

4977

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: KADONAGA, Ei

HOME ADDRESS: 1608 W. 4th Ave., Vancouver, B. C.

REGISTRATION NUMBER 08468 SEX: Male AGE: 34

OCCUPATION: Master-Tugboat.

(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: The Whingle Bay Packing Co., 35 Cambridge St., Victoria, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: TOSHIYE 1872

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: JOYCE (F) NANCY (F)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 2 years, and 1 month.

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

1. LOCATION AND DESCRIPTION:

Haye
240 acres on HIKI Island, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Bothouse

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

None

4. TAXES (Amount and where payable) \$11.00 payable to Provincial Government.
1941 paid.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Certificate of Title No. 118093-1,
in owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: Tomatoes in greenhouse.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house, 1602 W. 4th Ave., Vancouver, B. C.
2. LANDLORD'S NAME AND ADDRESS: Agent Mr. Mullett, Granville & Broadway, Vancouver, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$25.00 per month payable to date.
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: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Furniture and Household effects as per list attached.

See list dated May 18/42.

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

None

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

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

None

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

None

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

T. NAKANO, Steveston, B. C. \$30.00

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

None

8. BANK ACCOUNTS: The Canadian Bank of Commerce, Fairview Branch, \$100.00

9. LIFE INSURANCE: _____

None

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

None

11. SAFETY DEPOSIT BOX: _____

None

LIABILITIES:

1. PERSONAL DEBTS: _____

None

2. TRADE DEBTS: _____

None

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

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

Dated this 20th day of April 1942.

(Signature)

Witness

FOR DEPARTMENTAL USE

P.D. 22/12/42
INFORMATION FROM R.C.M.P.

DATE Aug. 27/43

Our File No. 4977

Full Name KADONAGA, E1
(Surname in Block Letters)

Registration No. 08462 Male - Female
(Check) Age Feb. 16, 1908

Former Address 1602 W. 4th Ave., City

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

Present Address W.R. Hughes, Diamond City, Alta.

Married - Single
(Check)

nee
Name of Wife (TOSHIYE) Adachi

Name of Husband -

Name of Mother - Name of Father Gontaro (Dec'd)

Names of Children under 16 Joyce Yoko (F) 30/5/40 Nancy Haruko (F) 23/3/42

Requested by CM Registered with Custodian yes
(Yes or No)

Additional Information Master Tugboat. Owner of 1 car, 1 house 1602 W. 4th Ave.,
240 acres Mayne Island

REAL PROPERTY SUMMARY

Catalogue No. 548.

File No. 4977.

Name: EI KADONAGA.

Reg. No. 08462.

Address: Mayne Island, B. C.

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

Classification: 2 Dwellings, 3 Greenhouses, Outhouses.

Registered in the name of: EI KADONAGA.

State of Title: Clear.

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

As at: October 17th, 1945.

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

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

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

Chattels: Not involved.

Insurance: Transferred to Purchasers.

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

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

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

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

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

20th February 1946.

RGB/P.

GENERAL SUMMARY

File 4977.

RE KADONAGA.

Reg. No. 08462.

This 34-year old Canadian-born Tugboat Master signed a Custodian "JP" declaration form on April 20th, 1942. He was evacuated on May 22nd, 1942.

His wife, Toshi (File 5822), signed a Custodian "JP" declaration form on the 12th May, 1942. She was evacuated on the 22nd May, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary for particulars of Mayne Island property (Cat. 548) sold (Oct. 17/45) for \$3,000.00. A brother, Yoshi (File 5135) and a cousin, Shintaro SASAKI (File 13826), had a Messuage Tenure interest in this property, which, by written consent of all 3 parties, has been left for direct settlement between them.

Personal Property: See Chattels Schedule (to follow) for particulars of chattels disclosed in file.

Specified Articles: See Fishing Vessel Summary for particulars of 50' M.V. "W. No. 1", sold (June 19/42) for \$750.00.

Bills Receivable: "JP" declaration shows a claim of \$30.00 filed against Toru WAKANO, File 4046, of which nothing has been collected by this office.

Bonds, Shares, etc.: None.

Bank Accounts: A balance of \$100.00 declared to be in an account with the Canadian Bank of Commerce, Vancouver, did not come under Custodian administration.

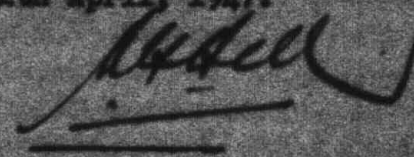
Life Insurance: None.

Liabilities: None.

Funds: There is a credit balance of \$2,969.00 in this account at the present time.

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

12th April, 1947.



RGB/P.

✓

CHATELS SUMMARY

File 4977.

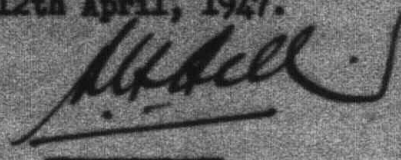
El RADONAGA.

Reg. No. 08462.

All the Chateles declared (May 18/42) on "JP" form were sold
by owner prior to his evacuation, leaving no chateles unaccounted for.

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

12th April, 1947.



WEB/P.

✓

SUMMARY TAKEN FROM VESSELS RECORDS

Date: May 31, 1944

Name: KADONAGA, Ei

Reg. No. 08462

File: 4977

Boat File No.: JFVDC 749

Name of Vessel: "W.No.1", 50'x13'3"x 5'8" (1911) Type of engine unknown

Lic. or Reg. No.: Vancouver 130,851

Naval No.: V.040-J

Owner's Valuation: \$3,000.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: June 19, 1942

Purchaser: Mary Beale

Signature on Sales Papers: No copy

Selling Price:

This vessel was purchased by Kadonaga from Francis Joseph Beale for \$3,000.00 in 1941.

Paid to JFVDC or Custodian:

The purchase price was made up of \$1,000.00 cash and installments of \$500.00. The installments to be paid, Dec. 1, 1941, March 1, 1942, June 1, 1942, and Sept. 1, 1942. No payment had been made of any of the four installments.

Supervision Costs:

Balance due Owner:

Paid to:

Location of Boat at Sale:

Ei KADONAGA transferred the vessel to Mary Beale, daughter of the mortgagee, after paying the \$500.00 installment due Dec. 1, 1942.

Claims Against Canadian Govt.:

The vessel was sold for the sum of \$750.00, and after deduction of lawyer's fees of \$75.00, the balance of \$675.00 was paid to the Custodian on March 19, 1943. This sum was credited to Ei Kadonaga's account.

Additional Information:

Claims Against the Government were:

Repairs: Star Shipyard Job 222- \$13.43

Damage & Loss Claim 45-Mary Beale \$160.90 (Paid)

The sum of \$7.50 was paid to the JFVDC to cover commission & survey charges.

gm

LIABILITIES SUMMARY

File 4977.

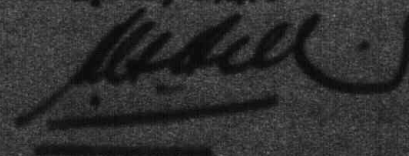
El KADONAGA.

Reg. No. 08462.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

12th April, 1947.

A handwritten signature in dark ink, appearing to be 'M. J. [unclear]', is written over a horizontal line.

HCB/P.

January 11, 1943.

File 9/82 - Wayne Island.

LIST OF WAYNE ISLAND MINING (OR MINING AND FIELD MINING).

Date: 27 August 1942.

Time: 9 May 1942 - 15 September 1945.

