Name of Claimant SASAKI, Shintaro Case 1139

Custodian File 13826

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	

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	
624.60	624.60	187.38	50%	926.25	463.12	1743.23	209.18	859.68

TOTAL RECOMMENDATION	859.68

CASE NO: 1139

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 18, 1948.

IN THE MATTER OF THE CLAIM OF

SHINTARO SASAKI

PROCEEDINGS AT HEARING.

Original.

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.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 18, 1948.

IN THE MATTER OF THE CLAIM OF

SHINTARO SASAKI

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,
A.G. VEITCH, ESQ.,	Official Reporter.

S. SASAKI, the claimant herein, being first duly sworn, testified through the interpreter as follows:

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

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

MR. CHRISTIE: What is your net claim?

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

was sold, of course, with the buildings.

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

MR. BEST: That is correct.

MR. CHRISTIE: Then, how is it apportioned?

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

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

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

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

THE SUB-COMMISSIONER: I see.

THE INTERPRETER: The claimant says about $1,300.

DIRECT EXAMINATION BY MR. BEST:

Q. That is what you got from Kadonaga. He sent you $1,300. after he had been paid by the Custodian for selling the whole place?

A. Yes; $1,300.

Q. And you understand that since you owned the buildings and you valued the buildings at $3,000. and the whole place was sold for $3,000., your net claim would be now just $3,000., less $1,300.you got; that is, you would be making a claim for $1,700. on this?

THE SUB-COMMISSIONER: He said he got $1,300.

MR. BEST: That is correct.

Q. Is that correct?

A. That is right, yes.

THE SUB-COMMISSIONER: What is his answer?

THE INTERPRETER: His claim is for $3,000. less the $1,300. which he received, which would make a net of $1,700.

MR. BEST: Q. Is that your signature (Indicating) Mr. Sasaki? A. Yes.

Q. And was that form prepared upon your instructions?

A. Yes.

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

A. Yes.

MR. BEST: I am submitting as Exhibit 1 the Real Estate Farm Land form.

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

Q. Mr. Sasaki, I understand that before evacuation you carried on a greenhouse business on Mayne Island. Is that correct?

A. Yes.

Q. And you were a member of this Active Pass Growers' Association?

A. Yes.

Q. I am showing you a letter addressed "To whom it may concern" and signed by Ei Kadonaga. Was that letter received by you from Mr. Kadonaga?

A. Yes.

MR. BEST: Perhaps I may read the contents of this signed by the owner of the fee-simple in the land.

"To Whom It May Concern.

The Mayne Island property that was in my name was bought by Shintaro Sasaki.

As I agreed to buy the property under my name, my brother Yoshi Kadonago was able to own half of it with Sintaro Sasaki.

Shintaro Sasaki and Yoshi Kadonaga both cleared the land to build houses, greenhouses, etc and made half a mile road for transportation.

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

(LETTER, MARKED EXHIBIT NO.2)

MR. CHRISTIE: There is no date on that?

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

Q. Mr. Sasaki, you are a cousin of this man, Ei Kadonaga? A. Yes.

Q. And, just to clarify things, as we understand it you and Yoshi Kadonaga actuallyowned half of the land and you owned the buildings. Is that right? A. Yes.

Q. And do you understand that Mr. Kadonaga has made a claim before this commission for the land alone? Is that correct? A. Yes.

Q. Is that correct?

A. Yes.

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

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

MR. CHRISTIE: He cannot.

MR. BEST: Having come up in May and being set aside it was not dealt with again.

THE SUB-COMMISSIONER: Evidently he is not the registered owner of the land and therefore he cannot claim for the land. Go on with the buildings and never mind the land.

MR. BEST: Very well.

Q. You apparently started to build the buildings which were on this land in 1940. Is that correct? A. Yes.

Q. And they were all built pretty much at that one time. Is that correct? A. Yes.

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

A. Yes.

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

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

Q. Who were the others?

A. There was a man called Suzaki.

Q. Were you a relative of Mr. Suzaki?

A. Yes.

MR. CHRISTIE: I am tendering a copy of the appraisal dated June 14, 1945. Evidently it is made by Mr.S.P. Corbett. I have not the original as I would think the original probably had been filed in some of the cases of the Mayne properties.

