

651

Victoria BC

FILE NO. 651

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: Ono, Kinzo

HOME ADDRESS: 275 Grease Ave., Victoria, B.C.

REGISTRATION NUMBER 10018 SEX: Male AGE: 56

OCCUPATION: Farmer - doing business under name of Tillicum Dairy

(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: Own business - Tillicum Dairy, 275 Grease Ave., Victoria, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tora

ADDRESS OF WIFE OR HUSBAND: 275 Grease Ave., Victoria, B.C.

NAMES OF ANY LIVING CHILDREN: Takashi (M); Issa (M); Iya (F); Toyo (F)

ADDRESS OF CHILDREN: 275 Grease Ave., Victoria, B.C.

AGE OF CHILDREN: 25 yrs; 22 yrs; 18 yrs. 14 yrs.

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) None

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 7 room - 2 story house at 275 Grease Ave.,  
Victoria, B.C., 1 hay barn, 1 horse barn, 1 implement shed, 1 grainery,  
1 chicken-house, 1 dairy, 1 bottle washing shed and other small sheds.
2. LANDLORD'S NAME AND ADDRESS: Mr. J. W. Rowland, Seven Oaks P.O.,  
Carey Rd., Saanich, B.C. (Victoria)
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Previously  
yearly tenant - 20 yrs. Now pays \$50. to \$60. per month totalling  
\$650. per annum.
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)  
None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: Farm produce including hay,  
wheat, oats, corn for feed.

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,  
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
Household furniture and equipment and machinery as listed.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS  
Live-stock as listed.
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR  
CLAIM ON ANY SUCH PROPERTY Chattel Mortgage reduced to approx.  
\$1,000.00. Mortgagee J. W. Rowland, Seven Oaks P.O., Carey Rd.,  
Saanich, B.C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) About\$1,600. Breadin Dairy Co., 1044 Pandora Ave., Victoria, B.C.\$10. Mr. A. Snelling, 325 Kerr Ave., Victoria, B.C.\$26. Mr. Ross, 378 Burnside Rd., Victoria, B.C.

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

3 x \$50. Victory Bonds - #K-4H019099, #K-8 H267444, #K-8 H267445 - In  
own possession.War Savings Certificates - Takashi, 1 x \$5.; Iya, 3 x \$5.; Ioyo, 11 x \$5.  
Total value - \$75.00. In possession of declarant.8. BANK ACCOUNTS: Savings Acct. #770 - Bank of Montreal, Douglas St.,  
Victoria, B.C. Approx. \$50.9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

## LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: None

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 30 day of March 1942.Wm. A. Smith

Witness

(Signature)

Ringo Ono

FOR DEPARTMENTAL USE

651

INFORMATION FROM R.C.M.P.

DATE Sept. 27, 1943.

Our File No. 651.

Full Name ONO, Rinzo.  
(Surname in Block Letters)

Registration No. 10018. ☒ Male - Female  
(Check) Age Mar. 7, 1886.

Former Address 275 Grease Avenue, Victoria, B. C.

Date Evacuated 22/6/42 ☒ Naturalized - Canadian-Born - National  
(Check)

Present Address ~~Sandon, B. C.~~ 4/12/45: 2708 Rosemont Blvd., Montreal, P. Q.

☒ Married - Single  
(Check)

Name of Wife (nee) YAMAMOTO, Tora #10019.

Name of Husband \_\_\_\_\_

Name of Mother Deceased. Name of Father Deceased.

Name of Children under 16 Tayoko (F) 6/6/28.

Requested by G. M. Registered with Custodian Yes.  
(Yes or No)

Additional Information Farmer.

LIABILITIES SUMMARY

File 631.

Rinso ONO.

Reg. No. 10016.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

23rd April, 1946.

*[Signature]*

WCB/P.

PERSONAL PROPERTY SUMMARY

File 651.

Rinzo ONO.

Reg. No. 10018.

This 56-year old Farmer, a Naturalized Canadian, from Victoria, signed a Custodian "JP" declaration form on the 30th March, 1942.

His wife, Tora (File 8439), signed a Custodian "No Property" card on the 7th May, 1942.

The husband and wife were evacuated together, presumably with their 4 children, on the 22nd June, 1942.

Rinzo ONO owned no Real Property but operated the same 120-acre Farm for over 20 years as Tenant Farmer. He owned the Livestock and Farm Equipment.

On evacuation, he: (1) Assigned (Apr. 11/42) his Farm Lease to H. W. Hubbard; (2) Entered into an agreement (Apr. 13/42) with H. W. Hubbard under which the latter paid \$25.00 per month as rent for Livestock and Equipment. H. W. Hubbard subsequently sub-let to Ralph Strong but remained responsible for performance of his original contracts.

Under a Conditional Bill of Sale Agreement, dated March 20th, 1945, Livestock and Farm Equipment were sold to the above Ralph Strong for:

\$1,650.00 Livestock (31 head), as per Inventory (see May 5/45).

\$ 977.50 Equipment, as per Inventory on file (see May 5/45).

\$2,627.50 payable \$1000.00 Cash, with balance @ \$100.00 per month, plus interest @ 5%.

The prices realized were equal to those appearing in original inventory three years earlier (see Feb. 20/45). A report of the transaction was sent to Rinzo ONO on December 20th, 1945. Final payment under the Conditional Bill of Sale was received on the 18th July, 1946.

Seven items of Household Furniture (valued @ \$215.00) listed (Mar. 30/42) were not found by our Agent, H. G. Hinton (Apr. 16/42), and were apparently sold by declarant in the interval between these dates. Seven items (valued @ \$63.50) left on the premises were added to list of Farm Equipment and included in sale of latter (for a total of \$977.50).

Through the efforts of evacuee's agent (Gerald H. Sedger) a claim against Breadin Dairy Company, declared to be "about \$1600.00", has been reduced to \$884.00 (May 23/45) and continues to be reduced by collections made by the same agent. Nothing has been recovered on two other claims (\$10.00 and \$26.00) declared at the same time.

(Over)

(INTERIM)

CHATTELS SUMMARY

File 651.

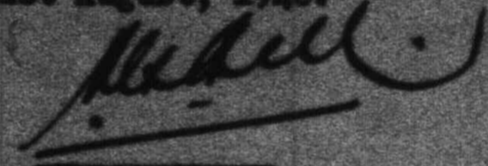
Rinse ONO.

Reg. No. 10018.

The Chattels disclosed in this file appear to have been satisfactorily accounted for and evacuee is today being given the opportunity to confirm this.

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

31st August, 1946.

A handwritten signature in dark ink, appearing to be 'M. Bell', written over a horizontal line.

RGB/P.

REAL PROPERTY SUMMARY

File 651.

Rinso ONO.

Reg. No. 10018.

NO REAL PROPERTY CARRIED IN THIS FILE.  
(See Personal Property Summary for  
Livestock and Farm Equipment).

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

22nd December, 1945.

A handwritten signature in dark ink, appearing to be "M. J. Hill", written over a horizontal line.

RGB/T.

original

16th April 1942.

G. W. MacPherson, Esq.,  
Authorized Deputy of the Secretary of State  
and/or Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
APR 18 1942

Dear Sir:

re: Rinzo Ono. Registration No. 10018.  
Custodian File No. 651

In accordance with your request I have investigated the following property as recorded on the above man's registration form dated 30th March 1942.

Personal Property:

Household furniture, equipment and machinery as listed.  
Livestock as listed.

In connection therewith I have to report as follows:

1. Location:

Ono is a tenant farmer and dairyman and has occupied the lands on which he has now farmed for the past seventeen years. The farm is about one hundred acres and is about four miles from Victoria just off Burnside Road. Ono owns a herd of cows and other livestock together with dairy and farm equipment.

2. Particulars of Ownership:

The livestock and equipment is owned by Ono subject to a chattel mortgage in favour of Joseph William Rowland.  
*aka landlord.*

3. Description of Land and Buildings:

Not applicable.

4. Inventories:

I have prepared an inventory of the livestock and implements, and household furniture, details of which are shown in the Schedule attached. The inventory prepared by me differs from what was shown in the Registration form in the following respects:

Household Furniture listed but not on hand:

Chesterfield  
Rug  
Centre Table  
End Table

Household Furniture not listed but on hand:

1 Kitchen Range  
3 Iron Beds  
1 Small Rug

	Estimated Realizable Value
\$	26.00
	25.00
	3.00
\$	54.00

5. Insurance:

No insurance is carried. You will note what the position is with regard to this from the attached copy of letter from Messrs. Walls & Sedger.

6. Liabilities:

One informs me that apart from the chattel mortgage he has no liabilities. The chattel mortgage was given to Joseph William Rowland of Carey Road, Municipality of Sannich, Province of British Columbia, covering livestock, farm implements and dairy implements, dated 9th November 1932, rate of interest 5%. Original amount of mortgage \$1,250.00. Registered at Victoria 10th day of November 1932, Registered Number 9020. On 1st November 1933 the rate of interest was reduced to 3%. Re-registered by renewal on 26th October 1936, Registered Number 9020. Re-registered by renewal on 1st day of November 1939, Registered Number 10113.

On 19th March 1942 the principal and interest due amounted to \$1,640.50; a release in the sum of \$640.50 was made in respect of the amount due on the mortgage as from 19th March 1942, leaving \$1,000.00 owing on that date. Rate of interest remained at 3%. An amount of \$100.00 was paid recently on account of this mortgage, leaving a balance due of \$900.00. Rate of interest 3% (refer to letter of Messrs. Walls & Sedger, Solicitors, dated 13th April 1942).

7. Recommendations:

As One will shortly be evacuated he has, with the consent of the owners of the land, sub-let this to Henry William Hubbard, rancher, for a term of three years, at a monthly rental of \$50.00 (or such greater sum as may be required to cover any future increase in taxes) the first payment to be made on 11th May 1942 and on the 11th day of each succeeding month thereafter until 11th day of April 1945.

The Assignor also leases and sets over unto the use of the Assignee the herd of animals and farm implements, machinery and equipment, for \$25.00 per month, such payments to be made to Messrs. Walls & Sedger, Solicitors, to be credited on the mortgage of \$900.00 held by Joseph William Rowland on the livestock, implements, *Letter May 14*

7. Recommendations: (continued)

etc., of the Assignor, as long as there is a sum due thereon.

The Assignor also sets over unto the use of the Assignee all growing crops which includes twenty acres of Fall wheat sown. In the event of hostilities ceasing before 11th April 1945 and the Assignor being desirous of returning, the Assignee will immediately quit the premises and a settlement of account will take place between the Assignor and the Assignee. If the Assignor is unable to return at the end of three years the Assignee can continue to rent on a monthly basis only at \$50.00 per month. This agreement is subject to your approval as outlined in the copy of Messrs. Walls & Sedger's letter of 13th April 1942 to Mr. H. G. Hinton, which reads as follows:

"Rinzo Ono has entered into an agreement with Henry William Hubbard with the consent of the Seven Oaks Land Co. Ltd., whereby he, Ono, is transferring his stock and equipment to Mr. Hubbard and whereby Mr. Hubbard becomes a tenant of the landlord. Rinzo Ono desires to return to the premises and Mr. Hubbard will deliver up possession of the goods and the herd or substituted goods or animals to Ono on his application after the termination of hostilities. We are enclosing herewith a copy of the agreement made.

"You will note that Mr. Hubbard is to pay to this office as solicitors for the landlord the rental of the premises and it is Rinzo Ono's direction that Mr. Hubbard also pay to this office the sum of \$25.00 a month to reduce the chattel mortgage, the balance of which at this time is \$900.00, a sum of \$100.00 having been paid recently on account thereof. At the request of your assistant we are enclosing a copy of the original chattel mortgage and a copy of the latest renewal statement.

"We presume that Mr. Hubbard may have to secure your authority to pay the monthly sum of \$25.00 to us on account of the mortgage. If this meets with the approval of the Custodian it would be satisfactory to us as the mortgage money has been due for several years, as you will note. An effort is being made to insure the cattle and implements against loss and damage by fire. We have learned by a local agent that all insurance placed by Japanese is being cancelled. We have had an agent make enquiries from his General Agent to see if this could be overcome. We might have to appeal to you to arrange for protection of the goods and cattle set out in the mortgage."

