Name of Claimant SUMI, Kikimatsu Case 1131

Custodian File 5139

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		
					1150.		920.00					920.00

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	920.00

CASE NO: 1131.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 15, 1948.

IN THE MATTER OF THE CLAIM OF

KIKUMATSU SUMI.

PROCEEDINGS AT HEARING.

Original

TRANSCRIPTION BY MEMBER

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 M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 15, 1948.

IN THE MATTER OF THE CLAIM OF

KIKUMATSU SUMI

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
R. A. BEST, ESQ.	appearing for the Claimant.

A. SMITH, ESQ.	Secretary.
G.N.R. UPTON, ESQ.	Official Interpreter.
J.B. McGREGOR, ESQ.	Official Reporter.

MRS. KUMA SUMI, the wife of the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. You are Mrs. Kuma Sumi? A. Yes.

Q. You are the widow of Kikumatsu Sumi?

A. Yes.

Q. I would like to read a short document into the record. It is from W. R. Truman, M.D., Salmon Arm, B.C., and is dated May 22nd, 1948:

"To Whom It May Concern:

This is to certify that the death of Mr. Kikumatsu Sumi, of Salmon Arm, B.C., occurred on May 23rd, 1945. Cause of death, chronic myocarditis."

Q. Now, I understand that your husband died without a will and you were appointed administratrix?

A. Yes.

Q. Of his estate. And is that your signature?

A. Yes.

Q. Was that document prepared upon your instructions? A. Yes.

Q. You swear the contents of it are true?

A. Yes.

(REAL ESTATE FARM LAND FORM, MARKED EXHIBIT 1)

Q. I am informed by the claimant she isn't really familiar with the actual nature of this claim for the property in question, and with your permission and my friend's concurrence I intend to put the son

TRANSCRIPTION BY MEMBER

in the box to testify as to the actual valuation and nature of this claim, and perhaps my friend should have an opportunity to cross-examine Mrs. Sumi.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. Mrs. Sumi, I am producing the J.P. Form, dated 20th of April, 1942. I presume that is the signature of your deceased husband?

A. Yes.

Q. That is all, thank you.

CHOICI SUMI, being first duly sworn, testified as follows:

Q. You are the son of Kikumatsu Sumi?

A. Yes.

Q. And your father had a property on Mayne Island, B.C. for which your mother is now claiming?

A. Yes.

Q. And I understand that you lived on Mayne Island yourself prior to the evacuation? A. Yes.

Q. So you are quite familiar with this particular property, are you? A. Yes.

Q. And this was a 3 acre property on which there were several buildings which apparently had been built either by your father or some members of the family; is that correct -- all the buildings on the property were built by your father? A.Yes, mostly I built them.

Q. You are a carpenter? A. Yes.

Q. You actually lived on this property yourself?

A. Yes, since 1925; I returned from Japan and I was away two or three years to work somewhere else.

Q. You lived on this particular property on Mayne Island? A. Yes.

Q. Now, perhaps my friend can file the Appraisal.

MR. CHRISTIE: I tender as Exhibit 3, Farm Appraisal Report. Exhibit 2 is the J.P. Form.

(J.P. FORM MARKED EXHIBIT NO. 2)

(FARM APPRAISAL REPORT, MARKED EXHIBIT 3)

MR. BEST: This was one of the properties which was governed by the Mayne Island Agreement, wasn't it? You are familiar with the agreement that was made with Mayers & Ratcliffe to take over the properties on this island? A. Well, that was done by my father when he was in Hastings Park. I don't know about it. I think those were done through the Custodian.

MR. CHRISTIE: I find among the papers the letters of administration. I think perhaps it would be well to file those. Those were issued by the County Court of Yale, and are dated 30th January, 1947. James Sumi is the administrator; is that you?

A. No, that is my younger brother.

(LETTERS OF ADMINISTRATION MARKED EXHIBIT 4)

MR. BEST: While we are on this administration point; I understand from you that you and your brothers and sisters had all released your interest in your father's estate to your mother; is that correct? A. Yes.

Q. Now, your father bought this property in 1923 as uncleared land for $600. is that correct?

A. Yes; I don't know the price but my mother said it was $600.

Q. You have told us you lived on this property since 1925 yourself? A. Yes.

Q. And you have done a good deal of work on it?

Q. Did you do any of the work in clearing the land? A. Yes, I helped my father clear the land.

Q. Did anyone else help you? A. My younger brother helped a little but he was young at the time.

Q. Can you tell us a little bit how you estimate that item of $300. per acre to clear it. Does that represent what you spent in dynamite for blasting stumps and so on, or was it all a matter of labour? A. This place had big stumps and things you know, and there was a living house close by. My father was expert in clearing lands but he couldn't use very much stumping powder because the rocks would go over to the other building of the neighbour's, so mostly it was pick and shovel and burning the stumps.

Q. Had the land been cleared before your father bought it in 1923 at all; had the timber been taken off? A.There were a few timbers but mostly stumps.

Q. It had been timbered and the stumps left?

A. Yes.

Q. Now, this house for which you say the material cost $1000. and the labour $800 -- and your

valuation as of the date of evacuation is $1200. Did you do most of the work on that yourself?

A. Yes, I and my father.

Q. You didn't pay out any other money for labour other than your own and your father's, or did you? A. Not very much, only the transport that carried the lumber up from the wharf.