MR. BEST: It may very well be, as in the Kadonaga case which was heard in Lethbridge.

(APPRAISAL, MARKED EXHIBIT NO.3)

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

A. In December, 1941.

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

A. I went to an internment camp.

Q. And I take it that you are familiar with the Mayne Island agreement and know that Messrs Mayers and Radcliffe operated your property together with others for the summer of 1942 and the summer of 1943 alone. Do you remember anything about that?

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

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

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

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

Q. With how many people?

A. Seven.

Q. All members of your family?

A. Yes.

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

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

MR. BEST: We are concerned about the greenhouses

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

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

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

Q. How lond had you been operating greenhouses prior to evacuation?

A. Five or six years.

Q. You left in December so that I do not suppose there were actually any plants in the greenhouses at the time you actually left?

A. Yes, there were.

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

Is that your signature? (Indicating)

A. Yes.

Q. And was that form prepared upon your instructions?

A. Yes, sir.

MR. BEST: I am filing as Exhibit 4 the Particulars of Personal Chattels.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.4)

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

the record it will be necessary, I think, for me to move to amend the chattels claim.

At one time the claimant had totalled his chattel claim at $1,176. He, now according to the exhibit just filed, is valuing them at $1,650.85, which is the total as shown on the Analysis of Personal Property. Now, I think the explanation is this, the difference between what he formerly totalled his claim at and the amended one is just about the difference within a few dollars of what was realized for them.

THE SUB-COMMISSIONER: You want it all, though.

MR. BEST: I do. What the claimant did was total his chattels valuations and then deducted what he had received and he put that down as the total valuation and deducted again what he had received, which meant that his net was, naturally, that much smaller but I am asking your honour to accept that amendment totalling these chattels at $1,650.85.

MR. CHRISTIE: $1,650.85 less amount ---

MR. BEST: --- realized, $639.60, instead of the $1,176.

MR. CHRISTIE: We had better amend that that way all the way along.

MR. BEST: We can. Total claim $1,650.85, realized $639.60, net claim, $1,011.25, plus. Again we run into this Mayne Island agreement. This has nothing to do with the chattels, as such, but the claimant is claiming for his tomatoes which were

planted and which were in the greenhouses at the time that he was evacuated. Apparently as a result, as I think we have had it explained before, of the shortage of help which these people ran into taking over, they suffered quite a loss and this man's net on the tomatoes was just $428.83 and he is claiming $2,250. as what he thought he could have got at the market of $2.50 per crate. That is something apart from these chattels, of course.

MR. CHRISTIE: The $3,000. would include this?

MR. BEST: No. It is so difficult in a claim of this sort where the matters do not easily fall into what is chattels and what is real estate, and so on, to know in what form to put these matters. This claimant has put on his Personal Chattels claim form this item of $2,250. for these tomato plants. He admits, and has a resume, which my friend and I both have, that he received $428.83 for those tomatoes. What happened, of course, was that all these tomatoes were sold belonging to eight or 10 different persons, all put in one pool, sold by Mayers and Radcliffe, the disbursements taken out and the net balance split between the various claimants. Mr. Susaki received $428.83 under that arrangement. Perhaps we might deduct the $428.83 claim from that sum there - to clear up the personal chattels claim - so that his net claim there would be $1,821.17.

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

itemizing the lists of your chattels left on Mayne Island?

A. I do not know anything about that.

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

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

MR. BEST: Q. I notice on the Analysis of Personal Property that most of these items you have just evaluated at what they were sold for. For instance, the new stove-pipes, $13.50 and they were auctioned at $13.50, assorted lumber and so on; I take it you were satisfied with what was received?

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

Q. About this gas boat for which you are claiming $100., where was it left?

A. Horton Bay.

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

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

Q. Apparently you paid $300. for it in 1927. is that correct?

A. Yes.

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

A. I left it at Horton Bay on the land of my elder brother.

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

A. Yes.

Q. And it was removed from the well on your place and taken to your brother's land?

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

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

THE SUB-COMMISSIONER: Probably attached.