In respect that Ono has agreed to the arrangement outlined above, and that his liability under the chattel mortgage should be liquidated at the end of three years, I recommend that the arrangement be confirmed.

Yours faithfully,

*H. G. Hinton*

HGH:LMS  
Enclosure:

RINZO ONO  
INVENTORIES 10th APRIL 1942

SCHEDULE

Livestock:

Number of Cows:

	<u>One's Valuation</u>	<u>Estimated Realizable Value</u>
1	\$ 80.00	\$ 68.00
2	50.00	45.00
3	80.00	55.00
4	80.00	65.00
5	100.00	50.00
6	70.00	60.00
7	90.00	65.00
8	70.00	65.00
9	100.00	65.00
10	60.00	50.00
11	125.00	70.00
12	125.00	60.00
13	100.00	50.00
14	70.00	35.00
15	90.00	50.00
16	80.00	65.00
17	80.00	50.00
18	70.00	50.00
19	90.00	45.00
20	75.00	60.00
21	80.00	50.00
22	60.00	50.00
23	80.00	50.00
24	80.00	50.00
1 Bull	100.00	50.00
1 Heifer (2 years)	40.00	50.00
1 Heifer (2 years)	35.00	35.00
1 Calf (6 months)	20.00	20.00
4 Calves (4 - 5 months)	50.00	50.00
2 Horses	300.00	175.00
	<u>\$2,510.00</u>	<u>\$1,700.00</u>

Machinery:

Tractor	550.00	200.00
Plough for tractor	120.00	55.00
Binder	100.00	75.00
Hammermill	125.00	100.00
Silo cutter	150.00	75.00
Manure spreader	125.00	80.00
Other Implements (roller, wagon, harrows, disc, cultivator, etc.)	200.00	150.00
Mower	50.00	30.00
Dairy Implements (cooler, separator, ice box)	200.00	120.00
15 Water bowls and pipe	80.00	80.00
1 Hay-carrier purchased 1941 and ropes	75.00	75.00
	<u>\$1,775.00</u>	<u>\$1,040.00</u>

Household Furniture:

Chesterfield (new)	}
Rug (new)	
Centre Table (new)	
End Table (new)	
Westminster Chime Clock	
Dining-room Table	
5 Oak Chairs	
	215.00

Registered Cy. Ct. Reg. Vic.  
24.3.42: No. 10113

Renewal statement in respect of Chattel Mortgage made the 9th day of November 1932, made between Rinso Ono as Grantor and Joseph William Rowland as Grantee, and registered in the Registry of the County Court of Victoria, British Columbia, on the 10th day of November 1932, re-registered by renewal on the 26th day of October 1936 in the County Court Registry aforesaid under number 9020, and re-registered by renewal on the 1st day of November 1939 in the County Court Registry, under number 10113, and of the amount still owing for principal and interest.

The said Joseph William Rowland is still the mortgagee of the goods and chattels and livestock and has not assigned the said bill of sale by way of chattel mortgage.

The amount still owing for principal is the total sum of \$1000.00, with interest at the rate of three (3%) per cent as and from the 19th March 1942.

And that the said Rinso Ono the mortgagor, covenants that all the goods chattels and livestock particularly mentioned, or livestock by way of substitution in the Indenture of Mortgage above referred to are still at the premises mentioned in such bill of sale; and that he the said Rinso Ono has not disposed of any of the goods, chattels or livestock set out and enumerated in the said chattel mortgage.

WITNESS the hands and seals of the parties herein, this 19th day of March 1942.

WITNESS:

"J. Percival Walls"

....."J. W. Rowland".....

....."Rinso Ono".....

COPY

IN THE MATTER of the Bills of Sale Act,  
Amendment Act 1935 and  
IN THE MATTER of Indenture of Chattel  
Mortgage dated the 9th November 1932,  
made by one Rinso One, Burnside Road,  
Municipality of Saanich, Province of  
British Columbia, Grantor of the first  
part and one Joseph William Rowland  
of Carey Road, Saanich Municipality  
Province of British Columbia, as  
Grantee of the second part.

I, Joseph William Rowland of Carey Road, in the  
Municipality of Saanich, Province of British Columbia, Retired,  
make oath and say:

1. That I am the Grantee named in the above Indenture of  
Mortgage, which was duly lodged for registration in the County  
Court Registry, Bastion Street, Victoria, under number 9020, on  
the 10th day of November 1932.

2. That on the 8th day of November 1933 the Grantor  
admitted in writing that there was still due and owing in respect  
of the said Chattel Mortgage the full principal sum of \$1250.00  
and interest at the rate of five (5%) per cent per annum as  
therein mentioned as and from the 1st day of November 1932, and  
that all goods, chattels and livestock particularly mentioned in  
the Indenture of Mortgage were still at the premises mentioned in  
such Bill of Sale, and that he the said Rinso One had not disposed  
of any goods, chattels and livestock set out and enumerated  
therein. And the said Joseph William Rowland at that time did  
agree to reduce the rate of interest as and from the 1st day of  
November 1933 at the rate of three (3%) per cent per annum.

3. That there is due at the present date the full principal  
sum of \$1250.00 and interest in the sum of \$390.50, and that the  
statement of account annexed hereto showing the principal and  
interest in the sum of \$1640.50 due me, is correct and true. A  
release in the sum of \$640.50 has been made in respect of the  
amount due on the mortgage and there being a sum of \$1000.00 rec-  
honed as principal as and from the 19th day of March 1942 with  
interest at the rate of three (3%) per cent per annum.

4. That the Bill of Sale has not been kept in force for any  
fraudulent purpose.

SWORN before me at Victoria,  
British Columbia, this 21st  
day of March 1942.

"J. Percival Walls"

A Commissioner for taking  
affidavits within British  
Columbia.

"J. W. Rowland"

C  
O  
P  
Y  
ALL WHICH said goods and chattels are in possession of the Grantor situate on Part Section Fourteen (14), Victoria District, Burnside Road, near Junction Canadian National Railway and Old Right of Way of B.C. Electric Interurban Line

in the Province of British Columbia.  
TO HAVE AND TO HOLD all and singular the said goods and chattels unto the said Grantee TO THE ONLY PROPER USE AND BEHOOF of the said Grantee FOREVER: PROVIDED ALWAYS and these presents are upon this express condition, that if the said Grantor do and shall well and truly pay, or cause to be paid unto the said Grantee the full sum of One thousand two hundred and fifty (\$1250.00) dollars, with interest for the same at the rate of Five (5%) per centum per annum from the 1st day of November 1932 on the following days and times, that is to say:

The full amount of \$1250.00 with interest as aforesaid to be paid on the 1st day of November 1933, but the Grantee agrees with the Grantor that during the said period of one year, payments of part of the principal sum will be accepted.

THEN THESE PRESENTS and every matter and thing herein contained, shall cease, determine, and be utterly void to all intents and purposes, anything contained to the contrary thereof in anywise notwithstanding.

AND the said Grantor shall and will warrant and forever defend by these Presents ALL AND SINGULAR the said goods and chattels by these Presents unto the said Grantee against him and the said Grantor, and against all and every person and persons whomsoever:

AND the said Grantor do hereby COVENANT, PROMISE, and AGREE, to and with the said Grantee, that the said Grantor, or some one of them, shall and will well and truly pay, or cause to be paid unto the said Grantee the said sum of money, in the above proviso mentioned, with interest for the same as aforesaid, on the days and times and in the manner above limited for the payment thereof: PROVIDED that in default of payment of any of the payments or instalments hereinbefore mentioned, or any part thereof, the principal sum then unpaid and hereby secured shall become due and payable; AND ALSO, that in case default shall be made in the payment of the said sum of money in the said proviso mentioned, or in the interest thereon, or any part of the principal or interest, or in case the said Grantor shall attempt to sell or dispose of or in any way part with the possession of the said goods and chattels, or any of them, or to remove the same, or any part thereof, from the premises upon which they are now located, or suffer or permit the same to be seized or taken in execution without the consent of the said Grantee to such sale, removal, or disposal thereof first had and obtained in writing, or in case default shall be made in the performance of any of the covenants by the said Grantor in these presents contained, or in case the Grantee shall feel unsafe or insecure or deem said goods and chattels in danger of being sold or removed, THEN in such case it shall and may be lawful for the said Grantee with his servant or servants, and with such other assistant or assistants as they may require, at any time during the day, to enter into and upon any lands, tenements, houses, and premises wheresoever and whatsoever where the said goods and chattels or any part thereof may be, and for such persons to break and force open any doors, locks, bars, bolts, fastenings, hinges, gates, fences, houses, buildings, enclosures and places, for the purpose of taking possession of and removing the said chattels as aforesaid, it shall and may be lawful, and the said Grantee, and each and any one of them, is and are hereby authorized and empowered to sell the goods and chattels, or any of them, or any part thereof, at public auction or private sale as to them or any of them, may seem meet;

AND from and out of the proceeds of such sale in the first place to pay and reimburse themselves all such sum and sums of money as may then be due by virtue of these Presents, and all such costs and expenses as may have been incurred by the said Grantee in consequence of the default, neglect or failure of the Grantor in payment of the said money, with interest thereon, as above mentioned, or in consequence of such sale or removal, as above mentioned, and in the next place to pay unto the said

Grantor all such surplus as may remain after such sale, and after payment of all such sum or sums of money, and interest thereon, as may be due by virtue of these Presents at the time of such seizure, and after payment of all costs, charges and expenses incurred by such seizure and sale as aforesaid; PROVIDED that the said Grantee may, in default of any one of the payments or instalments hereinbefore mentioned, or any part thereof distrain for the whole principal sum then unpaid; PROVIDED ALWAYS nevertheless, that it shall not be incumbent on the said Grantee to sell and dispose the said goods and chattels, but that in case of default of payment of the said sum of money, with interest thereon, as aforesaid, it shall and may be lawful for the said Grantee peaceably and quietly to have, hold, use, occupy, possess, and enjoy the said goods and chattels, without the let, molestation, eviction, hindrance, or interruption of the said Grantor, or any of them, or any other person or persons whomsoever; AND the said Grantor doth hereby further COVENANT, PROMISE and AGREE to and with the said Grantee that in case the sum of money realized under any such sale as above mentioned shall not be sufficient to pay the whole amount due at the time of such sale, that the said Grantor executors, shall and will forthwith pay, or cause to be paid, unto the said Grantee all such sum or sums of money, with interest thereon, as may then be remaining due; as well also as all costs and expenses as may be incurred by any seizure.

AND the said Grantor doth put the said Grantee in full possession of the said goods and chattels by delivering to him these Presents in the name of all the said goods and chattels, at the sealing and delivery hereof; AND the said Grantor covenant with the said Grantee that he will, during the continuance of this mortgage, and any and every renewal thereof, insure the chattels hereinbefore mentioned against loss or damage by fire in some insurance office (authorized to transact business in Canada) in the sum of not less than their full insurable value, and will pay all premiums and moneys necessary for that purpose, as the same become due; and will, on demand, assign and deliver over to the said Grantee the policy or policies of insurance and receipts thereto appertaining; PROVIDED that if on default of payment of said premium or sums of money by the Grantor the said Grantee may pay the same, AND such sums of money shall be added to the debt hereby secured, and shall bear interest at the same rate from the day of such payment, and shall be repayable with the sum hereby secured.

The expression Grantor and Grantee herein shall include the parties hereto, their and each of their heirs, executors, administrators, successors and assigns, respectively.

AND IT IS UNDERSTOOD AND AGREED by and between the parties hereto that all goods and chattels of a like or similar description to or different from those herein mentioned which shall hereafter be taken or brought into stock or possession by the mortgagor during the currency of this mortgage or any renewal thereof, and whether in augmentation of or in substitution for any of the said goods or chattels, and either upon the said premises or upon any other premises to which he may remove the said goods and chattels or any of them, or upon which he now carries on or may hereafter carry on or commence any branch of his business, or a substantial part of business, shall at once upon being so brought into stock or possession, become and they are hereby mortgaged without a new or another instrument being executed for that purpose.

IN WITNESS WHEREOF the Parties to these Presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED )  
In the Presence Of )  
"Gerald H. Sedger" )  
Solicitor )  
Victoria, B. C. )

"Rinzo Ono"

THIS is the paper writing marked the letter "A" referred to in the Affidavit of Rinzo Ono  
SWORN before me this 9th day of November A.D. 1932.