Location: Wayne & Hataliffe (Richard James Neville Wayne & Jack Hataliffe).

Source: The Canadian, for account of:

- (1) Tora KADONAGA (File #5158; Reg. #14260).
Lot "A" sub-div. of Sec. 1, Plan 2501, Wayne Island, Cowichan District, 123.7 acres, 10,620 sq. ft. Greenhouses.
- (2) Koshi KADONAGA (File #5159; Reg. #14234).
Lots S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8 (20 acres), Wayne Island, Cowichan District. 240 acres, 6,500 sq. ft. Greenhouses. (Note: H. KADONAGA, File #4977, Reg. #14162, appears as registered owner of both lots, which are now being searched).
- (3) Masajiro KIMIKI (File #5164; Reg. #14263).
Lots S. $\frac{1}{4}$ of N. E. $\frac{1}{4}$ of Sec. 7 (20 acres) and about 2 acres leased from David Bennett \$210.00 per month, both Wayne Island, Cowichan District. 16,000 sq. ft. Greenhouses.
- (4) Bungoro KIRAKIRI (File #5161; Reg. #14223).
One Lot: S. $\frac{1}{4}$ of N. W. $\frac{1}{4}$ of Sec. 8 (unimproved portion of 20 acres) with Masajiro KIRAKIRI (File #5162; Reg. #14225), and one Lot: Parcel "A" of Sec. 8 & 11 (13.78 acres) in his own name, both Wayne Island, Cowichan District. 16,000 sq. ft. Greenhouses.
- (5) Masajiro KIRAKIRI (File #5162; Reg. #14225).
Lots S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8, Wayne Island, Cowichan District (improved portion of 20 acres) with Bungoro KIRAKIRI (File #5161; Reg. #14223). 10,400 sq. ft. Greenhouses.
- (6) Kameo KAKATA (File #5166; Reg. #14242).
Lots 1, 2, & 3, Sub-div. of Sec. 12, Plan 715 (3 acres), and N. W. $\frac{1}{4}$ of Sec. 11 (160 acres), Wayne Island, Cowichan District. 33,000 sq. ft. Greenhouses.
- (7) Togo SAKAKI (File #5231; Reg. #14243).
Lots S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8 (20 acres), Wayne Island, Cowichan District. 9,000 sq. ft. Greenhouses. (Note: H. KADONAGA, File #4977, Reg. #14162, appears as registered owner of both lots, which are now being searched).
- (8) James Kaji KIKI (File #5143; Reg. #14275).
Lots: W. $\frac{1}{4}$ of S. E. $\frac{1}{4}$ of Sec. 3 (20 acres), and W. $\frac{1}{4}$ of fractional S. E. $\frac{1}{4}$ of Sec. 3 (20 acres), and Parcel "B" of N. W. $\frac{1}{4}$ of Sec. 3 (28.2 acres), Wayne Island, Cowichan District. 17,000 sq. ft. Greenhouses.

RENTS ON WAYNE ISLAND AGREEMENT (ON HOT HOUSES AND FIELD TOMATOES). Continued.

- (9) Kikunaka SUNE (File #5139; Reg. #142366).
Lots 20, 21, and 22 of Sec. 12, Plan 715, Wayne Island, Cawichan District.
3 acres. 10,440 sq. ft. Greenhouses.
- (10) TONG THAMTO (File #5213; Reg. #142377).
About 2 acres of Sec. 9, Wayne Island, Cawichan District, leased
from J. V. Bennett @ \$20.00 per annum. 11,200 sq. ft. Greenhouses.

The Statement of Accounts submitted by Mayers & Ratcliffe for the crop year ending September 1, 1942, does not meet the conditions of the Agreement. These conditions would appear to be met best by a statement drawn up to that end and duly certified by a recognized auditor.

Production by the properties covered by the Agreement totalled 11,550 cts. for the crop year 1941, against 7,750 cts. for 1942. If this is explained by lessees taking over the properties a little (2/3 weeks?) late in the season, is a better output assured for the next crop year, ending September 1, 1943?

Rent for 1942 should have been paid by Mayers & Ratcliffe in October but there is no evidence on file to show that they have done so.

Motor Vehicles (R. B. 15/1/43): The three Trucks released to Mayers & Ratcliffe for operation under this Agreement are as follows:

- (1) 1935 Ford V-8, Light Delivery Truck, 1942 License CA-206, owned by KUNAO NAGATA (File 5166; Reg. 14264). Valued at \$450.00.
- (2) 1936 Ford Truck, 1942 License CA-207, owned by KUNAO NAGATA (File 5166; Reg. 14264). Valued at \$450.00.
- (3) 1935 Ford V-8, Model 51, 1942 License CA-39, owned by James Keiji SUNE (File 5143; Reg. 14275). Valued at \$400.00.

Rent being paid on the basis of 1% of value (\$1300 @ 1% = \$13.00) per annum. Proportion for crop year ending September 1, 1942, agreed at \$45.00, divided: File 5166 (K. NAGATA) \$22.50. File 5143 (J. K. SUNE) \$22.50.

5135 out -> Sheena
8231 -> Muel
13826 -> Green

Diamond City, Alberta,

January 18, 1943.

Department of The Secretary of State
Office of The Custodian,

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

EVACUATION SECTION

Rec'd JAN 25 1943

File No. 4922/5135

Ans. 13826, 8231

Referred R G B M

Dear Sir,

In replying to your letter, which I received yesterday on the land at Mayne Island (Cowichan District)W

- (a): South East 1/4 of Section 7, (160 acres).
- (b): South 1/2 of South West 1/4 of Section 8, (80 acres).

I am holding my clear Title the Certificate No. 118093-I. and to make sure please get check from The Land Registrar at Victoria B.C..

In connections with my young brother and cousin Shintaro Sasaki I have no documents of any sort in writing to these transactions, the only actions they have made by coming up to me in the friendly way, asking me to make the land into three equal shares. So I said it will be fair enough at that time.

Then they both, started to building their green houses towards living bases, but I was still busy on my job, which I was holding for good many years, so I did not do anything towards the land.

During their opperating of greenhouses, I gathered they had many troubles among them, maybe to this matter, Shintaro Sasaki has not come up to his definit agreement.

When I was in your office last, Shintaro Sasaki have been reported that he purchased my ^{for} (1500.00) Fifteen hundred dollars by part payment and balance still owing. Now if this is the case where is my brother come out, I have no record to this matter, but young brother's report which I did not here at same time.

In your letter stating brother, Yoshi Kadonaga (File 5135; Reg. 14234) and Shintaro Sasaki (File 13826) with wife Toyo Sasaki (File 8231; Reg. 14242) to this Shintaro Sasaki must have two different reporting at your office, therefore I could not do anything the time I was in at your office. And from here I can not send you no Original copies, I am still waitting for further arrangements from them, to this simple matter.

As soon as the weather gets warmer I will take run down to Magrath ~~in~~ and see my young brother. The last time when he was up in my home in Vancouver, that he was making his definit agreement from his 1942 crop in the greenhouse, until then he only wanted a chance to start his living bases.

Before I left British Columbia I registered at the Custodian that I had loan out to Mr. Toru Nakano in the fall of 1941, the time he was working with Shingle Bay Packing Co. Ltd., is there any chance of collecting from your office. I sure liked to get what I can, its kind of had to make living in this country with beets labour.

Everythings are pretty expensive up here to keep my family going besides I am not well enough known to look for other work.