MR. BEST: That is what I was trying to get al.

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

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

A. At my brother's place.

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

A. I was interned and I do not know anything about it.

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

A. Yes. That was on my property.

Q. What model was it? A. I do not know but I think 1927.

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

A. Yes.

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

A. Yes; mine.

Q. And what was all this lumber, $526.25 of lumber doing on your property?

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

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

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

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

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

Q. When did your wife leave Mayne Island?

A. April 1942.

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

Q. That is all, thank you.

MR. CHRISTIE: A few questions in cross-examination.

THE SUB-COMMISSIONER: Very well.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I produce a J.P. Form dated July 29, 1943. Is that your signature? (Indicating)

A. Yes.

MR. CHRISTIE: I am tendering the J.P. Form as Exhibit 6.

(J.P. FORM, MARKED EXHIBIT NO. 6)

Q. Will you look at this J.P. Form? I do not see any gas boat there.

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

Q. Then, did you forget about the lumber?

A. Yes.

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

A. Yes.

Q. Was this house on posts?

A. Yes.

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

A. Twenty by 30.

Q. What was the annual income which you obtained from the products raised from these two greenhouses? A. 900 crates. There was a yearly output of about 900 crates.

Q. And, what would they realize?

A. About $3.50 a crate.

Q. Pardon? A. Early in the season they would be $3.50 a crate.

Q. And what would be your expenses out of that? A. About 25 cents a crate.

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

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

Q. To what would your labour amount?

A. I cannot figure that out.

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

A. I cannot tell you that.

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

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

A. No.

Q. I am advised that this truck was a 1924 model. Will you dispute that? Are you disputing that? A. I said it was 1927 but at that time I said I was not quite certain.

Q. I think that is all.

Thank you.

RE-EXAMINATION BY MR. BEST:

Q. The J.P. Form which Mr.Christie showed you a while ago is dated July 29, 1943. I take it you were in a camp then?

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

Q. That was a camp? A. Yes.

Q. And did you know that your wife had filled out a similar form when she left Mayne Island in May 1942? A. No.

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

Q. That is all.

RE-CROSS-EXAMINATION BY MR. CHRISTIE:

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

A. Yes.

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

I will file that as Exhibit 7.

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

MR. CHRISTIE: Your honour, I am filing as Exhibit 8 the Real Property Summary. There are two sheets.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.8)

I am filing as Exhibit 9 Claim on Real and Personal Property on which the different claims are analyzed.

(CLAIM ON REAL AND PERSONAL PROPERTY, MARKED EXHIBIT NO. 9)

I think that is all the exhibits, your honour.

My submission is that the buildings on the real property were sold at their fair market value and I submit further that the personal chattels which were sold at auction were sold at their fair market value. I further submit that the Custodian is not responsible for those articles which were left in the custody of a person other than the Custodian.

That concludes the defence, your honour.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

I, J.A. McGibbon, 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.

J.A. McGibbon, Commissioner.

Case no 1139

DEC - 2 1947

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

13826

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

(1) NAME SASAKI (Print) Surname SHINTARO Given Name (RCMP) Reg. No. 14244

188

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

(3) Present Address c/o WALTER E. CALVERT, BRAMPTON, ONT.

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
The South East Quarter of Section 7, and the South Half of the South West Quarter of Section 8, Mayne Island, Cowichan District.

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business Hothouse Grower
(iii) Business
(iv) Any other type of property (describe) GREENHOUSE on above property

(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.) Owner of ½ interest in the Property.

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land ½ interest - - - - - - - $ 4000.00
(ii) Buildings Greenhouse owned outright $ 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) - $ 7000.00
(v) Amount at which Custodian sold property and credited your account - - $ 3000.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4000.00
Loss on land $1000 — Greenhouse $3000.

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation Chattels in house
Tomatoes in barn.