"Gerald H. Sedger"  
A Commissioner for taking affidavits within British Columbia

THIS is the paper writing marked the letter "A" referred to in the Affidavit of Joseph William Rowland.  
SWORN before me this 9th day of November A.D. 1932.

"Gerald H. Sedger"  
A Commissioner for taking affidavits within British Columbia

AFFIDAVIT OF BONA FIDES FOR CHATTEL MORTGAGE  
"BILLS OF SALE ACT"

BRITISH COLUMBIA } I, Joseph William Rowland of the City of Victoria in the  
TO WIT } Province of British Columbia, the Grantee in the foregoing  
Bill of Sale by way of mortgage named, make oath and say;  
That Rinzo Ono the Grantor in the annexed Bill of Sale by way  
of mortgage named, justly and truly indebted to Joseph William Rowland the  
Grantee therein named in the sum of \$1250 Dollars mentioned therein.

That the said Bill of Sale by way of mortgage was executed in good faith  
and for the express purpose of securing the payment of the money so justly due  
or accruing due as aforesaid, and not for the purpose of protecting the Goods  
and Chattels mentioned in the said Bill of Sale by way of mortgage against  
the creditors of the Grantor therein named or of preventing the creditors of  
such Grantor from obtaining payment of any claim against the said Grantor.

SWORN before me at the City  
of Victoria in the Province of  
British Columbia, this day  
of November A.D. 1932

"J. W. Rowland

"Gerald H. Sedger"

A Commissioner for taking affidavits with British Columbia.

Registered  
No 9020

Dated ..... day of November ..... 1932

RINZO ONO

TO

JOSEPH WILLIAM ROWLAND

CHATTEL MORTGAGE  
To Secure Sum of

Victoria  
Nov. 12, 1932  
Registry

L. S. \$2.00

AFFIDAVIT OF WITNESS

BRITISH COLUMBIA } I, Gerald H. Sedger of 1124 Government  
TO WIT: } Street, Victoria, B.C. Solicitor, make oath and say as  
follows:-

1. That the paper writing hereunto annexed, and marked "A" is the Bill of Sale, and every Schedule or Inventory thereto annexed, or therein referred to, and every attestation of the execution thereof as made and given and executed by Rinzo Ono
2. That the Bill of Sale was made and given by the said Rinzo Ono on the 9th day of November in the year of Our Lord one thousand nine hundred and thirty-two.
3. That I was present and did see the said Rinzo Ono in the said Bill of Sale mentioned and whose name is signed thereto sign and execute the same on the said 9th day of November in the year aforesaid.
4. That the said Rinzo Ono at the time of making the said Bill of Sale, resided and still resides at Burnside Road, Victoria, B. C. and was and still is.
5. That the name Gerald H. Sedger set and subscribed as the witness attesting the due execution thereof is of the proper handwriting of me this deponent and that I reside at 1127 Lyall Street, Esquimalt, Victoria County and am a Solicitor.

Subscribed to and sworn before me this 9  
day of November A.D. 1932 at the City of  
Victoria in the Province of British Colum-  
bia.

"Gerald H. Sedger"

"J. Percival Walls"

A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia.

C  
O  
P  
Y

"A"

THIS INDENTURE

made the Ninth (9th) day of November in the year

Our Lord one thousand nine hundred and thirty-two.

IN PURSUANCE OF THE "BILLS OF SALE ACT"

BETWEEN

RINZO ONO of Burnside Road, in the Municipality  
of Saanich, Province of British Columbia.

hereinafter called the "Grantor," of the FIRST PART,

AND

JOSEPH WILLIAM ROWLAND of Carey Road, in the  
Municipality of Saanich, Province of British  
Columbia, Retired,

hereinafter called the "Grantee," of the SECOND PART,

WITNESSETH, that the said Grantor, for and in consideration of the sum  
of One thousand two hundred and fifty(\$1250.00) dollars  
of lawful money of Canada to him in hand well and truly paid by the said  
Grantee, at or before the sealing and delivery of these Presents (the  
receipt whereof is hereby acknowledged), HATH granted, bargained, sold  
and assigned and by these presents DOTH GRANT, bargain, sell, and assign  
unto the said Grantee, ALL AND SINGULAR the goods and chattels herein-  
after particularly mentioned and described, and all and singular the  
goods and chattels which during the continuance of these Presents shall  
be brought on the premises hereinafter mentioned, either in addition to  
or in substitution for the goods and chattels herein fter set forth, and  
all the right and interest of the said Grantor therein and thereto, which  
said goods and chattels may be more particularly described as follows:

1 double farm wagon	No.1 - Dk.Jersey - Tuberculin Test Tax No. 11658
1 Seed Drill	" 2 - L. " " " " " D28238
2 Ploughs	" 3 - L. " " " " " B52072
1 Cultivator	" 4 - L. " " " " " E368
Harrows Spring	" 5 - Dk. " " " " " E370
Harrows	" 6 - Dk. " " " " " D35083
1 Seed Drill	" 7 - Dk. " " " " " E371
1 Mowing Machine	" 9 - L.Gurnsey - " " " " D27606
1 Binder	" 10 - L. Jersey " " " " 5794a
1 Silo	" 11 - L. Gurnsey " " " " E372
1 Hocking Valey Cutter No. 19.	" 12 - Dk. Jersey " " " " 5793a
Quantity of Oats and Wheat	" 13 - L. " " " " " 5792A
in Granary	" 14 - L. " " " " " 11659A
Platform Scales	" 15 - L. " " " " " 11660A
Root Crops	" 16 - Gurnsey Bull - 3 years old
Drinking troughs, pipe and	
connections to same	3 Yearling Heifers Grade Jerseys
Cow chains	4 Calves, about 9 months
Milk Cooler	Harness
Milk Separator	Rigs.
Milk bottles	
Milk cans	
Milk buckets	
Boiler	

THIS INDENTURE made the 20<sup>th</sup> day of  
March, one thousand nine hundred and forty-three  
(A.D. 1943):

BETWEEN:

HENRY WILLIAM HUBBARD, Rancher,  
at present residing at 2915  
Harriett Road, Victoria, British  
Columbia, hereinafter called the  
"Assignee"

of the First Part

-and-

RALPH STRONG, Dairyman, Burnside  
Road, Municipality of Saanich,  
Province of British Columbia, here-  
inafter called the "Tenant"

of the Second Part

-and-

SEVEN OAKS LAND COMPANY LIMITED,  
a Company duly incorporated under  
the laws of the Province of  
British Columbia, having its  
registered office at Victoria,  
British Columbia, hereinafter  
called the "Company"

of the Third Part

WHEREAS by Indenture of Assignment one Rinso Ono, farmer  
then of Burnside Road, Victoria, British Columbia, did  
on the 11th day of April 1942 assign to the assignee  
herein with the concurrence of the Company the demise of  
the lands and premises therein mentioned expiring on the  
11th day of April 1945 under the terms, covenants and  
agreements therein contained.

AND WHEREAS in the said Indenture referred to the said  
Rinso Ono as assignor therein described did set over  
unto the use of the assignee all the herd of animals,  
farm implements and machinery and equipment particularly  
set forth in a schedule to said Indenture, under the terms  
covenants and agreements therein contained.

AND WHEREAS the assignee desires to sublet the said lands  
and premises and the said stock, implements and equipment  
to the tenant who is agreeable to accept a sub-lease on  
the following terms and conditions:

- (1) All covenants, terms, agreements and conditions  
on the part of the assignee in the said  
Indenture of the 11th day of April 1942 to re-  
main in full force and effect, it being not  
contemplated by this sub-letting that the  
Company or the assignor Rinso Ono or the  
Custodian of Enemy Property waive or release  
the assignee from any of the terms and con-  
ditions therein contained.
- (2) The tenant is to acquire by sub-lease the  
terms herein granted with the exception of

the last eleven days thereof, the term of the tenant to expire on the 31st day of March 1945, thus providing a reversion unto the assignee herein. The tenant in like manner and for a like term acquires by sub-lease all the herd, farm implements and machinery of the assignee.

- (3) The tenant covenants with the Company and the assignee herein to perform all covenants, terms and conditions in the said Indenture of the 11th day of April 1942 on the part of the assignee to be made and performed. The tenant herein does admit that an executed copy of the Indenture of the 11th day of April 1942 has been examined by him and is annexed hereto and all covenants in the said Indenture are to be fully performed and carried out by the tenant as fully and effectively as if the same were written in this Indenture.
- (4) The tenant covenants, promises and agrees that he will not assign or underlet without the consent of the assignee and Company.
- (5) The tenant in addition to observing the covenants to pay rent to the Company and the solicitors for the said Rinso One in the monthly amounts of Fifty (\$50.00) Dollars and Twenty-five (\$25.00) Dollars respectively and observing all other covenants and conditions in the said Indenture of the 11th April 1942 contained, will pay the assignee for the privilege of securing the said premises cattle and equipment, the monthly sum of Five (\$5.00) Dollars the first of such monthly payments to be payable and paid on the 20<sup>th</sup> day of April 1943 and thereafter on the 20<sup>th</sup> days of each month following during the demise.
- (6) The tenant holding himself to be an experienced dairy farmer hereby admits and declares that he has examined the herd of cattle, the property of the said Rinso One and finds them in good health and condition; that the implements and machinery so set out in the schedule in the Indenture of the 11th April 1942 are intact and in good state of repair; that he the tenant has examined the soil and land forming the demise and declares that the same appears in good condition, and that the said lands have been properly tilled and cared for.
- (7) The tenant as heretofore appears will make, perform and carry out all the covenants, terms and conditions in the said Indenture of the 11th April 1942 and without limiting the generality of the foregoing will observe all the covenants respecting the operation of the farm usually known and described as the farm covenants and the increased rental that may be payable by reason of increased taxes as particularly set forth in paragraph 11 of the Indenture of the 11th day of April 1942.
- (8) The assignee and the representatives of the Company may at all times enter upon the demised lands for the purpose of inspecting

11 days  
margin

Rent (v)

Assignee (v)

Herd  
implements  
land

the same and the assignee or the Company are not to interfere with the free use and enjoyment of the said lands and the herd and equipment so long as the terms and covenants in the said indenture of the 11th day of April 1942 as well as those of this indenture are made, done and performed.

Proviso for re-entry by the Company on non-payment of rent or non-performance of covenants.

The assignee herein on the 30th day of October 1942 having agreed the Company was at liberty to grant the Department of National Defence a lease of part seventeen (17) acres of lot C, Map 1637, being that part lying between Fillicum and Whiteside streets as shown on the lease dated the 1st day of January 1942 between the Company and the Department of National Defence, declares such parcel of 17 acres to be free of the indenture of the 11th day of April 1942 and that in substitution therefor the assignee and the tenant herein may use and employ subject to necessary fencing twenty (20) acres of part section 24, Victoria District, lying to the south of Fillicum Road.

IN WITNESS whereof the said parties hereto have hereunto set their hands and seals the day and year first above written.

SIGNED SEALED AND DECLARED

IN THE PRESENCE OF:

*Grace Sluggell*

*H. W. Hubbard*

*Ralph Strong*

*Seven Oaks Land Company Limited*  
*Joseph M. Rowland*  
*Managing Director*

*Sealed and Delivered by*  
*Seven Oaks Land Company*  
*Limited*

*G. S. Sledge*  
*Secretary*



1943:

● ● ● ● ● ● ● ●

-and-

-and-

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

**G. H. SEDGER**  
BARRISTER, ETC.  
BASTION BLDG.  
VICTORIA, B. C.



/652

TRIPlicate

THIS INDENTURE made in duplicate the 20<sup>th</sup> day of March  
in the year of our Lord one Thousand nine hundred and forty-five.