I am

Yours Very Truly,

E. Nakano
Reg. 08462

BARRISTER AND SOLICITOR
NOTARY PUBLIC

A. MCEVOY
402 WEST PENDER STREET
VANCOUVER, CANADA

EVACUATION SECTION
Rec'd. MAR 19 1943
File No. *544*
March 18th, 1943
Returned
REGISTERED CABLE ADDRESS: "MAGOG" VANCOUVER
4th EDITION
RENTLEY'S END PHASE
750
75
675

Custodian of Enemy Property,
Vancouver, B.C.

Dear Sir:- Re vessel "W No. I" Ei Kadonaga

On 27th August 1941 Ei Kadonaga, a native born (B.C.) Japanese bought the above vessel from Francis J. Beale for \$3,000. Paying \$1,000 in cash and giving a mortgage back for \$2,000 payable

\$500 on 1st Dec. 1941
\$500 on 1st March 1942
\$500 on 1st June 1942
\$500 on 1st Sept. 1942

On 9th December 1942 the vessel was taken under the protective custody of the Naval Authority.

At the time of purchase by Kadonaga the vessel was fitted up as a cruiser but Kadonaga had bought the boat with the intention of using her for the collection of fish offal for the Shingle Bay Packing Company, with whom he had had a contract for several years, and at the time she was taken by the Navy had made several structural changes with this object in view but which being incomplete had left the boat neither a cruiser nor a work boat.

When the vessel was taken by the Navy Mr. Beale, the mortgagee, and Kadonaga consulted me to see what could be done to get the boat released and I took the matter up with the Naval Authorities but it was not until the appointment of Mr Macmaster's Committee that anything could be done,

It was then arranged that Kadonaga should pay the \$500 instalment overdue on the mortgage and should transfer his equity of redemption to Mary Beale, in consideration of which it was agreed that the mortgage should be extended, as far as future payments were concerned, to 1st December 1943 and that when released any profits made by the boat should be credited on account of the mortgage indebtedness and if any purchaser were found, satisfactory to the Registrar of Shipping, any surplus on sale should go to Kadonaga.

Shortly after this arrangement was made Kadonaga, Beale and the writer were permitted to inspect the vessel at Annacis Island when we found that all or practically all her equipment had been taken off her reducing her to little

more than a sheer hulk. No inventory had been taken by the Navy nor was the equipment taken kept separate for redelivery to the vessel on release. The only allowance made after considerable negotiation on this account was \$160.95.

The vessel was released to Mary Beale in July and when released was not worth the amount of the mortgage.

In order to enable him to realize on his security and to render it possible for Kadonaga to get something out of the money he had invested Mr Beale arranged for the boat to be put in shape for sale. This was done at considerable expense but the vessel being an old one (built in 1912) and her consumption of gasoline high, no sufficient cash bid could be got for her, and it was considered too risky to let her out on charter as she was uninsurable except against fire.

This being the case I determined it would be best for Kadonaga to sell his interest to Mr Beale and as the amount to be paid was left to me to decide by both parties I fixed the sum of \$750 as being fair.

Against this amount I have a charge for services rendered of \$75 and am forwarding you the balance herewith.

I am also enclosing file of correspondence in connection with the matter for your perusal and return.

I understand from Mr Milson that where there is a possibility of the payee making application for relief only a portion of the money is sent to him the balance being held in reserve by your office. Kadonaga is young and energetic and owns property on Mayne Island and I expect will want to get into some business. I do not think there is any possibility of his requiring relief and if you sent him the whole amount it would enable him to establish himself. He is a master mariner and a good mechanic and it would seem that he could be more useful to the country in some occupation other than that of an agricultural labourer.

Yours truly,

A. McEvoy

4977

March 23, 1943

Mr. EI KADONAGA,
Reg. No. 08462,
c/o Mr. W. R. Hughes,
Diamond City, Alta.

Dear Sir:

The other day we had a visit from Mr. A. McEvoy, who paid us \$675.00 for your account in connection with the sale of the vessel "W No. 1", the particulars of which you have been advised by Mr. McEvoy. He has been able to obtain for you the sum of \$750.00 for your equity in this boat and has deducted for his services the sum of \$75.00, for which he has shown us a letter stating that this meets with your approval.

We are enclosing herewith our cheque for \$100.00 and propose to send you a remittance of \$100.00 per month as long as we have the funds available. Should you require a larger amount, will you please write us stating the purpose of your requirements and they will be given consideration.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

C
O
P
Y

P. S. ROSS & SONS
CHARTERED ACCOUNTANTS

Royal Bank Building,
VANCOUVER, B. C.

Our File No. 295-176

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

Attention Mr. F.G. Shears
Director

Dear Sirs:

Re: Mayers & Ratcliffe

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

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

You will note that the operations for 1942 show a profit of \$1,593.96 and for 1943 a loss of \$708.12. In both years we have included as an expenditure the sum of \$126.05 for land taxes. These taxes are payable by Messrs. Mayers and Ratcliffe. We should also point out that we have gone over these figures with Mr. Ratcliffe of the firm of Mayers & Ratcliffe and he is satisfied that they are essentially correct. We understand it was agreed between your office and Messrs. Mayers and Ratcliffe that the results of the two years would be a profit of \$1,185.84. Under the agreement fifty percent of this profit is payable to your office, and so there is therefore at this time due to you the sum of \$845.02 made up as follows:

Share of profit for the years 1942-3 -	\$592.92
Due for taxes 1942-3	<u>252.10</u>
	<u>\$845.02</u>

Messrs. Mayers and Ratcliffe hold an insurance policy covering the assets on these farms and expiring on the 1st Janu-

Office of the Custodian. -2-

15th September, 1943

ary, 1946, the unexpired value of which has been treated as being \$211.67. In the event that you terminate the agreement with Messrs. Mayers and Bateliffe it would be in order for you to accept an assignment of this policy for the amount of \$211.67 as part payment of the amount of \$845.02 referred to above.

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

Yours faithfully,

(Signed) P. S. Ross & Sons

Enclosures.

C
O
P
Y

Schedule 1.

Wayers & RatcliffeStatement of Receipts and Expendituresfor Season 1942

Receipts

17,316.49

Expenditures

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

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Schedule 2.

Mayers & Ratcliffe

Statement of Receipts and Expenditures
for Season 1943

Receipts

11,233.58

Expenditures

Wages		7,043.83
Petty cash		134.07
Packing materials		
Inventory 1942	200.00	
Purchases	<u>136.00</u>	336.00
Fertilizer		140.96
Car maintenance		736.65
Depreciation on truck		150.00
Fire insurance - 1/3 of \$317.50		105.83
Travelling expense		170.00
Workmen's Compensation Insurance		261.10
Car insurance		138.70
Cord wood		125.00
Car rentals		195.00
Custodian - rental		1,800.00
K. Sasaki - rental		7.50
Telephone		87.97
Sundry office expense		20.55
Miscellaneous expense		312.49
Land taxes		<u>126.05</u>

11,941.70

Loss for Season 1943

\$ 708.12

5166, 5139,
5162 & 5141

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September 27th, 1943.

Mr. R.J.W. Mayers,
Wayne Island,
B. C.

Dear Sir:

We confirm the arrangements concluded at the meeting held in this office on Saturday, the 25th instant, whereby you take over and operate on your own account as from the 1st September, 1943, the properties known as:

Ref. (1): Kuzaso NAGATA, Reg. 14264 - File 5166: Lots 1, 2 and 3, Sub-div. of Section 12, Plan 715, Wayne Island. (3 acres).