Sub-Commission

(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")

In no one's care

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

1.	Attached list of chattels	Estimated Value $
2.	Value - $1176.00	Estimated Value $
3.	Sold by Custodian for $639.60	Estimated Value $ 536.40
4.		Estimated Value $
5.		Estimated Value $
6.	900 crates tomatoes growing in	Estimated Value $
7.	greenhouse @ $2.50 - $2250.00	Estimated Value $
8.	Amount realized $419.29	Estimated Value $ 1830.71
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 2367.11

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) - $ 6,237.11

(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, Shintaro Sasaki of the City
of Brampton 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 25th day of November)
A.D. 1947.)

R A Best. A Commissioner &c.

Shintaro Sasaki

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.

November 25, 1947.

Shintaro Sasaki

New Stove Pipes, 14 lengths	$ 13.50
Stove pipes, 14 lengths	12.00
1 heater	1.50
1 kitchen cabinet	17.50
1 crusscut saw 6'	1.50
1 rake, 1 crowbar	1.50
3 double bladed axes and 1 handle	1.00
bundle tools (1 grub, 1 pick, 1 axe)	.50
1 box odd pots and pans	.50
1 bedstead and spring	2.00
1 scythe	1.00
Dresser	12.00
stove	2.00
lantern	.60
incubator extra large	1.00
Mandy Lee incubator (small size)	3.00
Box tools (brace, saw handle, drag blade, level, wedge, wrench)	2.00
12 planks 4 x 12, 20' long	23.00
1 pile assorted lumber 2 x 3	13.00
1 pile lumber 1 x 6	6.50
1 pile shooks	5.00
25 lbs. bone meal, about 4 sacks fish meal	4.00
6 oil drums	3.50
2 piles lumber 2x2, 1 pile lumber 2x3	46.00
1 pile lumber 2x3	9.00
Assorted lumber	167.00
Drag saw	165.00
Drag saw	100.00
Saw blade	15.50
Saw blade	4.00
Gas boat	100.00
Water pump	100.00
Buick truck	100.00
Carpenter tools	100.00
Supplies for shipping tomatoes (crates)	100.00
Lumber	526.25
Fertilizers	
Additional furniture	
TOTAL	$1650.85

EXHIBIT No. 1189-1
DATE OCT 18 1948
FILLED BY R. A. Bright

SASAKI, Shintaro
(Claimant's Name)

REAL ESTATE
(Farm Land)

14244
Reg. No.

LAND Uncleared Cultivated not planted Cultivated and not in crop List Crops	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
Land on which buildings built owned by my cousin Ei Kadonaga. Agreement that I was to own buildings outright.							
Total							

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
(1)	House	20x35	frame shiplap	1940	$300.	$100.	$300.	$200.	$500.
(2)	Garage	20x30	frame siding	1940	$100.		$100.	$100.	$100.
(3)	Greenhouse	70x120	Frame & glass	1940	$1500.	$500.	$250.	$500.	$1750.
(4)	Greenhouse attached to house.		Frame & glass.	1940.	~~1000.~~ 750	200.	200	400.	750.
								Total	3000.00
								Received from Custodian	1300.00
								Net claim	$1700.00.

Comments re Appraiser's report not covered by above information: These buildings were all quite new even if they were rough. The severe depreciation obviously occurred after the Custodian took over and they lay in idleness for two or three years before the appraisal was made in June 1945. Claimant built road himself at considerable expense.

We feel that the claimant says the greenhouse is worth much more than the value that he has estimated. He did built a foundation for a new greenhouse.

Shintaro Sasaki
Signature

1139

EXHIBIT No. 1139-2
DATE OCT 1 8 1948
FILLED BY R A Best

To Whom It May Concern

The Mayne Island property that was in my name was bought by Shintaro Sasaki. As I agreed to buy the property under my name, my brother Yoshi Kadonaga was able to own half of it with Shintaro Sasaki.

Shintaro Sasaki and Yoshi Kadonaga both cleared the land to build houses, greenhouses, etc and made ½ a mile road for transportation.

Shintaro Sasaki built his own house, greenhouses, garage, etc. He also cleared about 3 acres of land.

E. Kadonaga

#57

1139 - 3

EXHIBIT No. .....