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF CANADA ACTING  
IN HIS CAPACITY AS CUSTODIAN UNDER THE REVISED REGULATIONS  
RESPECTING TRADING WITH THE ENEMY (1943)

(Hereinafter called the "VENDOR")

OF THE ONE PART:

AND:

RALPH STRONG, Farmer,  
of Victoria, in the Province of British Columbia

(Hereinafter called the "VENDEE")

OF THE OTHER PART:

WHEREAS RINZO ONO, Police Registration Number 10018, was formerly  
a Farmer in the City of Victoria, in the Province of British Columbia;

AND WHEREAS the said RINZO ONO, a person of the Japanese race,  
was required to leave the protected area in the Province of British Columbia  
by order of the Minister of Justice pursuant to the provisions of the Defence  
of Canada Regulations (Consolidation) 1941;

AND WHEREAS the Vendor under and by virtue of Order in Council  
Number P.C. 1665 of 1942 and amendments thereto and of the applicable  
provisions of the Revised Regulations Respecting Trading with the Enemy (1943)  
is vested with all the right, title and interest of the said RINZO ONO in  
the livestock, equipment and chattels hereinafter described and enumerated,  
and hath contracted and agreed with the said Ralph Strong for the sale of  
the interest of the said RINZO ONO in the livestock, equipment and chattels  
for the sum of Two Thousand Six Hundred and Twenty-seven Dollars and Fifty  
Cents (\$2627.50), such sale to be executed by a Conditional Bill of Sale  
to the Vendee herein;

WITNESSETH that the Secretary of State of Canada hereinafter called  
the Vendor, has delivered to Ralph Strong, residing at Victoria, in the  
Province of British Columbia, hereinafter called the Vendee, the personal  
property hereinafter described, under a contract of conditional sale  
terms and conditions of which contract of conditional sale are as follows,  
to wit:

1. Said property is now and shall remain the absolute property of the Vendor until after the full and complete payment of the purchase price therefor, which purchase price is the sum of Two Thousand Six Hundred and Twenty-seven Dollars and Fifty Cents (\$2627.50);
2. That the Vendee has this day paid to the Vendor, on account of said purchase price, the sum of One Thousand (\$1,000.00) Dollars (the receipt of which is hereby acknowledged);
3. That the balance of said purchase price, to wit, One Thousand Six Hundred and Twenty-seven Dollars and Fifty Cents (\$1627.50), is evidenced by the following described promissory note, to wit:

Makers: Ralph Strong  
 Date: 27th day of February, 1945.  
 Due: 15th day of August, 1946.  
 Amount: One Thousand Six Hundred and Twenty-seven Dollars and Fifty Cents (\$1627.50), payable as follows:

The sum of \$100.00, together with interest at 5%, on the 15th days of April, May, June, July, August, September, October, November, December, 1945, January February, March, April, May, June and July, 1946 and final payment of \$27.50, together with interest at 5%, on the 15th day of August, 1946.

4. That on full payment of said promissory note, principal and interest, according to its terms, the title to said property shall vest in said Vendee;
5. The said property and every part thereof at all times while out of the possession of said Vendor shall be at the risk of said Vendee, and all loss or damage of said property or any part thereof shall be borne by said Vendee and no such loss or damage shall operate to extinguish or diminish any liability upon said note; and said Vendee further agrees to keep said property insured in a sufficient amount in favour of said Vendor to cover his interest at all times before the vesting of said title in said Vendee by the making of said payment as aforesaid;
6. Said Vendee shall at all times while the said property is in the possession of said Vendee have the right to use the same for all uses and purposes for which said property is designed;
7. Possession of said property was taken by said Vendee on the 24th day of February, 1945.
8. Said property is described as follows, to wit:

26 Cows	Silage Cutter
4 Heifers	Pails, cans, bottle filler
1 Bull	Milk Cooler
1 Team and Harness	Ice Box
Seed Drill	Cream Separator
Spring tooth Harrows	Engine Plow
Disc	Hay fork and rope
Manure Spreader	Shovels, forks, mattocks
Harrows	21 M.H. Plow
Wagon	Planet Garden Seeder
Land-Bolker	Hand Seeder
Binder	Fordson Engine
Mower	13 Water bowls and pipes
Cultivator and 3 Barrels	Extension table
Fanning Mill	6 Dining Chairs
Hammer Mill	Stove
Scales	2 Beds
Chrysler Engine	2 Pictures

9. In case default shall be made in the payment of the said promissory note, principal or interest, as and when the same shall become due and payable according to its terms and conditions, the Vendor shall be empowered to take possession of the said personal property, with or without process of law, as the said Vendor may elect, and this contract shall be forfeited and determined at the election of the Vendor, and all sums theretofore paid by the Vendee shall be retained by the Vendor as rent for the use of said personal property, and that such default on the part of the Vendee shall not operate to extinguish or diminish any liability upon the said note.

10. Each payment hereinbefore mentioned is a condition precedent to the sale and transfer of the above described property.

PROVIDED that any covenants express or implied on the part of the Vendor are excluded.

The Vendor does not guarantee or warrant and has not made any representation whatsoever to the Vendee as to the quantity, quality, character and condition of the said livestock, equipment and chattels and the Vendee acknowledges that he has purchased the said livestock, equipment and chattels after personal inspection thereof and his own investigation without any representation or warranty whatsoever of the Vendor;

IN WITNESS WHEREOF the said Vendor acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943) has executed these presents by his Assistant Deputy and the Vendee has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED and DELIVERED

in the presence of

*[Signature]*  
as to signature of Assistant  
Deputy Custodian

*[Signature]*  
Assistant Deputy Custodian

*[Signature]*  
as to signature of Vendee

*[Signature]*  
Vendee

This is the paper-writing marked with the letter "A" referred to in the Affidavit of the Witness. *[Signature]*

SWORN before me this *10th* day of *April*, A.D., 1945.

*[Signature]*  
A Notary Public in and for the  
Province of Ontario.

AFFIDAVIT OF WITNESS

PROVINCE OF ONTARIO

TO WIT:

I, *Thomas Carroll*  
of the City of Ottawa, in the Province of Ontario,

MAKE OATH AND SAY AS FOLLOWS:

1. That the paper-writing hereunto annexed, and marked "A" is the Conditional Bill of Sale and every schedule or inventory thereto annexed, or therein referred to, and every attestation of the execution thereof, as made and given and executed by Albert Honore Mathieu, Assistant Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943)

2. That the said Conditional Bill of Sale was made and given by the said Albert Honore Mathieu, Assistant Deputy of the Secretary of State of Canada on the *1st* day of *April*, 1945.

3. That I was present and did see the said Albert Honore Mathieu, Assistant Deputy of the Secretary of State of Canada in the said Conditional Bill of Sale mentioned, and whose name is signed thereto, sign and execute the same on the said *1st* day of *April*, 1945.

4. That the said Albert Honore Mathieu at the time of making and giving the said Conditional Bill of Sale, resided and still resides at *15 Adelaide* in the City of Ottawa, in the Province of Ontario, and then was and still is the Assistant Deputy of the Secretary of State of Canada.

5. That the name *T. Carroll* set and subscribed as the witness attesting the due execution thereof is of the proper handwriting of me, this deponent, and that I reside at *84 Woodlawn Ave.* and as a *Secretary*

Subscribed to and sworn before me, this  
*1st* day of *April*, 1945,  
at the City of Ottawa, in the Province  
of Ontario.

*T. Carroll*

*E. L. Beechert*  
A Notary Public in and for the Province  
of Ontario.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }

TO WIT: }

I, *James H. Ledger* of the *City*  
of *Victoria*, in the Province of British Columbia  
make oath and say:

1. I am personally present and did see the within instrument duly signed and executed by *Ralph Strong* the party thereto, for the purposes named therein.
2. The said instrument was executed at *Victoria British Columbia*
3. I know the said party, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

SWORN before me at *Victoria*  
in the Province of British Columbia, this  
20 day of *March*, 1945.

*James H. Ledger*  
A Notary Public in and for the Province of  
British Columbia.

*James H. Ledger*

**WALLS & SEDGER**

*Attorneys-at-Law, Solicitors, Notaries Public*

*J. Percival Walls - Gerald H. Sedger*

TELEPHONE: GARDEN 4814

1122 GOVERNMENT STREET

(ON 1122 LANGLEY STREET) AT BASTION

*Victoria, B. C.*

April 13, 1942.

H. G. Hinton, Esq.,  
Agent,  
Custodian,  
1405 Douglas St.,  
Victoria, B. C.

Dear Sir:

re - Rinzo Ono

Rinzo Ono has entered into an agreement with Henry William Hubbard with the consent of the Seven Oaks Land Co. Ltd., whereby he, Ono, is transferring his stock and equipment to Mr. Hubbard and whereby Mr. Hubbard becomes a tenant of the landlord. Rinzo Ono desires to return to the premises and Mr. Hubbard will deliver up possession of the goods and the herd or substituted goods or animals to Ono on his application after the termination of hostilities. We are enclosing herewith a copy of the agreement made.

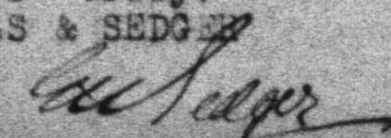
You will note that Mr. Hubbard is to pay to this office as solicitors for the landlord the rental of the premises and it is Rinzo Ono's direction that Mr. Hubbard also pay to this office the sum of \$25 a month to reduce the chattel mortgage, the balance of which at this time is \$900, a sum of \$100 having been paid recently on account thereof. At the request of your assistant we are enclosing a copy of the original chattel mortgage and a copy of the latest renewal statement.

We presume that Mr. Hubbard may have to secure your authority to pay the monthly sum of \$25 to us on account of the mortgage. If this meets with the approval of the Custodian it would be satisfactory to us as the mortgage money has been due for several years, as you will note. An effort is being made to insure the cattle and implements against loss and damage by fire. We have learned by a local agent that all insurance placed by Japanese is being cancelled. We have had an agent make enquiries from his General Agent to see if this could be overcome. We might have to appeal to you to arrange for protection of the goods and cattle set out in the mortgage.

Yours truly,

WALLS & SEDGER

PER:



GHS\*GS:



**HENLEY, HEPBURN & CO., LIMITED**

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE EMPIRE 4117

737 FORT STREET  
VICTORIA, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
MAY 30 1942

May 29th, 1942.

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Your File #651

Dear Sirs:

In connection with your letter of the 20th of May, the writer inspected the property yesterday, and obtained further details.

The fire insurance has been covered under Springfield Policy No. 3318, for \$2,000.; \$750. on implements and \$1,250. on livestock. I saw Mr. Sedger, of Walls and Sedger, regarding this insurance and he has the Policy and the loss was payable to J.W. Rowlands as his interest may appear. I informed him that he would have to make the Policy payable to G.W. McPherson, Deputy Custodian, or his Successors, on behalf of the Japanese owner of the realty.

Apparently this is quite a complicated situation and I would advise this being left the way it is, in the hands of Walls and Sedger.

What really happened is that Rinzo Ono, on being evacuated, re-rented the place that he was renting (and he has no interest in the real estate other than this) to H.W. Hubbard, and we are informed that Mr. Hubbard has re-rented this to Mr. Coburn.

Also, John Breadin, of Breadin Dairies, owes Rinzo Ono approximately \$1,000. on milk he purchased from Ono, and Walls and Sedger sued Breadin for this amount and they have a letter on file stating that Breadin admits the amount of \$875. owing for milk, and also \$427., which makes a total of \$1,302, and he agreed to pay \$30. monthly and interest at 3%. Apparently they have collected

Department of the Secretary of State - 2

May 29th, 1942.


approximately \$100. so there is approximately \$1200. owing to Rinso  
One which would go towards the chattel mortgage held by J. W.  
Rowlands.

Walls and Sedger are collecting the \$50. a month and also  
the \$25. a month, and their files seem to be very complete and in  
as much as they have all this at their finger tips, we would again  
suggest this be left in their hands the way it is.

Mr. Sedger wrote Mr. G.W. Hinton a letter explaining every-  
thing to him, and should have referred this on to you. If he has  
not, we would advise your writing to Mr. Hinton for full particulars.

Yours very truly,

HENLEY, HEPBURN & CO., LIMITED.

  
H.P. Hepburn

HPH:DT

**WALLS & SEDGER**

*Commissioners at Law, Solicitors, Notaries Public*

*J. Oswald Walls - Donald H. Sedger*

TELEPHONE: GARDEN 4914

1122 GOVERNMENT STREET  
(OR 1122 LANGLEY STREET) AT BASTION

*Victoria, B. C.*

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**

OCT 3 1942

October 1, 1942.

Dept. Secretary of State,  
Japanese Evacuation Protection Department,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Attention - Mr. H.F. Green:

Dear Sirs:

*re* - Rinzo ONO: (Your file # 651)

Your letter of the 22nd September was duly received. We have had no instructions nor have we any information about the list of furniture or household effects. We are writing to Ono's daughter and will make enquiries.