THE SUB-COMMISSIONER: I see the Letters of Administration are granted to the son.

MR. BEST: That is correct. I misunderstood -- apparently they just released their interest in the estate to the mother.

Q. Now, apparently there were just two chicken houses on this property when your father bought it in 1923, and all the other buildings were built by your father or yourself since that time, or were those on it at the time? A. No, there was nothing on it at the time.

Q. So the first thing you did on the property was build two chicken houses in 1923; is that the case?

A. Well, the first thing in 1923 he built about 30 feet, and they lived in this chicken house about 12 x 30. They were living in this small chicken house when I went there.

Q. Now, you mentioned something about trasnportation. This property is on a small island I understand, isn't it? A. Yes.

Q. Is it necessary to bring in all the lumber by boat? A. Yes, the C.P.R. boat.

C. Sumi,
In chf.

Q. How much of the glass in this green house would you say was purchased as late as 1938? I notice according to your claim you have over 10,000 feet of glass and they were built between the years 1930 and 1938. Can you give us some idea when most of the glass went in? Was it closer to 1930 or to 1938?

A. We built one by one every year.

Q. Of the six houses you averaged one per year so you must have skipped a couple of years?

A. Yes, we skipped one year or two.

Q. Now, apparently you have included in your claim this current crop of 1942 tomatoes, and you estimate 3500 tomato plants were in the greenhouse in the spring of 1942 when you were evacuated?

A. Yes.

Q. And it was those plants that Mayers and Ratcliffe nurtured and finally sold at the end of the year? A. Yes.

Q. Did you use any of the three acres for cultivation yourself apart from the greenhouse business that you had? Did you grow anything outside of the greenhouses? A. We were growing outside tomatoes except for a little part for vegetables for ourselves.

Q. The appraisal mentions 2.65 of the 3 acres was either tomatoes under glass, and the balance old hay and weedy pasture. Did you ever have any animals on this property? A. Yes, we had one cow and one sow.

Q. Well now, the land was used for growing tomatoes outside and there was just enough pasture for this cow and this sow? A. Yes.

Q. Of the acreage, if we can put it that way, in such a small area, would you have any tomatoes outside the greenhouses? A. About 3000 plants every year.

Q. Let us understand that. I understood this 3500 or 3000 that you have on your claim here were actually in the greenhouses? A. Yes.

Q. Now, of the land outside the greenhouses; how much of that did you use for growing tomatoes?

A. About a little more than one acre.

Q. There were no tomatoes actually in the ground at the time you left in 1942? A. No sir, just little plants in the hot houses.

Q. Do you know anything about Mr. Mayers of Mayers & Ratcliffe actually moving into your house and living on the property, or did that happen after the Custodian took over? A. I think that happened after the Custodian took over.

Q. How did you heat these greenhouses?

A. Some of them hot water and some hot air. We just used wood for fuel.

Q. Can you explain a little to us about this 'Dutch oven' arrangement? You heated some of the greenhouses by hot water pipes? A. Yes.

Q. And you just had stoves in the others?

A. Yes.

Q. Of the six greenhouses in how many did you have

pipes, in how many did you heat by hot water?

A. Four.

Q. And the other two just by stoves?

A. Yes, in the winter we put some stoves in the inside too to help.

Q. Do you know what they mean by the expression "Dutch oven" to heat these green houses; do you know that expression? A. No.

Q. Where did you get these pipes you had in the greenhouses, , did you buy them new or second hand?

A. Second hand.

Q. Now, did you ever sterilize the shil on this property? A. Do you mean in the greenhouses?

Q. Yes, and outside the greenhouses too?

A. Sterilize it?

Q. Yes, do you know what they mean by "sterilizing the soil? A. No, sir. I heard they sterilized the greenhouses by steam, but we were burning sulphur to sterilize our greenhouses.

Q. You made a habit of doing that? A. Yes, every year.

Q. Oneeper year? A. Yes.

Q. Now, were you usuing these chicken houses at the time of the evacuation? A. No, sir.

Q. How long ago was it you used them for chicken houses? A. They were used in 1941, but not all of them. My father was getting old.

Q. And you didn't have any chickens at all at the time of the evacuation? A. No.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. Where is Mayne Island? A. It is one of the Gulf Islands between Victoria and Vacnouver.

Q. Are there any villages or towns on the island? A. Just a store and post office and a hotel near the wharf.

Q. Have you any idea as to the population of the island? A. About two hundred I guess. Some of them come in the summer and go away in the winter. It is a kind of summer resort.

Q. Are there any industries on the island?

A. No, sir.

THE SUB-COMMISSIONER: Just your greenhouses?

MR. CHRISTIE: Now this house, what sort of lumber was it constructed of, was it drop siding?

A. Yes, and shingles on the roof.

Q. How was it heated? A. Stove heat.

Q. Was it on posts? A. Yes.

Q. And was there any inside plumbing?

A. No, actually on the island there is no inside plumbing.

Q. I think that is all, thanks.

A. The roof must have needed some repair when it was sold.

MR. BEST: You don't actually know that Mr. Mayers used your house of those in the community to live in? A. I know Mr. Ratcliffe very well, but I don't know Mr. Mayers.

Q. Do you know if Mr. Mayers lived in your father's house? A. Yes. I think he allowed him to

live there when he rented the greenhouses.