Ref. (2): Kikumatsu SUMI, Reg. 14266 - File 5139: Lots 20, 21 and 22, Section 12, Plan 715, Wayne Island. (3 acres).

Ref. (3): Masaiiro MINAMIDE, Reg. 14225 - File 5162: The South half of Northwest quarter of Section 8, Wayne Island (Improved portion of 80 acres).

Ref. (4): Bungoro MINAMIDE, Reg. 14223 - File 5141: The South half of Northwest quarter of Section 8, Wayne Island (Unimproved portion of 80 Acres); and Parcel "A" of Section 8 and 11, Wayne Island (53.78 acres).

Leases: We enclose two Leases, each in duplicate, (A) covering (1) and (2) above, and (B) covering (3) and (4) above. Please complete these documents by signing same before a witness, who should also sign as shown, and return the original of each to this office, retaining the duplicate for your own use.

Trucks: It is mutually understood and agreed that you will operate one only of the three trucks formerly operated under the Wayne Island Agreement, the other two being turned over to our Agent, Mr. Gavin C. Mount. Rental of the truck retained by you will be \$67.50 per annum, payable as soon as possible after the 1st September, 1943, and in any case not later than 1st August, 1944. In addition to this rental, you are responsible for maintaining the truck in good condition, normal wear and tear excepted, and that insurance as heretofore will be maintained at your expense.

Fire Insurance: As insurance on all the properties covered by the Wayne Island Agreement is for account of the owners as from the 1st September, 1943, the date from which you were

Mr. R.J.N. Mayers

September 27th, 1943.

released from your obligations under that agreement, we have agreed to refund the unexpired portion of premiums, and enclose herewith our cheque for \$211.67 in favour of Messrs. Mayers & Ratcliffe.

Please send us your receipt, duly signed by both parties, together with original policies, each endorsed with the clause: "This certifies that all our interest in this policy vests in the Custodian of Enemy Property on and after the 1st September, 1943", each such endorsement also being signed by both parties.

Yours truly,

R. G. Bell,
Administration Department

RGB/P.
Enc. 5.

P.S. It is further understood and agreed between us that you will deposit with this office, on your next visit to Vancouver, or in any case by the 15th November, Government Bonds to the value of \$300.00; these bonds to be returned to you on production of evidence of expenditure of not less than the \$500.00 (for materials and labour) which you have undertaken to spend (in lieu of a higher rent) in improving the properties you will now occupy and operate.

P.P.S. Cheque \$211.67) is not ready in time for this mail and will follow.

Also, please sign all copies of Agreement and return for completion by this office.

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September 29th, 1943.

Mr. Gavin C. Mount,
Ganges,
B. C.

Dear Sir:

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

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

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

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

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

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

File 5135 - Yoshi KADONAGA, Reg. 14234: The South-east quarter of Section 7 (160 acres); and The South half of South-west quarter of Section 8 (80 acres). This property is registered in the name of Ei KADONAGA, elder brother of the above (Yoshi KADONAGA) and cousin of Shintaro SASAKI (see below) who also has green houses on this property. Our records show the property to be about 5 miles from the Wharf and 1

Mr. Gavin C. Mount

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September 29th, 1943

mile off road, across swampy ground that cannot be crossed by truck when wet. As the accommodation is also reported to be poor, it would appear to be difficult to find white tenants and we should like to know what prospect there is of finding a Chinese tenant.

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

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

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

File 8213 - Tsune TERAMOTO, Reg. 14237: About two acres of land leased from J. W. Bennett at \$50.00 per annum, on which Mr. and Mrs. Teramoto have built a dwelling, greenhouses and outhouses. Does the \$500.00 mentioned by you as the present value of this property refer to the greenhouses only, or is it intended to cover the dwelling and other buildings as well?

This account shows ground rent to have been paid up to 31/7/1942 and we enclose our cheque in favour of J. W. Bennett for \$56.66 bringing payment up to 31/8/1943.

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

Yours truly,

R. G. Bell
Administration Department

RGB/P.
Encl.

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

Address all communications to:
THE COMMISSIONER
British Columbia Provincial Police
(Motor-vehicle Branch)
Victoria, B.C.

TELEPHONE - EMPIRE 1111
LOCAL 386



MOTOR-VEHICLE BRANCH
VICTORIA

Your File No. 4977

In reply quote File No. 6/1 M

June 1, 1944.

SUBJECT: MVR #172725
1932 Ford Tudor
E1 KADONAGO, #08462

EVACUATION	
Rec'd	JUN 2 1944
File No.	4977
Ans.	
Referred	matheson

F. Matheson, Esq.,
Specified Articles Dept.
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville Sts.,
VANCOUVER, B.C.

Dear Sir:

I am in receipt of your letter of the 31st ultimo, and in reply wish to advise you that according to our records, Ford Tudor, Engine #C18D4422, was transferred from the name of Percy M. Pestill to E1 Kadonaga, under 1937 licence #84-805, on April 26, 1937. This motor-vehicle was licensed every year in this party's name, from 1938 to 1942. On March 10, 1942, this motor-vehicle was transferred from the name of E1. Kadonaga, 1602 W. 4th Ave., Vancouver, to Elizabeth D. Hardy, 6061 Quebec St., Vancouver, B.C. It is at present, registered in the name of Frank Finlay, 4379 Venable St., Vancouver, B.C.

Yours truly,

GEO. A. HOOD,
Inspr. O/C Motor Branch,
for Commr. of Prov'l Police.

/RS

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181

PLEASE REFER TO 4977
FILE NO.

EVACUATION SECTION	
Rec'd	JUN 5 1944
File No.	4977
Ans.	
Referred	<i>Matheson</i>

808 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

June 2, 1944

Mrs. Elizabeth D. Hardy,
6061 Quebec Street,
Vancouver, B. C.

Dear Madam:

E1 KADONAGA, 1602 West 4th Ave.
Vancouver, B. C.

According to information supplied to this office, a motor vehicle, Ford Tudor, Engine #C18D4422, was transferred from the above-indicated man to you on March 10th, 1942.

This transfer was not made through the Office of the Custodian, and, in order that our records may be complete, we would be pleased to receive from you the following information:

1. Purchase price
2. Method of payment
3. Name of person to whom payment was made.
4. Date of payment

In this connection, we might call your attention to Revised Regulations Respecting Trading with the Enemy, (P.C.8526) and especially Section 20, which reads: "Notwithstanding the provisions of any statute the Custodian shall be entitled to receive from any person or from any Department of the Government of Canada such information as he deems necessary to enable him to enforce these Regulations, and any person who, on the Custodian's written request, fails to furnish such information shall be guilty of an offence under these Regulations."

A stamped, self-addressed envelope is enclosed for your convenience in replying.

Yours very truly,

F. Matheson

F. Matheson,
Specified Articles Department.

Enclosure

4977

Catalogue No. 548

Appraisal of:- The S.E. $\frac{1}{4}$ of Section 7; S. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ of
Section 8, Mayne Island (240 acres)

Property is situated two miles from Government Wharf with a Public Road to the Easterly boundary of the S. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ of Section 8, lying in a valley on the South side of Flag Hill. Consisting of 240 acres of which from 8 to 10 acres has been cultivated, swamp bush is growing on part of this through neglect of cultivation and draining. The balance of the land is partly hilly with some timber mostly scrub. It would be possible to bring under cultivation about 30 acres. Plenty of water is available from two wells, one at a good elevation. Timber only good for cordwood.