We are enclosing herewith statement of account showing monies received from Mr. Hubbard and the Breadin Dairy. The arrangement was that monies derived from these sources were to be credited to Mr. J.W. Rowland who holds a chattel mortgage in respect of stock and implements on premises lately occupied by Rinzo Ono.

In the agreement entered into between Rinzo Ono, Henry William Hubbard and Seven Oaks Land Co., on the 11th April 1942, the stock and equipment was therein described. The Tubercular Test numbers of the various animals, however, were not included in the same. Mr. Hubbard has recently furnished us with these and the same are enclosed herewith. Attention is drawn to the fact that there have been certain re-placement of stock as indicated in the enclosed memorandum. *TT not enclosed, nor replacement of stock*

You will note that the rent has been paid to date. However, as explained to us, the person he has on the farm is finding it extremely difficult to secure help and Mr. Rowland has drawn the writer's attention to the fact that there is obviously indications of neglect.

Perhaps you have the authority to secure a report at first hand from a proper qualified person as to whether Ono's lessee is operating the stock and equipment and farm in a fit and proper manner. We would be glad to have you give directions in this respect.

GHS\*GS:

Yours truly,  
WALLS & SEDGER  
PER: *[Signature]*

RINZO OBO

<u>No. of Cows:</u>	<u>Price</u>
1	80.00
2	50.00
3	80.00
4	80.00
5	100.00
6	70.00
7	90.00
8	70.00
9	100.00
10	60.00
11	125.00
12	125.00
13	100.00
14	70.00
15	90.00
16	80.00
17	80.00
18	70.00
19	90.00
20	75.00
21	80.00
22	60.00
23	80.00
24	60.00
1 bull	100.00
1 heifer (2 yrs.)	40.00
1 heifer " "	35.00
1 calf (6 mos.)	20.00
4 calves (4-5 mos.)	50.00
2 horses	300.00
<u>Machinery:</u>	
Tractor	550.00
Plough for tractor	120.00
Binder	100.00
Hammermill	125.00
Silo cutter	150.00
Manure spreader	125.00
Other Implements(roller, wagon, harrows, disc, cultivator, etc.)	200.00
Mower	50.00
Dairy Implements(cooler, separator, ice box)	200.00
Crops (approx.)	1100 bu.
Hay	70 tons

October 1, 1942.

Rinse One

IN ACCOUNT WITH

Henry William Hubbard, lessee;  
J.W. Rowland, lessor - mortgagee:

<u>1942</u>								
May 20.	By	cash, rent of stock and equipment to 20th May					25.00	
June 25.	By	" " " " " " to 20th June					25.00	
July 25.	By	" " " " " " to 20th July					25.00	
Aug. 21.	By	" " " " " " to 21st Aug.					25.00	
Sept. 21.	By	" " " " " " to 21st Sept.					25.00	
		To colln. commission at 5%				5.00		
		To cash J.R. Saunders, balance premium on Springfield Insurance Policy 33318 on stock and equipment for \$2000 expiring on 14th April 1945.				22.00		
		To amount to credit of J.W. Rowland in respect of chattel mortgage of stock and equipment				73.00		
						<u>\$ 100.00</u>	<u>\$100.00</u>	

E & O E

October 1, 1942.

Breadin Dairy Co.

IN ACCOUNT WITH

RINZO ONO

1942

<u>Apr.</u>	14.	By	cash fr.	Breadin	8.00
May	5.	By	" fr.	"	20.00
June	15.	By	" fr.	"	20.00
July	31.	By	" fr.	"	20.00
Aug.	31.	By	" fr.	"	20.00
Oct.	1.	By	" fr.	"	20.00

To collection commission as per former  
agreement and arrangement with R.Ono-10% 10.80

To balance payable to J.W. Rowland to  
reduce chattel mortgage of stock and  
equipment

97.20

108.00 108.00

E & O B

# A. H. McPherson

Live Stock Auctioneer

SALES ANYWHERE ON THE ISLAND

RECEIVED

R.M.D. 4.

Victoria, B.C.

October 23, 1942 194

OCT 29 1942  
B. G. Hinton, Esq.,  
Bank of Toronto Bldg.,  
Victoria, B. C.

Dear Mr. Hinton:

I have your letter of the 19th re Rizzo One- File No. 65  
a Jap alien.

At your request I have gone over the farm and have examined  
carefully the livestock, farm equipment, feed stored and manner  
of handling same, and submit the following report.

The farm has been let to Mr. Harry Hubbard who has a very  
capable man on the farm but owing to war restrictions has had  
great difficulty in getting the necessary help which is so  
essential, especially through haying and harvesting, and a great  
deal of the time has had to do all the work himself which  
ordinarily would take two to three men.

I have looked over the livestock carefully and find them  
all to be in very good condition both cattle and horses, this  
is the most important branch on the farm. The machinery and  
equipment are in good shape and have been looked after very well.  
The hay and grain stored on the farm has been put up in good  
shape and the straw baled.

I consider the farm is in as good shape as most farms are  
on Vancouver Island under the present circumstances which have  
robbed most farms of their help and made it impossible to have  
everything as it should be. In my own case, I find it  
impossible.

I might also say that in talking to Mr. Cockburn,  
Mr. Hubbard's manager on the farm, he said the man he has hired  
at present has been called for military service and unless he  
can get another good man, he will have to give up altogether, o.  
which would really mean a hardship on Mr. Hubbard as good men  
are not available.

Yours respectfully,

AH McPherson

RECEIVED  
OCT 27 1942  
G. A. TOUCHE & CO.

MEMORANDUM

November 22nd, 1942.

For: Finance Dept.

When the above property and other was loaned about 1938 or 1939 to the late Mr. J. W. Ballard (James Earl Ray Company), worth \$25,000, a check for \$25,000 was given to him in payment, covering the stock, equipment, and other property. The balance due in April was \$25,000. The balance due was with the consent of his landlord, Ballard, entered into an agreement with J. W. Ballard, transferring his stock and equipment to Ballard and having the same sold and the proceeds sent to Ballard via Wells & Fargo, San Francisco, the same handling this matter. Ballard also gave \$25.00 per month as a sort of rent for the stock and equipment, and which goes to the reduction of the check. Ballard, a debt of about \$1,500.00 owed him by a John Brown for with which he was being paid for at the rate of about \$25.00 per month and this also covers the reduction of the check mortgage above mentioned.

All of the above is being carried out satisfactorily, and Wells & Fargo is being paid for at the rate of about \$25.00 per month.

In their report of the 1st of October, the above firm mentioned that they, the landlords, were their attention to the fact that there were seriously some of the property of the firm and Wells & Fargo suggested to them get a report from the report of the late Mr. J. W. Ballard was operating the stock and equipment and other property. He arranged with Harold G. Smith to have the firm's stock reported on and this report is attached. Contrary to the landlord's report, the report states that matters are in good shape, but there is a possibility that Mr. Ballard may have the same as has been put in charge of the firm, via, Mr. Smith, who is a registered and has been called for military service and if he is not registered, he will not operate the firm for Ballard.

To have no responsibility in the matter as all arrangements were made by the late Mr. J. W. Ballard's company to Wells & Fargo, I suggest to the Finance Dept. regarding this to be that he can be held Ballard should advise them that the firm was notified for operations and that Ballard received the same as stated in the check mortgage.

I would mention in connection that the same the above arrangements were made on the understanding that he, Mr. Ballard, returns to the premises when he returns and takes over the equipment and the land or other property as he sees fit.

J. W. Ballard

15

**WALLS & SEDGER**

*Chartered Accountants - General Collectors, Notaries Public*

*J. Percival Walls - Donald H. Sedger*

TELEPHONE: GARDEN 4814

1122 GOVERNMENT STREET

(OR 1122 LANGLEY STREET) AT BASTION

*Victoria, B. C.*

EVACUATION SECTION	
Rec'd...	JAN 16 1943
File No.	<i>M.P.</i>
Referred	<i>Sub</i>

January 14, 1943  
*ack*

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

Dear Sir:

re - Rinzo Ono Reg. 10018

Your letter of the 8th inst., has been received and in accordance with your request the account has been drawn and is enclosed herewith showing a balance to J.W. Rowland as chattel mortgagee in the sum of \$640.65 as at the 31st day of December 1942, with interest payable as from the 19th day of December 1942.

Yours truly,  
WALLS & SEDGER  
*Donald H. Sedger*  
PER:

GHS\*GS:

January 14, 1943.

Rinzo Ono

IN ACCOUNT WITH

J.W. Rowland  
Chattel Mortgagee

1942

Mar. 19.	To balance chattel mortgage	900.00	
	To amount of interest 3% from 19th March 1942 to 19th December 1942- 9 months	20.25	
Dec. 31.	By amount in hand from Hubbard (as per att. statement)	✓ 164.40	
	By " " " from Breadin	✓ 115.20	
	To balance of chattel mortgage as at 31st Dec./42 with interest paid to 19th December 1942		640.65
		<u>\$ 920.25</u>	<u>\$ 920.25</u>

January 14, 1943.

Breadin Dairy Co.

IN ACCOUNT WITH

Rinzo Ono

1942

April	14.	By cash fr. Breadin	8.00
May	5.	By " " "	20.00
June	15.	By " " "	20.00
July	31.	By " " "	20.00
Aug.	31.	By " " "	20.00
Oct.	1.	By " " "	20.00
Nov.	9.	By " " "	20.00

To coll. comm. as per former agreement  
with R. Ono - 10% 12.80

To balance payable to J.W. Rowland to  
reduce chattel mortgage of stock and  
equipment

115.20

128.00

128.00

January 14, 1943.

Rinzo Ono

IN ACCOUNT WITH

Henry William Hubbard- Lessee  
J.R. Rowland - Lessor and Chattel Mortgage-  
Mortgagee.

1942

May 20.	By	cash rent of stock and equipment to 21st May/42	25.00	
June 25.	By	" " " " " " " 21st June/42	25.00	
July 23.	By	" " " " " " " 21st July/42	25.00	
Aug. 21.	By	" " " " " " " 21st Aug./42	25.00	
Sept. 21.	By	" " " " " " " 21st Sept./42	25.00	
" 1.	To	" to J.R. Saunders, insurance on chattels	25.60	
Oct. 23.	By	" rent of stock and equipment to 21st Oct./42	25.00	
Nov. 26.	By	" " " " " " " 21st Nov./42	25.00	
Dec. 23.	By	" " " " " " " 21st Dec./42	25.00	
		To collection comm. at 5%	10.00	
		To balance on hand for purpose of reducing chattel mortgage of J.W. Rowland	164.40	
			200.00	200.00

April 24, 1943.

Rinzo Ono

IN ACCOUNT WITH

J.W. Rowland

<u>1943</u>			
<u>Apr.</u>	24.	To balance chattel mortgage as at 31st Dec. 1942.	\$ 640.65 ✓
		To interest on chattel mortgage as at 31st	
		Dec. 1942 at 3% to 31st March 1943	4.80
		By cash from collections <i>(as per att. statement)</i>	107.25
		By balance chattel mortgage as at 31st Mar./43	<u>538.20</u>
			<u>\$ 645.45    \$ 645.45</u>

E & O E

**WALLS & SEDGER** G.H. SEDGER  
*Commissioners at Law Solicitors Notaries Public*

*J. Percival Wells - Donald H. Sedger*

TELEPHONE: GARDEN 4014

1122 GOVERNMENT STREET

(ON 1122 LANGLY STREET) AT BASTION

Victoria, B.C.

EVACUATION SECTION	
APR 26 1943	
Rec'd	
File No.	651
Ans.	
Referred	<i>Don't</i>

*Bill*

April 24, 1943.

Office of the Custodian,  
Japanese Evacuation Section,  
Administration Department,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sirs:

Re - Rinzo One (Your file No. 651)

I enclose herewith statement of account showing collections made for rental and on account of Breadin debt for the first quarter of this year. You will note that after commission has been paid me, there is a sum of \$107.25 which has been paid to Mr. Rowland in reduction of his chattel mortgage. As payments are made from time to time accounting will be made. I have delayed sending this quarter statement because the rental agreement has only be concluded; a copy of the same is enclosed.

The tenant is doing well under the circumstances but draw attention to the fact of the labor shortage. To partly overcome this he was desirous of securing the electric power on the premises.