MR. CHRISTIE: I submit, your honour, the real estate was sold at its fair market value.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT 5)

(COPY OF LETTER ADDRESSED TO THE LATE MR. SUMI, DATED NOVEMBER 9TH, 1943, FROM THE CUSTODIAN's OFFICE, MARKED EXHIBIT NO. 6)

(LETTER DATED SEPTEMBER 29TH, 1943, ADDRESSED TO GAVIN G. MOUAT, AND LETTER DATED 15th. SEPTEMBER, 1943, FROM P.S. ROSS & SONS, CHARTERED ACCOUNTANTS ADDRESSED TO THE CUSTODIAN, MARKED EXHIBIT 7).

MR. CHRISTIE: These properties were all sold together and the company that took them over temporarily was unable to finance them, and operate them successfully due to the shortage of labour, and what the Government had to do was find purchasers, and what finally happened, I think, was they were sold to a group of Chinese.

(NOTICE OF ASSESSMENT MARKED EXHIBIT 8)

MR. CHRISTIE: That concludes the case.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

I, M. A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese-Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M. A. Miller,
Deputy Commissioner.

NOV 26 1947

Claim 1151

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.

ACKNOWLEDGED

5139

Toronto

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

(1) NAME Sumi (Print) Surname Kikumatsu Given Name (Deceased) (RCMP) Reg. No. 14266

(2) Pre-Evacuation Address Mayne Island, B.C.
(Deceased at Tappen, B.C. on May 23rd, 1946)

(3) Present Address Sumi, Kuma, 1 Wales Avenue, Toronto, Ontario (Widow)

(4) REAL ESTATE

(a) Street Address (if any) Mayne Island, B.C. City or Municipality, Province

Bist

(b) Legal description (lot number, block number, section number, etc.)
Lots 20,21,22, of Section 12, Mayne Island, Cowichan District, Plan 715.
Certificate of Title #53053I

(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 - - - - - - - - - - - - - - - - $ 1200.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 3000.00
(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) - $ XXXX
(v) Amount at which Custodian sold property and credited your account - - $ 1150.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 3050.00

(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) - $ 3050.00

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

Toronto

(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)
of)
TO WIT:)

I, Kuma Sumi of the City
of Toronto in the Province of Ontario

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 Toronto)
in the County of York)
this 20th day of November)
A.D. 1947. R A Best.) A Commissioner &c.

Kuma Sumi

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.

_____

SUMI, Kikumatsu (Mrs.)
(Claimant's Name)

REAL ESTATE
(Farm Land)

14266
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 acres all cultivated	1923	K. Nagata	$600.00	Uncleared	None	$ 4,200.00

- mostly tomatoes in greenhouse and field

- vegetables (few)

EXHIBIT No. 1131-1
DATE OCT 15 1948
FILLED BY R. A. Best

Total 3 acres

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

Description	When Made	Cost
- cultivation of 3 acres of land	1924 - 1930	$1,000.00 (over $300.00 per acre)
- 100 feet of ditching for drainage	1924 - 1930	75.00
- 500 feet of fencing	1924 - 1930	100.00
- digging of well plus gas engine & 300 feet of piping to the water tank	1930	500.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	6 rooms	Frame	1926	$1000.00	$ 800.00	------	$ 600.00	$1200.00
Barn	20' x 20'	"	1927	200.00	100.00	------	200.00	100.00
Shed	14' x 20'	"	1927	100.00	100.00	------	100.00	100.00
Root House	10' x 12'	"	1939	150.00	100.00	------	100.00	150.00
2 Chicken Houses	10' x 70' 10' x 70'	" "	1923 1926	1000.00 (both)	1000.00 (both)	------	1000.00	1000.00
1 Packing House	14' x 16'	"	1927	100.00	100.00	------	100.00	100.00
6 Greenhouses	10,440 sq. ft.	"	1930-38	2500.00	2500.00	------	3000.00	2000.00

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

(1) held crop of 3500 greenhouse tomatoes.

(2) Assessment, 1944: Land $900.00
Improvements $ 2600.00 - $ 3,500.00

Summary

Estimated value at date of sale:	$ 4200.00
Sale price by Custodian:	1150.00
Claim:	$ 3050.00

Kiyoshi Sumi
Signature
Administratrix for Estate of Kikumatsu Sumi.

FORM "JP" FILE No.

OFFICE OF THE CUSTODIAN

Mayne Island, B. C.

JAPANESE SECTION

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

PERSONAL INFORMATION

EXHIBIT No. 1131 - 2

DATE Oct 15 1948

FILED BY K.A. Christie

NAME: SUMI, Kikumatsu

HOME ADDRESS: Mayne Island, B. C.

REGISTRATION NUMBER 14266 SEX: Male AGE: 66

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Wife, KUMA

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

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: (1) LOT 20 Sub. Div. of section 12, plan 715
(2) " 21 " " " " 12, plan 715
(3) " 22 " " " " 12, plan 715
All of Mayne Island, Cowichan District

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling House, Warehouses, 6 Greenhouses, total ground area covered 10,440 sq. ft. of ground space with a crop of 3500 hothouse Tomato plants.

3. INSURANCE (Give particulars; state where policies are) WOULD LIKE ABOVE BUILDINGS insured against fire. NO INSURANCE IN EFFECT YET.