Value of Land including standing timber -----\$1800.00

Buildings erected thereon are 2 Greenhouses (One 60' X 120', and One 40' X 160'). No hot water system. Heating arrangement apparently by makeshift oil drums. Two dwellings, one 20' X 32' and one 14' X 18', both with small lean-to greenhouses attached, no lining or inside finish to these dwellings. One Barn and Root-house 24' X ^{24'}24. One Woodshed 12' X 18'. One Workshop and Garage 24' X 30'. These outbuildings all roughly built. No plumbing arrangements.

Value of buildings including greenhouses -----\$2750.00

Total value of Land and Buildings -----\$4550.00

Appraised by Cecil Morgan July 13th, 1944

Files 4977, 13826, 8231, 5135

January 30, 1945.

MEMORANDUM:

To: Mr. Bell.

From: A. G. McArthur.

Re: Ei KADONAGA, File 4977,
Shintaro SASAKI, File 13826,
Toyo (Mrs. Shintaro) SASAKI, File 8231,
Yoshi KADONAGA, File 5135.

We do not appear to have on file a record of the arrangement made between Ei Kadonaga and the two occupants of his land relative to ground rent. Ei Kadonaga, the registered owner, in a letter dated January 18, 1943, states that he has no documents re Yoshi his brother or Shintaro Sasaki his cousin. He says that they asked to have the land in three equal parts and started their green-houses and also that he was still waiting for further arrangements from them.

Yoshi states, letter March 1, 1943, that he is putting his portion into his brother's hand but does not specify whether this refers to the land only or the buildings.

Shintaro and Toyo Sasaki, letter January 12, 1945, state that they "have no use for the land" and that they paid the money for the buildings referring evidently to the \$500.00 previously claimed to have been paid on a \$1500.00 deal with Ei Kadonaga.

I note that the account of Ei Kadonaga in this office is being drawn upon for the taxes and also for the valuation fee. It would be desirable before going any further to have the various interests in this property clarified beyond any question of doubt. It should also be ascertained whether Toyo Sasaki and Shintaro Sasaki are both agreed to share equally in both the assets and liabilities. The files disclose that Shintaro Sasaki declared the dwelling, greenhouse, and other buildings, while Toyo Sasaki declared chattels only, although as a matter of fact, she was included in the Wayne Island Agreement as the owner of this real property interest (the parties to this agreement were represented as owning either freehold or leasehold real property). In the meantime I do not see where Ei Kadonaga's interest has been vested and think this should be attended to without delay. I am advised by Mr. Macpherson that the vesting of "any Enemy interest" is not now considered sufficient.

(over)

Diamond City Alberta,
March 10th 1945.

The/Department of the Secretary of State,
Office of the Custodian,
506 Hastings & Granville,
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAR 16 1945
File No.	4977
Ass.	
Ref'd	Bell

Dear Sir;

Re: Mayne Island Property.

In regards to Mayne Island property, Cowichan district 240 acres along with the buildings on your file No. 4977. I have not heard nothing from the other parties since I wrote you last in 1943, to this matter.

In any case the land has to be sold by the Government's policy of orderly liquidation of properties in the protected areas which I can not say anything towards it.

Before I say any more I would like to hear from the other parties to the matter.

Hoping to hear more about to this matter again.

I am,

Yours Truly,

E. Selous

Mayne Island, B.C.
April 10th, 1945.

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

EVACUATION SECTION	
Rec'd APR 11 1945	
File No.	4977.
Ans.	
Referred	Bill

Dear Sir:

Thank you for your letter of April 3rd with information regarding North West Quarter of Section 11, commonly known as the Campbell Bay property. As there is no residence the price of \$5500 seems a bit high.

Would you please give me all information available concerning the Sasaki place. I do not have the legal description but have made a trip in to see this property and it is quite remote from other Mayne Island properties, and is not occupied at present.

Yours very truly,

R. Litchin
Res. H. G.

RA/E

} file 5166
d 5150

} file 4977
d 5168

Rec'd	MAY 2 1945
File No.	2977
Ans.	
Ref.	Bell

Mayne Island, B.C.
May 1st, 1945.

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

Dear Sirs:

Attention Mr. R. G. Bell

I herewith submit a bid of \$1500 cash on the S.E. Quarter of Section 7, 160 acres, and the South half of the S.W. Quarter of Sec. 8, 80 acres, Mayne Island, Cowichan District. Your catalogue #548 including File 5135 Dwelling and 2 Green Houses, File 13828 or 8231 (refer your letter April 11th), Dwelling, outhouses and one greenhouse.

Lot 548
Appraised
value
\$4500

Yours very truly,

Robert Aitken
Robert Aitken

RA/M

4977.
Cat. No. 54B.

May 2nd, 1945.

Mr. Robert Aitken,
Mayne Island,
B. C.

Dear Sir:

Re: The South East Quarter of Sec. 7 (160 acres)
and the South Half of the South West Quarter
of Section 8 (80 acres) Mayne Island,
Cowichan District.

We are in receipt of your letter of the 1st instant
filing a bid of \$1500.00 for the above property which includes
improvements consisting of 2 Dwellings and 3 Greenhouses, etc.

On the basis of an appraisal made by a qualified
independent appraiser which we have on file, we would not be interested
in an offer of less than \$4,550.00 at the present time.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

cc to Mrs. Harris

G. J. MOUAT: PRESIDENT
D. B. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 52-L

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

May 11-1945.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 52-M

F.G. Shears, Esq.,
Director,
Office of the Custodian,
Vancouver.

Rec'd	MAY 14 1945
File No.	4977
APR	
1945	

Re: Catalogue #548

Dear Sir;

Further to my telephone conversation with you on the 8th inst., I now beg to advise that we have a firm offer of \$2250 for this property, and I personally think that in view of the deterioration that has taken place on this property since it has been vacant, that this is a very fair offer, and should be seriously considered.

I appreciate the fact that you have on record an appraisal which is higher than this, but I am wondering if it would be possible to have a re-appraisal on the basis of today's value.

The offer is from Mr. R. Aitken of Mayne Island with whom you have had some previous correspondence.

I would appreciate hearing from you at your early convenience.

Yours truly,

SALT SPRING LANDS LIMITED.

Gavin C. Mouat
Gavin C. Mouat,
Manager.

*Val. 1000.00
Mr. B. C. ...
for ...
Mr. B. C. ... (P. K. ...)*

Mayne Island, B.C.

May 20th 1945
EVACUATION SECTION
Rec'd MAY 22 1945
File No. 4927
Ans.
Referred Bill

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

Attention Mr. R. G. Bell

Dear Sir: Re: The SE $\frac{1}{4}$ of Section 7 (160 ac) and the S $\frac{1}{2}$ of
the SW $\frac{1}{4}$ of Section 8 (80 ac.), Mayne Island,
Cowichan District

I have for reply your letter of May 17th .

I personally do not know of any recognized appraisers of agricultural land and doubt if there is anyone on Mayne Island who would be capable of making a proper valuation. I would suggest that you get in touch with Mr. Arthur Laing, Manager of the Fertilizer Department of Buckerfield's Ltd. Their 'phone is Hastings 5400. I am sure he will be able to put you in touch with someone.

I visited this property today and if it is of any interest to you the following is my own appraisal:

Land Of the 240 acres there are only about 5 which could be cultivated at the present time. For the most part the land is side hill and would be unsuitable for cultivation. There is little, if any, merchantable timber and even if there were it would be practically impossible to get it out. What wood is available could be used only as firewood.