Mr. Rowland and myself are making enquiries as to the possibilities of securing this service and perhaps might request your co-operation and assistance later.

Yours truly,

*G.H. Sedger*

G.H. Sedger

GHS\*GS:

*bal. of Chattel mort. B. 2. \$538.20*

FORM 1280

1-2 BOARD OF TRADE BUILDING

VICTORIA, B. C.

April 24

1943

M. Rinze Ono

IN ACCOUNT WITH

G.H. SEDGER

~~WATTS, WATTS & SEDGER~~

BANKERS AND SOLICITORS

1943

Jan.	27	By cash	fr. Hubbard, rent to 21st Jan. 1943 ✓			25	00
Feb.	9	By "	fr. Breadin, a/c debt			20	00
	23	By "	fr. Hubbard, rent to 21st Feb. 1943 ✓			25	00
Mar.	8	By "	fr. Breadin, a/c debt			20	00
	27	By "	fr. Hubbard, rent to 21st Feb. 1943 ✓			25	00

To colln. comm on rent

3 75

To colln. comm. re Breadin

4 00

To balance

107 25

115 00

115 00

E &amp; O E

G.H. Sedger.

October 14, 1943.

Rinzo Ono

IN ACCOUNT WITH

J. W. ROWLAND

1943

Sept. 30.	To balance of principal of chattel mortgage	538.20 ✓	
	To interest @ 3% fr. 31st March to 30th Sept/43	8.07	
	By cash fr. collections		199.65
	By balance due on chattel mortgage as at 30th Sept/43		346.62
		<u>546.27</u>	<u>546.27</u>

E & O E  
*led.*

**GERALD H. SEDGER**

*Barrister - Solicitor  
Notary Public*

SUITE 7, BASTION BUILDING  
1123 LANGLEY STREET  
VICTORIA, B. C.

EVACUATION SECTION	
Date	OCT 15 1943
File No.	
Ans.	
Referred	<i>Bell</i>

October 14, 1943.

Office of the Custodian,  
Japanese Evacuation Section,  
Administration Department,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

Re - Rinzo Ono (Your file 656)

I enclose statements indicating the collections made on Ono's behalf for the six months ending 30th September 1943, also a statement indicating the chattel mortgage has been reduced to a sum of \$346.62.

The sub-tenant R. Strong, is doing fairly well I believe. He was able to secure the services of some Naval men in training and was thus able to get in his crop. The place is being wired for use of electricity arrangements being finally made for that purpose.

Trusting the accounts are found in order.

Yours truly,

GHS\*GS:

*G. H. Sedger*  
G. H. Sedger.

TELEPHONE: GARDEN 4814

SUITE 7, BASTION BUILDING

1123 LANGLEY STREET

VICTORIA, B. C.

Oct. 14,

19 43

M. Rinzo Ono

IN ACCOUNT WITH

**GERALD H. SEDGER**

BARRISTER • SOLICITOR • NOTARY PUBLIC

1943							
Mar.	31	By	cash on hand as per former statement			107	25 ✓
Apl.	20	By	" fr. Hubbard, int. to 21st Apl/43			25	00 ✓
	29	By	" fr. Breadin, a/c			20	00 ✓
	24	To	" to int. on chattel mortgage to J.W. Nowland to 31st March 1943				
		To	J.W. Nowland account, principal of mortgage	4	80		
				102	45		
May	20	By	" fr. Hubbard, rent to 21st May/43			25	00 ✓
"	31	By	" fr. Breadin a/c			20	00 ✓
June	28	By	" fr. Hubbard, rent to 21st June/43			25	00 ✓
	30	By	" fr. Breadin a/c			10	00 ✓
July	31	By	" fr. Breadin a/c			20	00 ✓
Aug.	7	By	" fr. Hubbard to 21st July/43			25	00 ✓
	31	By	" fr. Breadin a/c			20	00 ✓
Sept.	8	By	" fr. Hubbard rent to 21st Aug/43			25	00 ✓
			To colln. comm. re Hubbard	6	25 ✓		
			To colln. comm. re Breadin	9	10 ✓		
			To balance due you	199	65		
				322	25	322	25
			E & O E				

GERALD H. SEDGER

*Baronets - Solicitor  
Notary Public*

SUITE 7, BASTION BUILDING  
1125 LANGLEY STREET  
VICTORIA, B. C.

E-2742  
TELEPHONE 620-7072

EVACUATION SECTION	
Rec'd	APR 11 1944
File No.	651
Ans.	
Referred	

April 10, 1944.

Dept. of Secretary of State,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sirs:

Re - Rinzo Ono, Reg. No. 10018  
(Your file #651)

I enclose statements indicating  
collections made on Ono's behalf for the six  
months ending 31st. March 1944 and showing the  
balance of the chattel mortgage at that date to  
be \$113.57.

Yours truly,

GHS\*GS:

*G. H. Sedger*  
G. H. Sedger.

April 10, 1944.

Rinzo Ono

IN ACCOUNT WITH

G. H. Sedger  
Solicitor  
Victoria, B. C.

<u>1943</u>			
Oct. 1.	By cash	fr. Breadin J.	20.00
	4. By "	fr. Hubbard, rent to 21st.Sept/43	25.00
Nov. 22.	By "	fr. " 2 mos.rent to 21st.Nov/43	50.00
Dec. 7.	By "	fr. Breadin J.	20.00
<u>1944</u>			
Jan. 5.	By "	fr. Hubbard, rent to 21st.Dec/43	25.00
Feb. 2.	By "	fr. Breadin J.	20.00
	5. By "	fr. Hubbard, rent to 21st.Jan/44	25.00
	22. By "	fr. Hubbard, rent to 21st.Feb/44	25.00
Mar. 25.	By "	fr. Hubbard, rent to 21st.Mar/44	25.00
	31. By "	fr. Breadin J.	20.00
	To colln.comm. re Breadin	8.00	
	To colln.comm. re Hubbard	8.75	
	To balance due you	<u>238.25</u>	
		255.00	<u>255.00</u>

*Book.  
G.H. Sedger*

Rinzo Ono

IN ACCOUNT WITH

J.W. Rowland,  
Carey Road,  
Saanich, V.I., B.C.

<u>1944</u>			
Mar. 31.	To balance of chattel mortgage	346.62	
	To interest @ 3% fr. 30th Sept/43 to 31st.March 1944	5.20	
	By cash from collections		238.25
	By balance of chattel mortgage as at 31st March 1944		<u>113.57</u>
		<u>351.82</u>	<u>351.82</u>

E & O E

*J.W. Rowland  
per [signature]*

GERALD H. SEDGER

*Barrister - Solicitor  
Notary Public*

TELEPHONE E 2742

EVACUATION SECTION	
Rec'd	OCT 25 1944
File No.	651
Ans.	

SUITE 7, BASTION BUILDING  
1125 LANGLEY STREET  
VICTORIA, B. C. *Bett*

October 23, 1944.

Dept. of Secretary of State,  
Japanese Evacuation Section,  
606 Royal Bank Building,  
Hastings and Granville Streets,  
Vancouver, B. C.

Dear Sirs:

Re - Rinzo Ono, Reg. No. 10018

I enclose account for the period  
of six months ending on the 30th September. The  
chattel mortgage has now been paid off and re-  
leased. The account is enclosed with my cheque  
for the sum of \$55.23.

*8/651  
Burnside Rd  
Victoria*

Yours truly,

GHS\*GS:

*G. H. Sedger*  
G. H. Sedger.

*Misc Asset*

October 23, 1944.

Rinzo Ono

IN ACCOUNT WITH

G. H. SEDGER  
SOLICITOR  
VICTORIA, B.C.

1944			
April 25	By cash fr. Hubbard, rent to 21st April 1944		25.00
May 31	By " fr. " " " 21st May 1944		25.00
June 1	By " fr. Breadin J. on account of arrears		20.00
July 4	By " fr. Hubbard, rent to 21st June 1944		25.00
Aug. 1	By " fr. Breadin J. account arrears		10.00
29	By " fr. Hubbard, rent 2 mos. to 21st Aug/44		50.00
Sept. 7	By " fr. Breadin J. account arrears		10.00
27	By " fr. Hubbard, rent to 21st Sept. 1944		25.00
	To colln. comm. re Breadin	4.00	
	To " " re Hubbard	7.50	
	To balance to you	178.50	
		190.00	190.00

Rinzo Ono

IN ACCOUNT WITH  
J.W. ROWLAND

1944			
Sept. 30	To balance of chattel mortgage	113.57	
	To interest for 6 months @ 3% fr. 31st March 1943	1.70	
	By cash from collections		178.50
	To legal costs drawing and registering release of chattel mortgage	8.00	
	To balance to your credit	55.23	
		178.50	178.50

B. C. B.

*G. H. Sedger*

GERALD H. SEDGER

*Barrister - Solicitor  
Notary Public*

EVACUATION SECTION	
Rec'd	OCT 28 1944
File No.	651
Att.	
Referred	

SUITE 7, BASTION BUILDING  
1125 LANGLEY STREET  
VICTORIA, B. C.

October 27, 1944.

Dept. of Secretary of State,  
Japanese Evacuation Section  
605 Royal Bank Building,  
Hastings and Granville Streets,  
Vancouver, B. C.

Dear Sirs:

Re - Rinse Ono, Reg. No. 10018

Further to my letter of the 23rd inst.,  
I may say that Mr. Ralph Strong, the sub-tenant, has  
asked that I write to your Department regarding the  
cattle and goods of the above noted.

Mr. Strong has asked me to enquire if  
Ono would consider selling the stock and equipment.  
While the animals would be replaced by others, the  
equipment gets older and less valuable. Unfortunately  
Mr. Hubbard's partner or helper permitted considerable  
waste while he was there.

Mr. Strong would like to make a bid of  
\$2000.00. You could of course get a valuation from  
Mr. McPherson or any other competent person. The lease  
expires in the Spring and Mr. Rowland would want to  
make arrangements to have the place occupied.

Yours truly,

*G. H. Sedger*  
G. H. Sedger.

GHS\*GS:

*A. H. McPherson*

*Live Stock Auctioneer*

SALES CONDUCTED ANYWHERE ON VANCOUVER ISLAND

R. M. D. 4.

VICTORIA, B. C.

January 5,

1945.

EVACUATION SECTION	
Rec'd	JAN 6 1945
File No.	651
Ans.	
Referred	Bell

R. G. Bell, Esq.,  
506 Royal Bank Bldg.,  
VANCOUVER, B. C.

Dear Sir:

Re: RINZO ONO, Reg. No. 10018 - File No. 651.

I went to the farm and with the assistance of Mr. Ralph Strong went through the cattle and appraised all of them except four dry old cows which were sent out on a farm at Sooke to be taken care of until they are sold or replaced. This grade of dairy cattle are always rather hard to handle and are valueless on a dairy farm.

I also went through all the implements and valued them at the same figures as previously as implements are harder to get than heretofore and even with a few years' wear are still worth as much.

Regarding your supplementary list, according to Mr. and Mrs. Ralph Strong, there never was a chesterfield, rug, two new tables or Westminster chime clock. There is a dining table, six dining chairs, cook stove, 2 beds and 2 pictures which I have added to the list, also 13 water bowls, the hayfork and rope being listed before.

Hoping this will be satisfactory. Two copies are enclosed.

Yours truly,

*A. H. McPherson*

W:KH

# A. H. McPherson

## Live Stock Auctioneer

SALES CONDUCTED ANYWHERE ON VANCOUVER ISLAND

R. M. D. 4.  
VICTORIA, B. C.

194

Re: RINZO ONO Reg. No. 10018.  
Appraisal of Stock and Machinery by A. H. McPherson,  
January 3rd. 1945.