4. TAXES (Amount and where payable) 1941 Taxes Paid to Collector at Mayne Island, B. C. (1) $1.90 (2) $2.40 (3) $10.50

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
NONE

6. OCCUPANCY AND LEASES (If vacant so state) (1) (2) (3) occupied by self. See Agreement with Caretaker, after evacuation, attached hereto.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: IN OWNER'S POSSESSION

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: NONE

9. IF FARM LAND STATE CROPS SOWN 3500 greenhouse or hothouse tomato plants. 2500 Field Staked Tomato plants in boxes. Present Selling Value of said Crops as at APRIL 6th, 1942. (which includes all labour and expenses)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House as heretofore stated.

(1) (2) (3)

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

See list attached hereto.

See Lists attached hereto.

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

1 Cat.

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

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: NONE

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: NONE

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

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

$50.00 Victory Bond 1954 maturity in care of Manager Royal Bank of Canada, East End Branch, Vancouver, B. C.

8. BANK ACCOUNTS:

Royal Bank of Canada Est End Br. Vancouver, B. C.#	Bal. $700.
Japan & Canada Trust Savings	Bal. 300
Canadian Bank of Commerce.	Bal. $200.

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 20th day of April 1942 1942

(Signature) "K. Sumi"
Naturalized British Subject

"Gavin C. Mowat."
Witness

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

Date: January 6, 1949.

E. LaCasse
J.P.

BC-701-P
BC-2882-C

BC/701-P
BC/2882-C

Page 1 EXHIBIT No. 1151-V, Form No. 43 (Sheet 1)
DATE [redacted]
PHOTO BY K. A. Chaplin

Farm Appraisal Report

File No. JL 796

Land Description Lots 20, 21, and 22, S.D. of Sec. 12, Plan 715, Mayne Island.

Containing 3 Acres

Owner's Name SUMI, Kimumatsu Post Office Address Mayne Island, B.C.

Nearest Rail Point N.A. C.P.R. boat service at wharf. Distance 1/3 mile

Market Town Vancouver or Victoria Distance 40 miles

Church (give denomination) United Distance ½ mile

Nearest School Mayne Public Distance ¾ mile

State how property was identified: Section post and map.

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

Yes, it has full frontage on gazetted road allowance, fair.

Is this district a good one? Hardly. Island is small and sparsely settled.

Employment opportunity Very limited. Little farm work, and fishing.

Predominating Nationality and religion: British Protestant.

Describe Fencing and its condition: Wire and pole where necessary, fair Value $

Water supply: From a dug well pumped to tank. Good domestic supply only. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	frame	14	shgl.	20	wood	fair	500.00
Shed & root cellar	14 x 16	"	8	"	20	"	"	50.00
Poultry hse.	14 x 72	"	8	shk.	20	"	poor	20.00 } Salvage
BARN	24 x 30	Rough Lbr.	9	"	20	"	Fair	40.00 }
Poultry hse.	12 x 75	"	8	"	20	"	"	25.00 }
~~BARN~~ Shed	24 x 14	" "	9	"	20	"	"	40.00
	x							
GRANARY	x							
Greenhouse	20 x 24	Glass	5-10	Glass	est. 10	"	"	24.00
"	24 x 140	"	5-10	"	"10	"	"	168.00
"	72 x 80	"	5-10	"	"10	"	"	288.00
"	20 x 40	"	5-10	"	"10	"	"	40.00
Leanto "	8 x 30	"	6	"	"10	"	"	12.00

Total present day value $ 1207.00

Total Value Buildings add to farm $ 906.25

Is dwelling habitable without repairs? Yes. 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 nearst bush

Note: Particular care 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
2.65	Gently falling North	Shaly clay, quite good, 6" - 8"	Clay	Just old hay and weedy pasture. Tomatoes under glass.	100.00	265.00

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

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

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

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

Area Unsuitable for Cultivation.

	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
0.35	Slight shaly stumpy knoll, with rock outcrops	Just stumps; good poultry range	10.00	3.50

Total value of Land $ 268.50

Total added by buildings to value of farm $ 906.25

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

Total value of farm $ 1174.75

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner vacated in May. Mr. Mayers and family now in residence; used exclusively for tomato growing under glass.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
If glass was removed would be suitable for poultry.

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.
Lot 20-$4.00; Lot 21-$5.20; Lot 22-$10.10 = $19.30.

Date: August 20, 1942.
Place: Victoria, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 14 day of August 19 42.

Inspector's Signature "T. GODFREY"

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

JL-796 - K. SUMI

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

Farm Appraisal Report

Remarks: This 3 acre property, along with 7 others, 2 of which are on rented land on the Island, are leased to 1945 to Messrs. Mayers and Ratcliffe through the Custodian. Mr. Mayers and family are in occupation. Most of the soil here is quite good. Water from shallow well is pumped to tank and gravitated to Greenhouses and dwelling; not abundant and care has to be exercised.

The greenhouses are typical Japanese built, light construction, wooden sills and uprights on wood posts. Very little paint has been used and rot is very apparent in sills. In the 72x80 greenhouse and a 20x40, there is a limited amount of piping for heat supplied by a brick Dutch oven, an ingenious affair where the water pipes form roof of the oven, all bricked in. In the other greenhouses gasoline drums on the ground with stove pipes up through the roof is the only heating arrangements. It is very obvious that such pipes as are in use in the two Dutch oven heated houses were second hand at time of purchase. Formerly the owner was a poultry man on these lots; the poultry houses now have only salvage value.