I would value this at the rate of \$50 per acre for the 5 acres cleared and an arbitrary figure of \$2 for the balance. As you can appreciate and, I think, verify, it costs in the neighborhood of \$250-\$300 per acre to clear land in this Province which I think more than the land is worth. Adding these together would make a valuation of \$720 for the land.

Improvements

Glass Houses

There are two sets of glass houses on this property. One measures 120' x 65' and would contain about 105 cases of glass. However at least 10% of the panes are missing or broken and possibly an equal amount would be lost in salvage leaving roughly about 80 cases. The foundations of this house are in very bad shape and the house could not be operated as it now stands. It would, therefore, be necessary

Improvements Continued:

Glass Houses Continued:

to tear this down and rebuild it. Most of the supports are hewn from the woods and the only lumber which might be salvaged is the stringers holding the glass. In all there are 7500 lineal ft. I understand second hand dealers are quoting this at 2¢ per ft. In this particular case it is doubtful whether more than 50% could be salvaged. There are no pipes of any kind and no heating service. I would, therefore, value this house at:

80 cases of glass @ \$2.00	\$160
7500 lineal ft. of 2 x 4 (at 1¢ as it stands in the house)	75
	<u>\$235</u>

The second house measures 160' x 40'. This house is in much better shape and could be operated for two or three years. It is the same type of construction as the first house and complete would contain about 90 cases of glass. As in the first instance about 10% of the panes are missing, cracked or broken. There are no pipes and no heating facilities. This house would have to be modernized but could be operated at the present time owing to the price of tomatoes. I would look on this house as an operating proposition for about three years or as long as the present prices of tomatoes hold, then would have to be treated as a salvage proposition. My valuation for this house would be \$600. Incidentally all the houses are much too low.

Living Accommodation:

There are two shacks on the premises which could hardly be called living accommodation and I doubt if a valuation of \$100 each would be out of line.

This makes total valuation for the property:

Land	\$720
Shacks	200
Glass House	235
Glass House	<u>600</u>
	\$ 1755

I might say in conclusion that at the present time the road into the place is impassable and there is about three quarters of a mile which would have to be improved. I do not know whether this would be up to the purchasers or whether the Government could be approached.

Also at the present time there is not sufficient water to operate 12 months of the year. In fact when Ratcliffe

Mr. R. G. Bell - Page 3.

and I took this property over there was not sufficient water to carry the crop through successfully to the end of the season. I believe that there is plenty of water available but it would have to be developed.

In my opinion it would be necessary to leave most of the wooded land in its present state merely to conserve the moisture. The greenhouses are in a narrow valley between two hills and it would be necessary to leave the timber on the hill-sides.

If you are sending anyone over to appraise this property I would be very pleased to take him there. It will be necessary to arrange accommodation while here. If you let me know in advance I will try to make the necessary arrangements for this.

Yours very truly,

Neville Ingham

4977.
Cat. No. 548.

June 6th, 1945.

Mr. T. S. Corbett,
c/o Messrs. T. S. Corbett & Sons,
Port Washington,
North Pender Island, B. C.

Dear Sir:

Re: The SE $\frac{1}{4}$ of Section 7 (160 acres) and The S $\frac{1}{4}$ of the
SW $\frac{1}{4}$ of Section 8 (80 acres), Mayne Island, Cowichan
District.

We are desirous of having the above property appraised
by a qualified independent appraiser and have been referred to you by Mr.
Buckerfield of Messrs. Buckerfield's Ltd. as being qualified and probably
willing to do the work for us.

The land, which is assessed at \$1500.00 and \$500.00
respectively, is owned by one Japanese (our File 4977) and the improvements,
consisting of ("A" - File 5135) a Dwelling, 2 Greenhouses (6,800 sq. ft.),
etc., and ("B" - File 8231) a Dwelling, 1 Greenhouse (9,000 sq. ft.), Out-
houses, etc., to two others. This will necessitate the equity of these
different interests being shown separately. The inclusive assessed value
of these improvements is \$2,500.00.

We shall be glad to know as soon as possible if you will
undertake this work for us, and would add that we have established a little
more than nominal fees for this work--from \$5.00 in cities where properties
are numerous and close together, to \$15.00 in the country--plus all out-of-
pocket expenses, including mileage @ 8 cents per mile, if a car is used,
and/or boat hire.

We are sending a copy of this letter to Mr. R. J. N. Mayers
who has operated some of the Mayne Island farms since the evacuation of the
owners and, we are sure, will be glad to assist you in any way he can, if you
will call on him.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. R. J. N. Mayers.

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

GENERAL MERCHANTS
AND
WHOLESALE PRODUCE DEALERS

EVACUATION SECTION	
Rec'd	JUN 15 1945
File No.	4977-548
Initial	Bell
Reviewed	

5135-2nd & 3rd

PENDER ISLAND, B.C.

June 14th

1945

Mr. H. G. Bell,
Office of the Custodian,
606 Royal Bank Bldg.,
Vancouver, B.C.

Dear Mr. Bell:

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

A. File 5135, dwelling with glass starting house attached \$200.00, Green House \$600.00, Total.....\$800.00
B File 8231, dwelling with green house attached \$100.00, Green Houses \$350.00, Total.....\$450.00
File 4977, Land.....\$1,500.00

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

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

The property itself consists of a long narrow valley set between high hills, there is some excellent land, comparatively light clearing, but in a great many places the valley is so narrow that it is not practical for farming. Mr. Mayers could not inform me as to where the corner posts were but the line fence across the valley was quite obvious for all practical purposes. There is a certain amount of

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

GENERAL MERCHANTS
AND
WHOLESALE PRODUCE DEALERS

PENDER ISLAND, B.C.

19

-2-

cedar timber on the property but it is pretty well scattered and it is rather doubtful if it would be practical to take this timber out for logging purposes. A very high proportion of this property is situated on the mountain sides and hence of no value except as a water shed.

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

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

Trusting this is the information you want.

Yours faithfully,

A. R. Corbett
.....

Custodian of Enemy Alien Property
B.C. Security Commission
Vancouver. B.C.

EVACUATION SECTION	
JUL 4 1945	
Rec'd	4977-5166
File No.	Relly
Arthur Bayne	

Box 765
Prince Rupert B.C.

Dear Sir

I am interested in Enemy Alien
Greenhouse or Hot House property, on Salt Spring
Island or Mainland.
I expect to be in the South during the
month of August & would like to look
over some of the Glass Houses if you have
them up for sale.

I have been in the greenhouse business
for many years. in fact understand all
kind of glass crops & their Propagation & Marketing.
I have two thousand feet at Rupert & the only
grower here. But intend to move South should
I find property, or site that suits me.
Would be very pleased to have any
information on the above property.

Yours Truly

Arthur Bayne

G. J. MOUAT: PRESIDENT
D. S. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 53-1

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

AGENTS FOR:

GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 53-4

July 10-1945.

EVACUATION SECTION	
Rec'd	JUL 11 1945
File No.	477
Ans.	
Referred	Rec

R.G. Bell, Esq.,
Administration Department,
Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Re Catalogue, #548.

Dear Mr. Bell,

Further to our telephone conversation of this morning in which I quoted my telephone conversation with Mr. Shears of May 8th, and also my letter to Mr. Shears of May 11th.

Since 'phoning you, I have been in touch with Mr. Aitken by 'phone several times, and he has flatly refused to raise his offer to \$3000.00, but finally has reluctantly agreed to bring his offer up to \$2750.00, and he again points out to me the very bad state of the repair existing in connection with the buildings and the fences, and the run down condition of the land, and from my knowledge of the property, I can most ~~heartily~~ agree with him, and very frankly, I think that the price he is now offering, namely \$2750.00, is absolutely the top value of this property.