DATE Oct 18 1948

FILED BY

K.A.Christie

C
O
P
Y

CORBETT'S STORE
SUCCESSOR TO
R.S.W. CORBETT & SON

PENDER ISLAND, B. C.

June 14th, 1045.

Mr H.G.Bell,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr Bell:

As per your File 4977, Cat. No.548, I made a survey of the Japanese property on Mayne Island yesterday and in my considered opinion the values are as follows -

#A, File 5135, dwelling with glass starting house attached $200.00, Green House $600.00, Total ..... $ 800.00

#B, File 8231 dwelling with green house attached $100.00, Green Houses $350.00, total ..... $ 450.00

File 4977, Land..... $1,500.00

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

B File 8231, the dwelling house is only a shack built principally of either second hand lumber or rough lumber out of the woods and very little if any value can be put on it. There is a glass starting house attached to this and the principal value is in that. The greenhouses are in very bad shape and in both cases were so infested with thistles that it was next to impossible to get inside to make very much examination. A fairly large proposition of glass is cracked. In addition there are no heating facilities whatever in any of these glass houses, the original owners I believe used stoves and these have either been stolen or sold.

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

(Over)

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

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

Trusting this is the information you want.

Yours faithfully,

"S.P.Corbett"

NOTE: Original Appraisal is on the file of Ei KADONAGA(File 4977), the registered owner of the land, on which the Dwelling, Greenhouses and outhouses of his cousin,Shintaro SASAKI (File 13826), and also those of his brother, Yoshi KADONAGA(File 5135) were built.

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

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

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

January 8th 1949 G. M. Scott

SASAKI, SHINTARO
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1139-4
DATE OCT 1 8 1948
FILLED BY R A Root

14244
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Boat - motor gas engine	1927	used	$300.00	Fair	$100.00
1 Drag saw	1940	used	$150.00	good	$150.00
1 Drag saw	1940	used	$100.00	good	$100.00
1 Buick light delivery truck formerly (1927 model)	1940	used	$150.00	fair	$100.00
Carpenter tools	various	some new others used	$250.00	fair	$100.00
500 Tomato crates	1941	new	$100.00	good	$100.00
2000 Tomato baskets	1941	new	$100.00	good	$100.00
Lumber	1941	new	$526.25	good	$526.25
900 crates of tomatoes @ 2.50 per crate planted December, 1941					$2,250.00

The claimant is claiming on chattels listed in column 3 of the "Personal Property Analysis Claim" estimated at $2,367.11.

438.83
Net claim for tomatoes $1824.17

Description of Storage of Goods:

All goods stored at Mayne Island property - - smaller items stored in boxes in the houses.

Total Claim $1650.85
Realized. $639.60
Net Claim $1011.25

General Statement as to Chattels not Described above:

Many smaller items of furniture and tools necessary in such a situation were left at the property.

Additional Comments, if any:

It is possible that some items may have been stolen if no one occupied the premises after 1943.

Shintaro Sasaki
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 13826 EXHIBIT No.