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

	Present Value
There are a dozen mixed orchard trees, bearing.	$
Cleared land is old hay or weeds; a cow had been kept.	$
I see no opportunity here for sterilizing soil. Should bad disease get in tomato growing would soon prove unprofitable.	$
	$
There is no fuel on this property.	$
Limited acreage and proximity to store, P.O., and wharf is reason for value of land recorded. It has that commercial value in addition to farm land value.	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is $ 1000.00

Date 22nd August 19 42.

"I.T. BARNET"

District Superintendent.

1131 - 4

EXHIBIT No.

DATE Oct 15 1948

FILED BY K.A. Christie

County Court of

Yale

Apr. 23 1947
Salmon Arm Registry

LETTERS OF ADMINISTRATION.

County Court of

Yale

Jan 30 1947
Salmon Arm Registry

IN THE COUNTY COURT OF Yale

holden at Salmon Arm

BE IT KNOWN, that on the 18th day of January 1947, Letters of Administration of all the estate which by law devolves to and vests in the personal representative of Kikumatsu Sumi, late of Tappen, B. C., decease, who died on the 23rd day of May , 1946, at Salmon Arm, B. C., intestate, were granted by this Court to James Sumi the personal representative of the said intestate.

GIVEN under the Seal of the said County Court this 30th day of January, A. D. 1947.

"T. G. O'Neill"
Registrar of the Court.

Certified a True Copy

"T.G. O'Neill"
Registrar County Court

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

Date: January 6, 1949.

E. LeBasse

EXHIBIT No. 1131-D
DATE OCT 15 1948
FILLED BY
K. D. Bracelin

REAL PROPERTY SUMMARY

Catalogue No. S.S.B. File No. 5139.

Name: Kikumatsu SUMI. Reg. No. 14266.

Address: Mayne Island, B. C.

Legal Description: Lots 20, 21 and 22 of Section 12, Mayne Island, Cowichan District, Plan 715.

Classification: Dwelling, Warehouse, 6 Greenhouses.

Registered in the name of: KIKUMATSU SUMI.

State of Title: Clear. (Title No. 53053-I).

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for $1,150.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of Title (No. 147662-I) acknowledged by Purchasers on: December 21st, 1944.

Completed statement to Evacuee sent on: February 3rd, 1945.

Net proceeds ($1,147.00) released to credit of Kikumatsu SUMI as of: Dec. 29, 1944.

Chattels: Not involved.

Insurance: None.

Administration: This property is one of the 10 Greenhouse properties covered by the Mayne Island Agreement (Aug. 17/42) under which Mayers & Ratcliffe carried on the hot-house Tomato business of the (Japanese) Active Pass Growers Association. Due largely to lack of essential labour the partners found it impossible to keep all the greenhouses in operation and this office agreed to the termination of the Agreement as at the end of the second crop year (Aug. 31/43).

A new Agreement (effective from Sept. 1/43) was entered into with one of the partners (R. J. N. Mayers) who carried on the operation of two properties, of which this was one, for a further period of 2 years, covering the period to and through date of sale.

The modified terms under which Mr. Mayers carried on his own account ($200.00 per annum plus an expenditure of not less than $500.00 on the property and a further $500.00 on necessary sterilization of the soil) enabled him to continue

(Over)

to the end of his lease, when he gave up his ambition to make a permanent success of tomato growing and entered an office in Vancouver.

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

4th July, 1946.

RGB/P.

EXHIBIT No. 1131-6
DATE OCT 1 5 1946
FILLED BY
K A B Housden

5139.

November 9th, 1943.

Mr. Kikumatsu SUMI,
Registration No. 14266,
Tappen, B. C.

Dear Sir:

When writing you on the 19th May, we advised you that the Lessee's operating your property under the Mayne Island Agreement were much handicapped by lack of labour.

This situation did not improve and it eventually became obvious that Messrs. Mayers & Ratcliffe were fighting a losing fight under present war conditions, and the only solution of the labour problem appeared to lie in getting a responsible group of Chinese to take over the farms and operate them on a co-operative basis. We endeavoured to find such a group and a number of conferences took place in this office with individuals and small groups in the City as well as from Victoria and the interior. However, no group succeeded in getting enough support to take over all the properties and we arrived at the end of the crop year (31/8/1943) with the Lessees in the position of being unable to operate most of the properties if they endeavoured to carry on.

As very serious deterioration would result from continued disuse, besides reducing total production to a point that would leave the partners with a loss they were financially unable to meet, we were reluctantly forced to agree to terminate the Mayne Island Agreement with Messrs. Mayers & Ratcliffe and, so far as possible, make other arrangements in time to permit of the properties being made ready for the new crop.

In the case of your property we have arranged, through Mr. Gavin C. Mouat, for Mr. R. J. N. Mayers to operate this as a unit with property of Kumazo NAGATA (Registration No. 14264 - File 5166), on the following terms and conditions:

"One year from 1/9/1943 with option of renewal for another year on same terms. Properties: (1) Kumazo NAGATA, Registration No. 14264 - File 5166. Lots 1, 2 and 3, Sub-div. of Section 12, Plan 715, Mayne Island (3 acres); and (2) Kikumatsu SUMI, Registration No. 14266 - File 5139. Lots 20, 21 and 22, Section 12, Plan 715, Mayne Island (3 acres). Terms: $200.00 per annum payable any time on or before 1/8/1944.