Mr. Aitken is prepared to go ahead with this immediately, and we are making this firm offer on his behalf.

We would be glad if you could let us know as soon as possible what the decision of the Department is in regard to this offer, as Mr. Aitken is anxious to have his deposit released unless the deal is going through.

If this offer is accepted, we undertake to provide you with cash in full as soon as we are advised by you that the conveyance duly signed by Ottawa has been received by you. Could you give me a reply by return, indicating the possibility of the outcome of this, since Mr. Aitken is most anxious to know so that he can plan his future.

Yours truly,
SALT SPRING LANDS LIMITED,
Gavin C. Mouat,

Gavin C. Mouat

4977 & 5166,
Out. Nos. 548 & 550.

Ball

July 12th, 1945.

Mr. Arthur Boyne,
P. O. Box 765,
Prince Rupert, B. C.

Dear Sir:

Re: Greenhouse properties.

We are in receipt of your undated letter asking for information regarding Greenhouse properties on Salt Spring Island on the Mainland.

Most of these properties have been sold. There is nothing in this category on Salt Spring but we have two on Mayne Island. One of these, consisting of two parcels of land totalling 240 acres, more or less, of which only a few acres are cleared, has 2 greenhouses (said to total 6,800 sq. ft.) and 1 greenhouse said to be 9,000 sq. ft. This property is vacant and is not in very good condition. The other property consists of 160 acres, more or less, of which little is cleared. There are no living quarters but 4 greenhouses of an estimated total area of 15,160 sq. ft. This property has been rented at a nominal rate to keep it in operation.

Efforts are being made to find buyers for both properties, which are therefore subject to sale without notice.

If you will call at this office when you come to Vancouver we shall be glad to advise you of the position at that time.

Yours truly,

R. G. Ball,
Administration Department.

RGB/P.

4977.
Cat. No. 548.

July 19th, 1945.

Salt Spring Lamin, Ltd.,
P. O. Box 35,
Ganges, B. C.

Dear Sirs;

Re: The South East $\frac{1}{4}$ of Section 7 and the South $\frac{1}{4}$ of
the South West $\frac{1}{4}$ of Section 8, Mayne Island,
Cowichan District.

We are in receipt of your letter of the 10th instant
and confirm our telephone conversation of this afternoon.

Mr. Aitken's offer of \$2,750.00 has been submitted to
the Advisory Committee and after careful consideration of all available
evidence it was decided that a special effort should be made to obtain
not less than \$3,500.00 for this property. If you cannot obtain this
figure but can submit an offer of \$3,250.00 we are prepared to submit
the case for reconsideration, and confirm having so advised you.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

G. J. MOUAT: PRESIDENT
D. S. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 53-1

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

July 24-1945

VACATION SECTION	
File No.	4977
Ans.	Bill
Referred	Bill

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 53-M

file 4977
Oct. 1548

R. G. Bell, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B.C.

Re: South East $\frac{1}{2}$ of Sec. 7 and South $\frac{1}{2}$ of
South West $\frac{1}{2}$ of Sec. 8 Mayne Island.

Dear Sir:

Further to our telephone conversation of the 19th inst., and my letter of the same date, also my telephone conversation with Mr. Wright of this date.

I have been in touch with Mr. Aitken by telephone a couple of times, and he is most definite that \$2750 is his limit, and as pointed out in my various contacts with you and with Mr. Wright, I feel very definitely that \$2750 is the limit of the value of this property.

As you will know, the property is buried in the woods, and there is some considerable distance of a private roadway to keep up and maintain in order to get to it, and this roadway in the past has not been fit for motor travel during the winter months, and is certainly responsible for heavy wear and tear to motor traffic during the other seasons.

A considerable net work of water pipes has been removed from the property and sold, and the property generally has been stripped and is in a very run down state of repair.

Any person buying there is up against, in addition to the purchase price, considerable initial outlay in order to get himself established on the property.

Personally, I cannot recommend this property to anyone at a higher figure than Mr. Aitken's offer, and I am very definite in that I would not want to urge Mr. Aitken or anyone else, even at the \$2750 figure.

I know the property, and I know something of its possibilities and its problems, and while I am not urging your office to sell the property for a price less than you think its value to be, I desire to put myself on record with you, as strongly as I can in this matter, as I feel that if the present opportunity of a sale is

not taken advantage of, that the place will further depreciate resulting in a final lesser sale value.

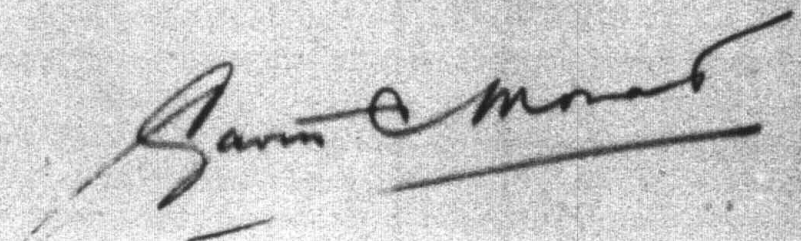
As far as Mr. Aitken is concerned, he has deposited \$250.00 with us as a guarantee of good faith, and if his offer of \$2750.00 were accepted, we would make the cash in full available to you as soon as word has been received from you that the conveyance duly executed to him has been received at your office.

On the other hand, if it is finally decided that Mr. Aitken's offer is not going to be accepted, I would be glad to have you advise me, so that I can endeavor to make other property arrangements for him.

Thanking you,

Yours truly,

SALT SPRING LANDS LIMITED.


Gavin C. Mount,
Manager.

File No. 4977 Evac.

July 27th, 1945.

Cat 548

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

RE: South East $\frac{1}{4}$ of Sec. 7 and South $\frac{1}{4}$ of
South West $\frac{1}{4}$ of Sec. 8 Mayne Island

Attached hereto you will find letter received from Mr. Gavin Mouat, together with a copy of his letter addressed to Mr. Bell, under date of the 24th instant.

Mr. Mouat was instructed by telephone a few days ago to return the deposit as I told him the Custodian was not interested in the offer. Mr. Bell will confirm these instructions and indicate that Mr. Mouat's letter will be placed upon the Agenda and come before the Advisory Committee at the next regular meeting to be held in New Westminster.

Will you be kind enough to place this case on the Agenda.


K. W. WRIGHT

KWW:O'B
Attach.

G. J. MOUAT: PRESIDENT
D. S. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 53-1

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

August 7-1945.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 55-M

file 4977.

EVACUATION SECTION	
Rec'd	AUG 8 1945
File No.	4977
Ass.	
Referred	Bell

R.G. Bell, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B.C.

Re: South East $\frac{1}{4}$ of Sec. 7 and S. $\frac{1}{4}$ of
South West $\frac{1}{4}$ of Sec. 8, Mayne Island.

Dear Sir;

Your letter of the 27th duly received,
and contents noted.

I am of the opinion that it would be
desirable for you to make a trip to Mayne Island
and see this property for yourself.

I of course realize you are kept very
busy, but I am sure that a personal inspection
by yourself or someone else in authority would be
most helpful to your Department.

Yours truly,

SALT SPRING LANDS LIMITED.


Gavin C. Mouat.

MEMORANDUM

File 4977.

Oct. No. 548.

TO: Mr. F. G. Shears.

FROM: Mr. R. G. Bell.

August 21st, 1945.