NAME Shintaro SASAKI. REG. No. 14244

DATE	INVENTORY	DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 29/7/43	TAKEN BY						
~~EVACUATION~~ Interned: 13/12/41	DATE						
1 Drag Saw		New Stove Pipes (14 pcs.)	$ 13.50	$ 13.50			
1 Water Pump & Engine		Stove Pipes (14 lengths)	12.00	12.00			
700' 1" Water Pipes		1 Heater	1.50	1.50			
2000 Tomato Baskets		1 Kitchen Cabinet	17.50	17.50			
500 Tomato Crates		1 Crosscut Saw 6'	1.50	1.50			
Carpenter Tools		1 Rake, 1 Crowbar	1.50	1.50			
3 Sledge Hammers		3 D.B. Axes & 1 Handle	1.00	1.00			
6 Wedges		Bundle Tools (1 grub,					
5 Axes		1 pick, 1 axe)	.50	.50			
1 Row Boat & Oars		1 Box odd pots & Pans	.50	.50			
Various Farm Implements		1 Bedstead & Spring	2.00	2.00			
		1 Scythe	1.00	1.00			
		Dresser	12.00	12.00			
		Stove	2.00	2.00			
		Lantern	.60	.60			
Declared by Wife		Incubator (extra large)	1.00	1.00			
(File 8231) - May 8/42:		Mandy Lee Incubator (small)	3.00	3.00			
		Box tools (brace, saw					
5 pc. Bedroom Suite		handle, drag blade,					
Dishes		level, wedge, wrench)	2.00	2.00			
Gramophone		12 Planks 4 x 12, 20' long	23.00	23.00			
1100 small Tomato Bskts.		1 Pile Assorted Lumber	13.00	13.00			
Wood (½ cord)		1 Pile Lumber 1 x 6	6.50	6.50			
Heavy weight Drag Saw		1 Pile Shooks	5.00	5.00			
2 Wedge Hammers		25 lbs. Bone Meal & about					
5 Hand Saws		4 sks. Fish Meal	4.00	4.00			
5 Nail Hammers		6 Oil Drums	3.50	3.50			
2 Pipe Wrenches		2 Piles Lumber (2 x 2) &					
5 lbs. 5" Nails		1 pile Lumber (2 x 3)	46.00	46.00			
4 lbs. 2½" Nails		1 Pile Lumber (2 x 3)	9.00	9.00			
5 lb. Box Nails		Assorted Lumber	167.00	167.00			
2 Levers		Drag Saw	165.00	165.00			
100' 1½" Pipe		Drag Saw	100.00	100.00			
40' 1" Hose		Saw Blade	5.50	5.50			
1 Kitchen Stove		Saw Blade	4.00	4.00			
1 Bureau		Gas Boat	100.00				
1 Row Boat		Water Pump	100.00				
Singer Sewing Machine		Buick Truck	100.00		15.00		
Pans & Kettles		Carpenter Tools	100.00				
30 Records		Supplies for shipping					
250 large Tomato Bskts.		tomatoes (crates)	100.00				
11,735 Bd. Ft. Lumber		Lumber	526.25				
4 cyl. Pump Engine		Fertilizers			$ 15.00	Total Other Sales	
5 Wedges		Additional Furniture					
2 Six Feet Saws							
1 Engine Hammer		Total as listed in Claim	$1,650.85	$ 624.60	Gross Proceeds Auction Sale		
4 Crescent Wrenches		Difference between above		$ 133.07	Less Auction Charges		
3 lbs. 4" Nails		total & claimant's own					
4 lbs. Finishing Nails		total, as under	$ 474.85	$ 491.53	Net Proceeds Auction Sale		
3 Squares		Claimant's total (gross)	$1,176.00				
2 Wheelbarrows		Ack. Custodian Credit	$ 639.60				
500' 1" Pipe							
50' ½" Hose		Chattels net total	$ 536.40				
1 Heater							
1 Bicycle							
1 Scale (25 lbs.)		Tomato Crates (900) as					
Kitchen Cabinet		listed	$2,250.00				
2 Parers		Ack. Custodian Credit	$ 419.29				
3 Bdles. Paper Stickers							
1936 Buick Truck		Tomato Crates (Net)	$1,830.71				
		Net Pers. Prop. total, as per claim sheet	$2,367.11				

Vancouver, B. C., Apr. 2/48.

RGB/P.

No. 13826 EXHIBIT No. EXHIBIT No. 1139 - 5 CASE No.

No. 14244 DATE OCT 1 8 1948 VENUE Toronto, Ont.

FILLED BY K A Christie

SALES									
TION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
13.50									
12.00									
1.50									
17.50									
1.50									
1.50									
1.00									
.50									
.50									
2.00									
1.00									
12.00									
2.00									
.60									
1.00									
3.00									
2.00									
23.00									
13.00									
6.50									
5.00									
4.00									
3.50									
46.00									
9.00									
67.00									
65.00									
00.00									
5.50									
4.00									
	15.00	✓				✓			Custodian charges of $15.00 wiped out total proceeds.
						✓			
						✓			
						✓			
	$ 15.00	Total Other Sales				✓			
						✓			
624.60	Gross Proceeds Auction Sale								
133.07	Less Auction Charges								
491.53	Net Proceeds Auction Sale								

FORM "JP"

FILE No. 13826

REAL ESTATE

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

1139 - 6

EXHIBIT No.