Conditions: Lessee undertakes to spend not less than $500.00 during the first twelve months in upkeep and improvement of properties (greenhouses, heating, water, etc.), and a similar amount in sterilization of the soil, such sterilization to be in addition to fertilization as required."

We have not yet succeeded in finding a tenant for your brother's property but we are still working on this.

We are writing you separately on the subject of accounts.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

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

EXHIBIT No. 1181-7
DATE OCT 1 5 1948
FILLED BY K A Christie

- COPY -

A/69.

September 29th, 1943.

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

Dear Sir:

We confirm various telephone conversations on the subject of Messrs. Mayers & Ratcliffe and their inability to carry on any further under the Mayne Island Agreement.

The acceleration in deterioration of the properties the partners were unable, for lack of adequate labour, to operate during the crop year just closed, makes it desirable to get as many of the properties as possible back into production, and we appreciate your efforts to accomplish this.

The only terms on which Mr. Ratcliffe was prepared to carry on on a reduced scale were unacceptable. In releasing him from any further obligation under his contract we have taken into account your favourable report on the hard work and sincere effort made by the partners to live up to their contract.

In the case of Mr. Mayers, we have, as you know, entered into a new agreement covering four properties, and we hope to see these properties operated successfully. We enclose copies of (1) our letter of 25/9/1943 to Mr. Mayers, and (2) copies of the two lease agreements referred to therein. This leaves:

File 5166 - Kumazo NAGATA, Reg. 14264: North-west quarter of Section 11, Mayne Island, (160 acres). We understand that this Campbell Bay property has the best heating system but no living accommodation, and is so inaccessible it will not be possible to do anything with it. Mr. Mayers desires to transfer the piping from these greenhouses to the same owner's property near the Wharf, which forms part of the new agreement, and under the circumstances, we are raising no objections. If there is no prospect of the greenhouses being used it would appear to be advisable to dismantle and store the glass, and we would be glad to have the benefit of your advices on this matter.

File 5158 - Toru KADONAGA, Reg. 14260: Lot "A", Sub-div. of Section 1, Plan 2501, Mayne Island. (123.7 acres). We were pleased to hear that you have two tenants for this property, one for the farm at $150.00 per annum and one for one of the houses at $50.00 per annum.

File 5135 - Yoshi KADONAGA, Reg. 14234: The South-east quarter of Section 7 (160 acres); and The South half of South-west quarter of Section 8 (80 acres). This property is registered in the name of Ei KADONAGA, elder brother of the above (Yoshi KADONAGA) and cousin of Shintaro SASAKI (see below) who also has greenhouses on this property. Our records show the property to be about 5 miles from the Wharf and ¾ mile off road, across swampy ground that cannot be crossed by truck when wet. As the accommodation is also reported to be poor, it would appear to be difficult to find white tenants and we should like to know what prospect there is of finding a Chinese tenant.

File 8231 - Toyo SASAKI, Reg. 14242: The account for the property referred to above under the name of Shintaro SASAKI, has, as you know, been in the wife's name, the husband having been interned. The husband has been released but we continue to carry everything connected with the Mayne Island Agreement in the wife's file.

File 5164 - Kumajiro KONISHI, Reg. 14263: The South half of North-east quarter of Section 7 (80 acres); and two acres leased from David Bennett at $10.00 per month. The 80 acres are undeveloped, all improvements being on the leased two acres. The greenhouses are reported to be in a dilapidated condition and we favour selling the buildings and terminating the lease. We assume that the $225.00, mentioned by you over the telephone, would be the salvage value of the greenhouses and we shall be glad to have your estimate of current value of the other buildings owned by the above Evacuee on this leased land.

This account shows ground rent (@ $10.00 per month) to have been paid up to 31/7/1942, and we enclose our cheque for $130.00 bringing payment up to 31/8/1943.

File 8213 - Tsune TERAMOTO, Reg. 14237: About two acres of land leased from J. W. Bennett at $80.00 per annum, on which Mr. and Mrs. Teramoto have built a dwelling, greenhouses and outhouses. Does the $500.00 mentioned by you as the present value of this property refer to the greenhouses only, or is it intended to cover the dwelling and other buildings as well?

This account shows ground rent to have been paid up to 31/7/1942 and we enclose our cheque in favour of J. W. Bennett for $86.66 bringing payment up to 31/8/1943.

File 5143 - James Keiji SUMI, Reg. 14275: West half of North-east quarter of Section 3 (80 acres); and West half of fractional South-east quarter of Section 3 (20 acres) and Parcel "B" of North-west quarter of Section 3 (28.2 acres). We understand that these greenhouses are in fair condition and that living accommodation is good. The property is only 1½ miles from the Wharf and we hope a satisfactory tenant can be found for this property.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

P.S. We confirm the following points of our telephone conversation, just concluded: (1) The two cheques referred to above will not be ready in time for this mail and will follow by next; (2) Arrangements for you to appoint an independent appraiser to value the buildings on both leased properties, is confirmed; (3) These buildings will be advertised for sale by this office on receipt from you of of descriptions asked for. This procedure is in line with the practice being followed with Vancouver properties.