Ayrshire Cow	65.00	Seed Drill	40.00
Jersey Cow (won't breed)	30.00	Spring tooth Harrows	15.00
Guernsey Cow	65.00	Disc	15.00
Jersey Cow	65.00	Manure Spreader	80.00
Red Cow	50.00	Harrows	8.00
Jersey Cow (canner)	25.00	Wagon	25.00
Holstein Bull	50.00	Land Roller	10.00
Jersey Cow	30.00	Binder	75.00
Jersey Cow	65.00	Mower	20.00
Ayrshire Cow	70.00	Cultivator and 3 Barrels	4.00
Young Ayrshire Cow	100.00	Fanning Mill	25.00
White Cow	85.00	Hammer Mill	100.00
Jersey Cow (canner)	25.00	Scales	15.00
Jersey Cow	45.00	Chrysler Engine	25.00
Dark Jersey	75.00	Silage Cutter	40.00
Guernsey Cow	30.00	Pails, cans, bottle filler	25.00
Guernsey Cow	50.00	Milk Cooler	25.00
Jersey Cow	50.00	Ice Box	5.00
Red Guernsey Cow	50.00	Cream Separator	25.00
Light Jersey Cow (3 quarters)	25.00	Engine Plow	100.00
Guernsey Cow	50.00	Hay fork and rope	10.00
Guernsey Cow (fresh)	100.00	Shovels, forks, mattocks	10.00
Jersey Cow	50.00	21 M. H. Plow	10.00
Jersey Cow (canner)	25.00	Planet Garden Seeder	5.00
Jersey Cow	55.00	Hand seeder	2.00
Light Jersey Cow (canner)	25.00	Fordson Engine	200.00
Red Cow	40.00	(Replace Caterpillar)	
Heifer Calves at \$15 each	60.00	13 Water bowls and pipes	25.00
(*) 3 Head =	1475.00	Extension table	8.00
1 Team and Harness	175.00	6 Dining Chairs at \$2.00	12.00
		Stove	10.00
	1650.00	1 Bed	5.00
		1 Bed	2.50
		2 Pictures	1.00

A. H. McPherson

977.50  
1650.00  
2627.50

# SCHEDULE OF LIVESTOCK AND EQUIPMENT

INCLUDED IN BILL OF SALE

FROM CUSTODIAN TO RALPH STRONG

LIVESTOCK		EQUIPMENT	
Ayrshire Cow	\$ 65.00	Seed Drill	\$ 40.00
Jersey Cow (won't breed)	\$ 30.00	Spring tooth Harrows	\$ 15.00
Guernsey Cow	\$ 85.00	Disc	\$ 15.00
Jersey Cow	\$ 65.00	Manure Spreader	\$ 80.00
Red Cow	\$ 50.00	Harrows	\$ 8.00
Jersey Cow (canner)	\$ 25.00	Wagon	\$ 25.00
Holstein Bull	\$ 50.00	Land Roller	\$ 10.00
Jersey Cow	\$ 30.00	Binder	\$ 75.00
Jersey Cow	\$ 65.00	Mower	\$ 20.00
Ayrshire Cow	\$ 70.00	Cultivator and 3 Barrels	\$ 4.00
Young Ayrshire Cow	\$100.00	Fanning Mill	\$ 25.00
White Cow	\$ 85.00	Hammer Mill	\$100.00
Jersey Cow (canner)	\$ 25.00	Scales	\$ 15.00
Jersey Cow	\$ 45.00	Chrysler Engine	\$ 25.00
Dark Jersey	\$ 75.00	Silage Cutter	\$ 40.00
Guernsey Cow	\$ 30.00	Pails, cans, bottle filler	\$ 25.00
Guernsey Cow	\$ 50.00	Milk Cooler	\$ 25.00
Jersey Cow	\$ 50.00	Ice Box	\$ 5.00
Red Guernsey Cow	\$ 50.00	Cream Separator	\$ 25.00
Light Jersey Cow (3 quarters)	\$ 25.00	Engine Flow	\$100.00
Guernsey Cow	\$ 50.00	Hay fork and rope	\$ 10.00
Guernsey Cow (fresh)	\$100.00	Shovels, forks, mattocks	\$ 10.00
Jersey Cow	\$ 50.00	21 H. H. Flow	\$ 10.00
Jersey Cow (canner)	\$ 25.00	Planet Garden Seeder	\$ 5.00
Jersey Cow	\$ 55.00	Hand Seeder	\$ 2.00
Light Jersey Cow (canner)	\$ 25.00	Peterson Engine	\$200.00
Red Cow	\$ 40.00	13 Water bowls and pipes	\$ 25.00
4 Heifer Calves @ \$15.00 ea.	\$ 60.00	Extension table	\$ 8.00
1 Team and Harness	\$175.00	6 Dining Chairs @ \$2.00	\$ 12.00
	\$1650.00	Stove	\$ 10.00
		1 Bed	\$ 5.00
		1 Bed	\$ 2.50
		2 Pictures	\$ 1.00
Total Equipment . . . . .		\$977.50	
Total Livestock . . . . .		\$1650.00	
TOTAL PURCHASE PRICE . . . . .		\$2627.50	

R. & O. E.  
5th MARCH, 1945.

File No. 651

EVACUATION SECTION	
SEP 1 1946	
Recd	
Filing	651/18
Ans	
Referred	Bull

2708 Rosemont Blvd.,  
Montreal, Que.,  
Sept. 9, 1946.

Custodian of Japanese,  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B. C.

Dear Sirs:-

In June, I received a letter stating that there was a sum of one hundred and one dollars (\$101.00) standing to my credit.

In your previous letter - I had a sum of \$2,513.00 of which \$2,000.00 was sent to me. The rest of this is still in your hands.

When leaving B. C., I was informed that I would receive all the money that was entitled to me. Considering this statement - do you think it possible for me to have the rest of the money due to me? If so, please forward same immediately to-  
Mr. R. Ono  
c/o Bank of Montreal  
Notre Dame Branch.

Thanking you, I am,

Yours, very truly,

*Ringo Ono*

RO/to

*See 31/846*

651.

April 23rd, 1946.

Mr. Rinsco OMO,  
Registration No. 10018,  
2708 Rosemont Blvd.,  
Montreal, P. Q.

Dear Sir:

Re: Account.

We are in receipt of your daughter's letter of the 8th instant on the subject of the statement of account (dated 13th December, 1945) sent you with our letter of the 20th December.

Attached to that statement were copies of two explanatory statements, which we included for the purpose of making all items in the account quite clear to you. If you will refer to the first of these explanatory statements you will see that the total amount received from Mr. Breadin (Column "A") was \$378.00 and the total amount received from Mr. Hubbard (Column "B") was \$725.00, making a grand total of \$1,103.00. Out of this grand total the following payments were made: Charges (per Column "C") \$203.00; and Mortgage payments (as per Column "D") \$900.00, leaving \$55.23, which was included in the statement of account (see 23rd October, 1944). In the same way, if you will deduct the payments shown in Column "C" in the second explanatory statement (\$11.50) from the receipts shown in Columns "A" and "B" (\$40.00 and \$150.00 - \$190.00) you will see that the balance (\$178.50) was also included in the statement of account (see 23rd May, 1945). The credit balance shown in this statement (\$2,065.83) is therefore correct, and not that mentioned in your letter of the 23rd February.

Since the above statement was sent you we have received the following further payments under the Conditional Bill of Sale dated March 20th, 1945:

Dec. 13, 1945	Balance as per last statement		\$2,065.83
Dec. 20, 1945	9th Instalment under Con. B/Sale	\$100.00	
" "	Interest on total @ 5%	\$ 3.40	\$ 103.40
Jan. 16, 1946	10th Instalment under Con. B/Sale	\$100.00	
" "	Interest on total @ 5%	\$ 3.09	\$ 103.09
" "	Collected from Mr. Breadin	\$ 40.00	
" "	Collecting Commission	\$ 4.00	\$ 36.00
Feb. 20	11th Instalment under Con. B/Sale	\$100.00	
" "	Interest on total @ 5%	\$ 2.66	\$ 102.66
March 18	12th Instalment under Con. B/Sale	\$100.00	
" "	Interest on total @ 5%	\$ 2.02	\$ 102.02
Today	Balance standing at your Credit		<u>\$2,513.00</u>

(Over)

Mr. Rinso ONO.

Page 2.

April 23rd, 1946.

We note that you desire to have your funds remitted to the credit of your account with the Bank of Montreal, 288 St. James St. W., Montreal, P. Q., and to avoid the delay that would be involved in making the complete review of your file that must precede release of all funds in our hands we are today remitting to the Bank the round sum of \$2,000.00 and for your information we enclose copy of our covering letter to the Bank.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.  
Encl.

651.

mailed 12/9/46

August 31st, 1946.

REGISTERED MAIL.

Mr. Rinco ONO,  
Registration No. 10018,  
2705 Rosemont Blvd.,  
Montreal, Quebec.

Dear Sir:

We are in receipt of your letter of the 16th ultimo requesting the remittance of your funds to the credit of your account (No. 29022) with the Bank of Montreal, 288 St. James Street, West, Montreal.

For your information we give below an extract of your account, showing all entries since last statement, included in our letter of the 23rd April.

Apr. 23/46	Balance as per last statement		\$2,513.00
Apr. 27/46	13th Instalment under Cond. B/Sale	\$100.00	
	Interest on total @ 5%	\$ 1.82	\$ 101.82
Apr. 27/46	Remitted to you	\$2,000.00	
May 11/46	14th Instalment under Cond. B/Sale	\$100.00	
	Interest on total @ 5%	\$ 1.35	\$ 101.35
May 18/46	Collected from Mr. Breadin	\$ 40.00	
	Less Agent's Commission	\$ 4.00	\$ 36.00
June 20/46	15th Instalment under Cond. B/Sale	\$100.00	
	Interest on total @ 5%	\$ 1.00	\$ 101.00
July 18/46	16th (final) Instalment under Cond. Bill of Sale	\$127.50	
	Interest on total @ 5%	\$ .23	\$ 127.73
Today	Balance on hand	\$ 980.90	
		\$2,980.90	\$2,980.90

You will see from above that Mr. Ralph Strong has completed his payments under his Conditional Bill of Sale, dated 20th March, 1945, and the only monies coming into your account in future will therefore be such payments as Mr. G. H. Sedger can collect from Mr. John Breadin, in reduction of outstanding balance of his debt for milk delivered by you to his dairy.

(Over)

Mr. Rinso ONO.

Page 2.

August 31st, 1946.

In compliance with your desire we are today remitting to the Bank of Montreal, for the credit of your account with them, the sum of \$980.90, leaving no balance in your account with this office.

The sale of your Livestock and Farm Equipment, from which your funds were derived, was dealt with in our letter of the 20th December, 1945, and calls for no further comment at the present time.

Apart from the Breading debt, regarding which we will write you as and when we receive payments through Mr. Sedger, we appear to have accounted for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this we enclose a stamped addressed envelope for your convenience and shall be glad to receive your confirmation, and acknowledgment of today's remittance.

Yours truly,

R. G. Ball,  
Administration Department.

RGB/P.  
Encl.

December 20th, 1945.

Mr. Rinso OMO,  
Registration No. 10018,  
2708 Rosemont Blvd.,  
Montreal, Que.

Dear Sir:

We are in receipt of a letter from your daughter asking for a statement of your account, which we are pleased to enclose herewith, together with explanatory statements which, we hope, will make every item quite clear to you.

As you are no doubt aware, the policy of the Dominion Government is one of orderly liquidation of Evacuee fixed assets in the protected areas of British Columbia. In the case of the Livestock and Farm Equipment leased by you to H. W. Hubbard (assignee of your long-term farm lease with the Seven Oaks Land Company Limited) the question of selling was brought to a head by the decision of Mr. Ralph Strong (who operated the Dairy Farm as sub-tenant of assignee) to discontinue operating the farm unless he could purchase the equipment and take over the lease in his own name.

The sale was based on an up-to-date appraisal by a qualified independent appraiser and we consider the result to be more than usually satisfactory as the price realized is in line with the values listed in your original assignment agreement, i.e.

	(Lease) April, 1942.	(Sale) March, 1945.
(A) Livestock (31 head)	\$1520.00	\$1475.00
(B) Equipment	\$1096.00	\$1152.50
Totals:	\$2616.00	\$2627.50

This very small difference is accounted for by changes in the composition of the herd in the case of (A), and in the case of (B), the loss of a Horse (\$2.00) and a Saw (\$5.00) and the inclusion in sale of the following items not listed in lease schedule:

\$25.00	13 water bowls and pipes	\$ 5.00	Bed
\$ 8.00	Extension table	\$ 2.50	Bed
\$12.00	6 Dining Room chairs @ \$2.00	\$ 1.00	Pictures (2)
\$10.00	Stove		

(Over)

Mr. Rinzo ONO.

Page 2.