DATE Oct 18 1948

FILED BY K.A. Christie

NAME: (in full) Shintaro SASAKI

HOME ADDRESS: before evacuation Mayne Island, B. C.,

REGISTRATION NUMBER 14244 SEX: Male AGE: 44

OCCUPATION: Farmer

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

EMPLOYER: Love's Mushrooms Farm

MARRIED? Married

NAME OF WIFE OR HUSBAND: Toyo SASAKI

ADDRESS OF WIFE OR HUSBAND: Bay Farm, Slocan, B.C.

NAMES OF ANY LIVING CHILDREN: Yukio, Chiyo, Kyo, Sanzo, Shiro

ADDRESS OF CHILDREN: Bay Farm, Slocan, B.C.

AGE OF CHILDREN: Yukio 18, Chiyo 16, Kyo 14, Sanzo 7, Shiro 1.

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

1. LOCATION AND DESCRIPTION: Location: Mayne Island, B.C.
   Description: Acreage, 120 Acres

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 Residence
   1 Green House (70' x 120') Foundation of Green House (70' x 120') & its Materials. 1 Garrage & Packing House
   1 Plant House (20' x 30')

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

4. TAXES (Amount and where payable) Uncertain

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Ei KADONAGA

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Nil

9. IF FARM LAND STATE CROPS SOWN Hay & Tomatoes

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 Drag Saw. 1 Water Pump & Engine.

700 ft 1 inch Water Pipes. 2,000 Tomato Baskets

500 Tomato Crates. Complete Carpenter Tools.

3 Sledge Hammers. 6 Wedges 5 Axes

1 Row-Boat (14 Ft Round Bottom) & Oars See wife's file sold 1/12/43. Mayne Island

Various Farm Implements

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Nil

FORM "JP

4. INSURANCE CARE

5. MORTGAGES, LIE

OTHERS:

6. MONEYS OWING T

7. BONDS, DEBENTU

Nil

8. BANK ACCOUNTS

9. LIFE INSURANCE

10. INTEREST IN ANY

11. SAFETY DEPOSIT

LIABILITIES:

1. PERSONAL DEBTS

$150.00 owing to K

$21.70 owing to M.

2. TRADE DEBTS:

I, the undersigned, h
tected area as set out ab
tures, bonds or other secu

I certify that the ab
every description in any
and indirect.

Dated this 29th

Witn

FOR DEPARTMENTAL

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Nil

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: Nil

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

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

8. BANK ACCOUNTS: Nil

9. LIFE INSURANCE: "

10. INTEREST IN ANY ESTATES OR TRUSTS Nil

11. SAFETY DEPOSIT BOX: Nil

LIABILITIES:

1. PERSONAL DEBTS: $1,000.00 owing to Ei Kadonaga,
$150.00 owing to K. Konishi. $40.00 owing to KOMURA BROS.
$21.70 owing to M. Furuya Co.,

2. TRADE DEBTS: Nil

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

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

Dated this 29th day of July 1943 ~~194--~~

(Signature) "S. Sasaki "

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.

January 10th 1949

1139 - 7

DATE Oct 18 1948
FILED BY
K.A. Christie

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

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

Dear Sir:

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

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

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

Yours truly,

"Shintaro Sasaki"
Signature

"H.Hamada"
(witnessed by)

EVACUATION SECTION
Rec'd Mar 14 1947
File No. 13826
Ans. R.G.B
Referred Bell

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

January 10th 1949

G. M. Scott

For File 8231

1139 - 8

EXHIBIT No.

DATE Oct 18 1948

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

Catalogue No. 548.

File No. 4977.

Name: Ei KADONAGA

Reg. No. 08462

Address: Mayne Island, B. C.

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

Classification: 2 Dwellings, 3 Greenhouses, Outhouses.