COPY

DISTRIBUTION OF $1000.00 RECEIVED FROM MAYERS & RATCLIFFE IN SETTLEMENT OF 1942/1943 ACCOUNTS (P. S. ROSS & SONS' STATEMENT 15/9/1943) AND IN RELEASE FROM BALANCE OF LIFE OF MAINE ISLAND AGREEMENT (9/V/1942 - 15/XX/1945).

Cheque received from Mayers & Ratcliffe		$1000.00
Unexpired portion of insurance premium	$211.67	
Taxes for 1942/1943	252.10	463.77
Net amount available for distribution as under:		$ 536.23

File	Account		Insurance	Taxes	Settlement of accounts.
5158	Toru KADONAGA	Reg. 14260	$ 20.16	$ 50.20	$ 51.07
5135	Yoshi KADONAGA	" 14234	16.80	—	42.56
5164	Kumajiro KOMISHI	" 14263	20.16	8.00	51.07
5141	Bungoro MINAMIDE	" 14223	14.28	32.28	36.17
5162	Masajiro MINAMIDE	" 14225	14.28	24.46	36.17
5166	Kumazo NAGATA	" 14264	50.40	54.04	127.68
8231	Toyo SASAKI	" 14242	11.75	—	29.79
5143	James Keiji SUMI	" 14275	25.20	37.20	63.84
5139	Kikumatsu SUMI	" 14266	20.16	17.68	51.07
8213	Tsuno TERAMOTO	" 14237	18.48	—	46.81
4977	Ei KADONAGA	" 08462	—	28.24	—
			$211.67	$252.10	$536.23

Vancouver, B. C. September 25th, 1943.

N.B.: For distribution ratio see Memorandum of 25/9/1943 on File G/83.

P. S. ROSS & SONS
CHARTERED ACCOUNTANTS

C
O
P
Y

Royal Bank Building,
VANCOUVER, B. C.

15th September, 1943.

Our File No. 295-176

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

Attention Mr. F. G. Shears
Director

Dear Sirs:

Re: Mayers & Ratcliffe

We attach hereto as Schedules 1 and 2, statements of receipts and expenditures for the seasons 1942 and 1943 covering operations of the above at Mayne Island, B. C.

As you are aware, no books of account were kept by these people for the year 1942 and the records for 1943 are not complete. It has therefore been necessary to compile these figures from returned cheques, supplemented by information given to us by Messrs. Mayers and Ratcliffe. We have, however, inspected account sales by the brokers to whom the product was sold and to that extent it would appear that the returns from the crops are accounted for.

You will note that the operations for 1942 show a profit of $1,893.96 and for 1943 a loss of $708.12. In both years we have included as an expenditure the sum of $126.05 for land taxes. These taxes are payable by Messrs. Mayers and Ratcliffe. We should also point out that we have gone over these figures with Mr. Ratcliffe of the firm of Mayers & Ratcliffe and he is satisfied that they are essentially correct. We understand it was agreed between your office and Messrs. Mayers and Ratcliffe that the results of the two years would be a profit of $1,185.84. Under the agreement fifty percent of this profit is payable to your office, and so there is therefore at this time due to you the sum of $845.02 made up as follows:

Share of profit for the years 1942-3	-	$592.92
Due for taxes 1942-3	-	252.10
		$845.02

Messrs. Mayers and Ratcliffe hold an insurance policy covering the assets on these farms and expiring on the 1st January, 1946, the unexpired

value of which has been treated as being $211.67. In the event that you terminate the agreement with Messrs. Mayers and Ratcliffe it would be in order for you to accept an assignment of this policy for the amount of $211.67 as part payment of the amount of $845.02 referred to above.

We would like again to point out that we cannot take any responsibility for the figures submitted in view of the fact that there are practically no vouchers available and that our work has consisted of an attempt to bring together the figures towards a result which we believe to be fairly correct.

Yours faithfully,

(Signed) "P. S. Ross & Sons"

Enclosures

Schedule 1.

Mayers & Ratcliffe

Statement of Receipts and Expenditures

for Season 1942

Receipts			17,316.49
Expenditures			
Wages - per cheques	5,032.50		
- per Ratcliffe	38.00		
- allowance to wives	600.00		
- Receiver General	50.95	5,721.45	
Petty cash		432.23	
Packing materials		1,932.36	
Fertilizer		135.89	
Car maintenance		38.01	
Car insurance		125.75	
Moving, etc.			
Mayers (cheque)	372.01		
Ratcliffe (cheque)	319.87		
per Ratcliffe	208.68	900.56	
Travelling - per cheques	131.00		
personally	100.00	231.00	
Telephone		12.91	
Legal expense		300.00	
Interest		13.00	
Workmen's Compensation		25.05	
David Spencer Limited		12.04	
Truck purchase	351.00		
Truck purchase (cash)	39.00	390.00	
Plough		195.00	
Plumbing and lumber per Ratcliffe		136.55	
General supplies - Ratcliffe		55.00	
Car battery		6.54	
Fire insurance		68.14	
Gas and oil (cash)		100.00	
Board (cash)		70.00	
Property taxes 1942		126.05	
		11,027.53	
Custodian - rentals		5,045.00	
		16,072.53	
Deduct:			
Packing supplies on hand	200.00		
Truck	350.00		
Plough	100.00	650.00	15,422.53
Net Profit for 1942 Season			$ 1,893.96

Schedule 2.

