
Per MS

enc