Registered in the name of: EI KADONAGA.

State of Title: Clear.

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

As At: October 17th, 1945.

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

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

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

Chattels: Not involved.

Insurance: Transferred to Purchasers.

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

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

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

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

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

20th February, 1946

"R.G.Bell"

RGB/P.

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

January 10th 1949

Attached to Exhibit 1139 - 8

Catalogue No. 548 File No. 13826

Name: Shintaro SASAKI Reg. No. 14244

Address: Mayne Island, B. C.

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

Classification: A dwelling, Greenhouse and Outhouses.

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

State of Title: None

Sold to: ROBERT AITKEN and MARY PHILIP AITKEN (JOINT TENANTS) for $3,000,00(Cash)

As at: October 17th, 1945.

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

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

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

Chattels: Not involved.

Insurance: Transferred to Purchaser.

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

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

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

12th April, 1947.

"R.G.Bell"

RGB/P.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
January 10th 1949

E. M. Scott

EXHIBIT No. Oct 18 1948
DATE
FILED BY K.A.Christie

File 138216

CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Shintaro SASAKI

	Amount	On	Jap Valuation	Ass. Value	Appr. Value	Realized
(1)	$4,000.00	"Half interest" in Mayne Island farm land.	$4,000.00.	---	----	----
(2)	$3,000.00	Buildings on above land	$3,000.00	---	----	(See Rmks)
	$7,000.00	Claimant's Real Property Total				
	$3,000.00	Acknowledged Custodian Credit				
	$4,000.00	Amount of Real Property Claim				
(3)	$1,650.85	Chattels listed in Claim				
	$ 474.85	Difference between above total and that used by Claimant				
	$1,176.00	Claimant's total (gross)				
	$ 639.60	Acknowledged Custodian Credits				
	536.40	Amount of Chattels Claim				
(4)	$2,450.00	Growing Tomatoes in Greenhouses				
	$ 419.29	Acknowledged Custodian Credits				
	1,830.71	Amount claimed on Tomato Crates				
	$ 130.00	Claimant's mistake in addition				
	$6,237.11	Total amount (RP & PP) claimed				

Remarks

(1) This item ($4,000.00) refers to land owned by a cousin (Ei KADONAGA, File 4977) who does not recognise any outside interest in this land.

(2) This item ($3,000.00) represents buildings erected on the above land under an apparently vague verbal agreement. The failure of principals to reach an understanding delayed distribution of proceeds, but in April, 1947, all concerned agreed to total proceeds being paid to registered owner of the land for direct settlement.

(3) This item ($1,650.85) is apparently made up from our auction sheets (mailed to claimant 28/12/44) to which certain articles have been added, as per Personal Property Analysis attached. Of the latter, the first, a Gas Boat ($100.00) was not declared and file carries no evidence of such an item. The Water Pump ($100.00) would have been included in sale of real property. The Buick Truck ($100.00) was a 1927 model, sold for $15.00. Carpenter's Tools $100.00) have not been accounted for and may have been stolen. Shipping crates ($100.00) would have been used, as far as they were usable, in the shipment of tomatoes by the tenants who took over the operation of all the Mayne Island Tomato properties, and this account received its proportionate share of results. (Lumber ($526.25) not used in normal upkeep of the premises was sold and realized $167.00 as shown in Personal Property Analysis.

(4) This item ($2,250.00) apparently refers to the crop anticipated from Tomatoes planted in December (1941) but not harvested until June (1942). As a member of the (Japanese) Active Pass Growers Assn. Claimant's property was one of the 10 included in an Agreement (to which owners were a party) under which the operation of all the properties was taken over by Mayers & Ratcliffe on a fixed rental plus share of surplus basis, and this account received its proportionate share. See our reporting letter of Dec, 27/44, with attached statement of account showing receipts ($428.83) and relevant disbursements ($68.88.). In amount of Acknowledged Custodian Credits shown in claim statement ($419.29) an insurance refund ($9.54) appears to have been overlooked, and all disbursements omitted. "RGB"

Vancouver, B. C. Apr. 2/48
RGB/P

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

January 10th 1949