Mayers & Ratcliffe

Statement of Receipts and Expenditures

for Season 1943

Receipts			11,233.58
Expenditures			
Wages		7,043.83	
Petty cash		134.07	
Packing materials			
Inventory 1942	200.00		
Purchases	136.00	336.00	
Fertilizer		140.96	
Car maintenance		736.65	
Depreciation on truck		150.00	
Fire insurance - 1/3 of $317.50		105.83	
Travelling expense		170.00	
Workmen's Compensation Insurance		261.10	
Car insurance		188.70	
Cord wood		125.00	
Car rentals		195.00	
Custodian - rental		1,800.00	
K. Sasaki - rental		7.50	
Telephone		87.97	
Sundry office expense		20.55	
Miscellaneous expense		312.49	
Land taxes		126.05	11,941.70
Loss for Season 1943			$ 708.12

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE.

Tx. 20.

FARM LAND ASSESSMENT, 1944

FARM LAND.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

5139

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

TRANSFERRED TO CUSTODIAN MARCH 5 19[illegible]

EXHIBIT No. 11 A-F
DATE [illegible] 1 5 1948
FILLED BY R D Ghoslie

Folio Number [illegible] 53

C. of T. Acres, more or less 1:00

Take notice that you have been assessed as below:—

C MORGAN PROVINCIAL ASSESSOR GALIANO ISLAND

Date of Mailing Notice January 14th, 1944

Description of Property:
LOT 20 SUB DIV OF
SECTION 12 PLAN 715

MAYNE ISLAND	ASSESSMENT DISTRICT
MAYNE ISLAND	LAND DISTRICT
COWICHAN	

ASSESSED VALUE (GROSS) Land	Improvements	Total Gross Assessed Value	EXEMPTIONS Improvements up to $1,500	Pre-emptions	Total Exemptions	Taxable Value (Net)	Rate, ½ of 1% $	c.
$ 300	$	$ 300	$	$	$	$ 300	1	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	200	300		300	1.3		39

Total Current Taxes - - - - - 1 89

Due Date, April 1st, 1944 Delinquent Date, October 31st, 1944

DELINQUENT TAXES	1940	1941	1942	1943
LAND - - -				
LAND, 1/5 of 1%				
SCHOOL - -				

Interest must be added to Delinquent Taxes *See overleaf for rates.*

Total of all Taxes Due - (EXCLUSIVE OF INTEREST) 1 89

PAYMENTS	1940	1941	1942	1943	Current
LAND - - -					
LAND, 1/5 of 1%					
SCHOOL - -					
INTEREST - -					
TOTAL - - -					
RECEIPT No. -					
DATE PAID -					

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.

Tx. 20.

FARM LAND ASSESSMENT, 1944

5189

FARM LAND.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

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

TRANSFERRED TO
CUSTODIAN
MARCH 5 1943

Folio Number
83
1 53053 C. of T.
1:00 Acres, more or less

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

Description of Property:
LOT 21 SUB DIV OF
SECTION 12 PLAN 715

Date of Mailing Notice January 14th, 1944

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.
300	100	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	Total Taxable Value	School Rate in Mills		
Mayne Island	200	400		400	1.3		52

Total Current Taxes - - - - - 2 ~~52~~ 2.52

Due Date, April 1st, 1944 Delinquent Date, October 31st, 1944

DELINQUENT TAXES	1940	1941	1942	1943
LAND - - -				
LAND, 1/5 of 1%				
SCHOOL - -				

Interest must be added to Delinquent Taxes *See* overleaf for rates.

Total of all Taxes Due - (EXCLUSIVE OF INTEREST) 2 52

PAYMENTS	1940	1941	1942	1943	Current
LAND - - -					
LAND, 1/5 of 1%					
SCHOOL - -					
INTEREST - -					
TOTAL - - -					
RECEIPT No. -					
DATE PAID -					

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.

Tx. 20.

FARM LAND ASSESSMENT, 1944

FARM LAND.

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

5139

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

TRANSFERRED TO
CUSTODIAN
MARCH 5 1943

Folio Number
84
1 53053 C. of T.
1:00 Acres, more or less

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

Date of Mailing Notice January 14th, 1944

Description of Property:
LOT 22 SUB DIV OF
SECTION 12 PLAN 715

MAYNE ISLAND ASSESSMENT DISTRICT
MAYNE ISLAND LAND DISTRICT
COWICHAN

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

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.
300	2500	2800	1500		1500	1300	6	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	200	1300	500	1800	1.3	R.P. 1 P.P.	69 65

Total Current Taxes - - - - - 8 84

Due Date, April 1st, 1944 Delinquent Date, October 31st, 1944

	DELINQUENT TAXES				
	1940	1941	1942	1943	
LAND - - -					Interest must be added to Delinquent Taxes *See* overleaf for rates.
LAND, 1/5 of 1%					
SCHOOL - -					

Total of all Taxes Due - (EXCLUSIVE OF INTEREST) 8 84

	PAYMENTS				
	1940	1941	1942	1943	Current
LAND - - -					
LAND, 1/5 of 1%					
SCHOOL - -					
INTEREST - -					
TOTAL - - -					
RECEIPT No. -					
DATE PAID -					

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