December 20th, 1945.

As enclosed statements show, your outstanding liability under your Mortgage Agreement with Mr. J. W. Rowland has been liquidated by regular payments, and you have a balance of \$2,065.83 standing at the credit of your account at the present time.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.  
Encl. 3.

File 651.

STATEMENT OF ACCOUNT

Rinso ONO - Reg. No. 10018.

<u>1944</u>			<u>Dr.</u>	<u>Cr.</u>
October	23	Receipts over Disbursements, as per attached statement		\$ 55.23
<u>1945</u>				
January	11	Appraisal fee, Livestock & Equipment	\$ 15.00	
March	19	Cash payment under Conditional Bill of Sale (dated 20/3/1945 for \$2,627.50)		\$1000.00
April	19	1st Instalment under C/B/Sale \$100.00 Interest on total @ 5% \$ 11.15		\$ 111.15
May	15	2nd Instalment under C/B/Sale \$100.00 Interest on total @ 5% \$ 6.28		\$ 106.28
May	23	Receipts over Disbursements, as per attached statement		\$ 178.50
June	16	3rd Instalment under C/B/Sale \$100.00 Interest on total @ 5% \$ 6.06		\$ 106.06
July	19	4th Instalment under C/B/Sale \$100.00 Interest on total @ 5% \$ 5.45		\$ 105.45
August	17	5th Instalment under C/B/Sale \$100.00 Interest on total @ 5% \$ 5.21		\$ 105.21
Sept.	15	6th Instalment under C/B/Sale \$100.00 Interest on total @ 5% \$ 4.79		\$ 104.79
October	17	7th Instalment under C/B/Sale \$100.00 Interest on total @ 5% \$ 4.22		\$ 104.22
November	16	8th Instalment under C/B/Sale \$100.00 Interest on total @ 5% \$ 3.94		\$ 103.94
Today		Balance standing at your Credit	\$2065.83	
			<u>\$2080.83</u>	<u>\$2080.83</u>

E. & O. E.  
13th December, 1945.

RGB/P.

- STATEMENT -

<u>Date</u>	<u>Particulars</u>	<u>"A"</u> <u>Breadin</u>	<u>"B"</u> <u>Hubbard</u>	<u>"C"</u> <u>Charges</u>	<u>"D"</u> <u>Mortgage</u>
1/1/43	Outstanding balance of Mtge.				\$900.00
14/1/43	Breadin, a/c debt	\$128.00			
"	Hubbard, rent May/Dec., 1942		\$200.00	\$ 35.60	
"	Interest on Mtge. (Mar./Dec.)			\$ 20.25	\$259.35
"	Outstanding balance of Mortgage				\$640.65
24/4/43	Breadin, a/c debt	\$ 40.00		\$ 4.00	
"	Hubbard, rent January/March		\$ 75.00	\$ 3.75	
"	Interest @ 3% (Jan./Mar.)			\$ 4.80	\$102.45
"	Outstanding balance of Mortgage				\$538.20
14/10/43	Breadin, a/c debt	\$ 90.00		\$ 9.10	
"	Hubbard, rent April/August		\$125.00	\$ 6.25	
"	Interest @ 3% (April/September)			\$ 8.07	\$191.58
"	Outstanding balance of Mortgage				\$346.62
10/4/44	Breadin, a/c debt	\$ 80.00		\$ 8.00	
"	Hubbard, rent (Sept./March)		\$175.00	\$ 8.75	
"	Interest @ 3% (Oct./March)			\$ 5.20	\$233.05
"	Outstanding balance of Mortgage				\$113.57
23/10/44	Breadin, a/c debt	\$ 40.00		\$ 4.00	
"	Hubbard, rent (April/Sept.)		\$150.00	\$ 7.50	
"	Interest @ 3% (April/Sept.)			\$ 1.70	
"	Registering Mortgage Release			\$ 8.00	\$113.57
"	Cheque to Custodian (receipts over disbursements)			\$ 55.23	\$000.00
		\$378.00	\$725.00	\$203.00	\$900.00

E. & O. E.  
23rd OCTOBER, 1944.

*[Signature]*

RGB/P.

- STATEMENT -

File 651.

Rinzo ONO

Reg. No. 10018.

			"A" <u>Breadin</u>	"B" <u>Hubbard</u>	"C" <u>Charges</u>	<u>Mortgage</u>
<u>1944</u>						
October	23	Totals brought forward from last statement	\$378.00	\$725.00	\$203.00	\$000.00
<u>1945</u>						
May	23	Breadin, a/c debt	\$ 40.00		\$ 4.00	
May	23	Hubbard, rent to date of sale (@ \$25.00)		\$150.00	\$ 7.50	
May	23	Cheque to Custodian (receipts over disbursements)			<u>\$178.50</u>	
		Totals received	\$418.00	\$875.00	\$393.00	\$900.00
May	23	Still outstanding:	\$884.00	\$000.00	\$000.00	\$000.00

E. & O. E.  
23rd MAY, 1945.

*[Signature]*

RGE/P.

5th April, 1945.

MEMORANDUM RE CHATTELS

FILE NO: 651  
NAME: Rinso ONO  
RE: Livestock, equipment and chattels  
Situatd at Victoria, B.C.

APPRAISED VALUE: \$2627.50

AMOUNT OF BID: \$2627.50

APPROVED BY ADVISORY COMMITTEE: 1st March, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$1000.00 - Balance of \$1,627.50 secured by  
Promissory Note - Payments to be received  
as follows:

\$100.00, with interest at 5%, on each of  
the 15th days of April, May, June, July,  
August, September, October, November,  
December, 1945, January, February, March,  
April, May, June and July, 1946 and  
final payment of \$27.50, with interest  
at 5%, on the 15th day of August, 1946.

NAME OF PURCHASER: Ralph Strong

K.W. WRIGHT

KWW/DG  
Attacha

**MEMORANDUM**

<b>ENEMY SECTION</b>	
Rec'd	<u>MAR 6 1945</u>
File No.	_____
Ans'd	_____
Refer'd	_____

File 651.

Special Sale.

TO: Mr. K. W. Wright.

FROM: Mr. R. G. Bell.

March 5th, 1945.

Re: Rinsco CMO - Reg. No. 10018.

Please prepare a Conditional Sales Agreement from The Custodian to Ralph Strong, Farmer, Burnside Road, Victoria, covering Livestock and Farm Equipment as per attached list.

The total purchase price is \$2,627.50, payable \$1000.00 Cash (received) and \$100.00 per month, plus interest @ 5%.

This transaction was submitted to, and approved by, the Advisory Committee on the 1st instant (see my Memorandum of 21/2/1945 and 23/10/1944 for details).

*RGB*

RGB/P.  
Attach.

Victoria, B. C.

February 24, 1945.

TO:

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

I AGREE to pay \$2627.50 for the goods, effects, cattle and equipment of Rinzo Ono, particulars of which are set out in a list attached to letter dated the 20th February 1945 addressed to G. H. Sedger by R.G. Bell, Administration Department. Terms of sale to be \$1000.00 cash, and balance at \$100.00 a month with interest at 5% per annum.

Ralph Strong



- STATEMENT -

	Particulars	1941 Reading	1942 Reading	1943 Reading	1944 Reading
12/31/41	Outstanding balance of Bonds				\$200.00
12/31/41	Reading, c/o debt	\$125.00		\$ 12.00	
	Interest, paid Jan./Mar., 1942		\$200.00	\$ 35.00	
	Interest to date - (Mar./Mar.)			\$ 20.25	<u>\$295.25</u>
	Outstanding balance of Mortgage				\$440.50
12/31/42	Reading, c/o debt	\$ 40.00		\$ 4.00	
	Interest, paid January/March		\$ 75.00	\$ 3.75	
	Interest to date (Jan./Mar.)			\$ 1.00	<u>\$100.45</u>
	Outstanding balance of Mortgage				\$530.95
12/31/43	Reading, c/o debt	\$ 90.00		\$ 9.10	
	Interest, paid April/August		\$125.00	\$ 6.25	
	Interest to date (April/August)			\$ 3.37	<u>\$102.72</u>
	Outstanding balance of Mortgage				\$633.67
12/31/44	Reading, c/o debt	\$ 80.00		\$ 8.30	
	Interest, paid (Oct./March)		\$175.00	\$ 8.75	
	Interest to date (Oct./March)			\$ 3.20	<u>\$233.05</u>
	Outstanding balance of Mortgage				\$866.72
12/31/45	Reading, c/o debt	\$ 40.00		\$ 4.00	
	Interest, paid (April/Aug.)		\$250.00	\$ 7.50	
	Interest to date (April/Aug.)			\$ 2.75	<u>\$233.75</u>
	Outstanding balance of Mortgage				\$1100.47
	Change to 1944-1945			\$ 25.25	<u>\$1125.72</u>
		<u>\$370.00</u>	<u>\$725.00</u>	<u>\$205.00</u>	<u>\$1125.72</u>

D. G. E.  
23rd OCTOBER, 1944.

*W.B.*

August 10, 1942.

Messrs. Walls & Sedger,  
Barristers-at-Law, Solicitors, Notaries Public,  
1122 Government Street,  
Victoria, B. C.

Dear Sirs:

Re: ONO. Rinzo

With reference to the above, we wish to confirm that you continue to handle the administration of the affairs of the above, the position of which briefly we understand to be as follows:

1. You are collecting the \$50.00 per month rent from the present tenant (Is the tenant's name H. Coburn?) and remitting same to the landlord, Mr. J. W. Rowlands.
2. You are also collecting \$25.00 per month from the tenant which is applied to the Chattel Mortgage in favour of Mr. Rowlands in connection with the live stock and equipment of the farm.
3. You are collecting the debt owed Mr. Ono by John Breadin for milk supplies. We understand the debt at the end of May was about \$1,200.00, repayments being made at the rate of \$30.00 per month. These monthly repayments are going towards the Chattel Mortgage above mentioned.
4. Fire insurance on farm implements and live stock has been taken out by you under Springfield Policy No. 3318 for \$2,000.00 (\$750.00 on implements and \$1,250.00 on live stock). We understand that an endorsement has been made to the effect that the policy is payable to G. W. McPherson, Deputy Custodian or his successors, as his interests may appear, on behalf of the Japanese owner of the Realty.

**GERALD H. SEDGER**

*Barrister - Solicitor - Notary Public*

TELEPHONE E 2742

SUITE 7, BASTION BUILDING, 1123 LANGLEY STREET

VICTORIA, B. C.

Dept. of Secretary of State,  
Japanese Evacuation Section,  
Royal Bank Building,  
Vancouver, B. C.

EVACUATION SECTION

Rec'd APR 15 1947

File No.

Ans.

Referred

April 14, 1947.

Dear Sirs:

re - Breading:

I enclose statement of collections for  
the period 1st. May 1946 to 3rd March 1947, with my  
cheque for the proceeds, namely, \$58.50.

Yours truly,

G.H. Sedger.

*0/standing 28 May 46*  
GHS/GS: *6884*

~~2308~~  
*651/10018*

PHONE GARDEN 4814

SUITE 7, BASTION BUILDING  
1123 LANGLEY STREET  
VICTORIA, B. C.

April 14, 1947

M Rinzo Gao

IN ACCOUNT WITH

GERALD H. SEDGER

BARRISTER - SOLICITOR - NOTARY PUBLIC

1946

May	1.	By cash fr. Breadin a/c arrears
June	1	By " fr. " " "
Aug.	1	By " fr. " " "
Oct.	1	By " fr. " " "
Nov.	1	By " fr. " " "
1947		
Mar.	3	By " fr. " " "

To " colln. comm.

To cheque herewith

B & O B

10	00
10	00
10	00
10	00
10	00
15	00

6 50

58 50

65 00

65 00

651.

*mailed 7/5/47.*

May 5th, 1947.

REGISTERED MAIL.

Mr. Rinso ONO,  
Registration No. 10018,  
2708 Rosemont Blvd.,  
Montreal, Quebec.

Dear Sir:

Re: Account.

Your file is up for regular review and we are enclosing our cheque in your favour for \$58.50, representing the balance standing at the credit of your account.

Your account will be credited with further collections from the Breadin Dairy as and when received from Mr. Gerald H. Sedger.

Yours truly,

R. G. Bell,  
Office of the Custodian.

RGE/P.  
Encl. 1.