Re: SE $\frac{1}{4}$ of Section 7, and the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of
Section 8, Wayne Island, Cowichan District.

Mr. Gavin Mount has just telephoned to report that Mr. Aitken having found desirable living accommodation close to the above property is now prepared to pay \$3000.00 for the property and Mr. Mount, therefore, makes a firm offer of \$3000.00, Cash, on his client's behalf.

Mr. R. J. H. Mayers, who operated this property for a time, under the so-called Wayne Island Agreement, was in the office last week and said he had visited the place recently and deterioration proceeds apace with disuse and a severe winter might easily do much to wipe the equity represented by the greenhouses.

In view of this report and the new appraisal recently obtained from Mr. Corbett of Pender Island, I would suggest that the Advisory Committee be asked to give serious consideration to the above-mentioned offer.

RGB

RGB/P.

G. J. MOUAT: PRESIDENT
D. S. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 22-1

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING

August 21st, 1945.

PHONE: GANGES 22-1	
EVACUATION SECTION	
Rec'd	AUG 24 1945
File No.	4977
Ans.	
Referred	<i>Bill</i>

file 4977
Cat. No. 548

R. G. Bell, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B.C.

Re: South East $\frac{1}{4}$ of Sec. 7 and South $\frac{1}{4}$ of
South West $\frac{1}{4}$ of Sec. 8 Mayne Island.

Dear Sir:

Further to my letter of August 7th, I now beg to advise that Mr. Aitken has agreed to increase his offer to \$3,000.00, and in my telephone conversation with you of today's date, I gathered that this matter would now go before your committee, and I hope that a speedy reply can be given, as Mr. Aitken is very anxious to have a definite answer, yes or no, by the early part of next week.

In the event of Mr. Aitken's offer being accepted, we will undertake to provide you with the cash in full, as soon as we are advised by you that the signed conveyance in favor of Mr. Aitken has been received in your office from Ottawa.

Yours truly,

SALT SPRING LANDS LIMITED.

Gavin C. Mouat
Gavin C. Mouat,
Manager.

SALT SPRING LANDS, LTD.

BOX 35
GANGES, B. C.

August 24, 1945.

File 13826 & 8231.

R. G. Bell, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: Shintaro Sasaki - Reg. No. 14244.

Replying to your letter of the 22nd inst.

I beg to advise that everything saleable at the Sasaki property, and also at the adjoining Kadenaga premises, was removed to the Auction Sale, which took place I think in December, 1943.

Prior to that time as you will know, considerable thieving took place from various Japanese properties on Mayne Island, and I think possibly these two houses, being so far removed from all habitation, were probably worst hit, and I have no doubt that considerable stuff was stolen from them.

As your file will show, Mr. and Mrs. Fred Bennett were appointed and authorized to collect and label all goods for the Auction Sale, and if you have not any record of goods sold for Mr. Kashima, it could be possible that Mr. and Mrs. Bennett might have mistaken them for someone else's property, and put them under someone else's name.

However, I am inclined to think that anything of value was stolen long before the sale took place. In any case there are no chattels of any value left in these two properties.

Yours truly,

"Gavin C. Mount"

Gavin C. Mount.

Date... August 27th, 1945.

REAL PROPERTY MEMORANDUM

File No. 4977.

Name..... EI KADONAGARegistration No..... 08462

Re: Catalogue No. 548.

Address: Mayne Island, B. C.

Legal Description: SE $\frac{1}{4}$ Sec. 7, S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 8, Cowichan District.
(2 dwellings, greenhouses).

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 118093-I Whereabouts: in owner's possession ("JP").
(Applied for today).

✓ Registered owner: EI KADONAGA Reg. No. 08462

✓ Property: South East $\frac{1}{4}$ of Section 7 and the South $\frac{1}{2}$ of the South West
 $\frac{1}{4}$ of Section 8, Mayne Island, Cowichan District.

✓ B. Charges.

Registered: 94885-G - Reservations of minerals etc., in favour of The
Director of Soldier Settlement of Canada.

✓ Vesting: D.F. 53186 (21/2/1945).

✓ Unregistered: No evidence of any.

*vesting 104966 4/3/42
should be vacated.
Vacated Sep 24, 1945
Sen*

Taxes: \$15.80 (1945). Being paid today.

Water: —

Insurance: (\$1400.00 expiring 31/12/1946 (File 8231)).
(\$1150.00 expiring 31/12/1946 (File 5135)).

Assessed Value: Land: \$ 500.00. Improvements: \$2500.00.
\$1500.00.

Valuation by Appraiser: (\$4550.00 (Morgan))
(\$2750.00 (Corbett))

✓ Amount of Bid: \$3000.00.

Approved by Advisory Committee: 27/8/1945.

Paid as shown in attached letter:

Name of transferee as attached letter: Mr. Robert Aitken.

*Joint
Philip Aitken
(Corbett)*

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

None.

Named Agent: Gavin C. Mouat, Ganges, B. C.

[Signature]
E. G. Bell.

MEMORANDUM

File 4977.

Cat. No. 548.

TO: Mr. George Peters.

FROM: Mr. R. G. Ball.

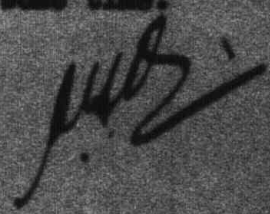
August 27th, 1945.

Re: SE $\frac{1}{4}$ of Section 7 and the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section
3, Mayne Island, Cowichan District.

The attached Real Property Memorandum shows HI KADOMAGA to be the registered owner of the above property (land only). All the buildings are owned by relatives and when net proceeds are released to the credit of the landowner (File 4977) they must be frozen in that account until this question of related interests is settled.

The only Registered Charge is: 94885-G - Reservations of minerals etc., in favour of The Director of Soldier Settlement of Canada. There is no evidence of any unregistered charge.

The property has been vacant for some time.



RGB/P.
Attach.

4977.
Cat. No. 548.

August 27th, 1945.

Mr. EI KADONAGA,
Registration No. 08462,
Diamond City, Alta.

Dear Sir:

Re: SE $\frac{1}{4}$ of Section 7 and the S $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8,
Mayne Island, Cowichan Dist.

With reference to our letters of the 1/2/1945 and 16/3/1945 we have now to advise that we are in receipt of an offer of \$3000.00 for the above property.

This offer is being accepted as it is much the highest received since the property was first advertised for sale nearly a year and a half ago, and is also in excess of its present value according to a recent valuation by a qualified independent appraiser.

When final adjustments have been made, in about 3 months, a complete statement of the transaction will be sent you but it will not be possible to deal with the net proceeds until the equity of the different interests involved has been determined, and we would, therefore, remind you of the suggestions contained in our above mentioned letters and the desirability of you, as land-owner, taking the initiative to establish a mutually acceptable basis of division.

It would be appreciated if you would send us your Certificate of Title (No. 118093-I) and we enclose a stamped addressed envelope for your convenience in doing so.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

c.c. to Mr. Shintaro SASAKI.
c.c. to Mr. Yoshi KADONAGA.

September 6, 1945.

The Salt Spring Lands Ltd.,
P. O. Box 35,
Ganges, B. C.

Box Catalogue No. 548
Mayne Island, B. C.
SW 7/8 of SW 1/4 John Dist.

Your letter of August 21, 1945 offering to purchase the above property for \$3,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer and note that you undertake to provide the full amount of the purchase price when a signed conveyance in favour of your client, Mr. Aitken, has been received from Ottawa.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, using the enclosed form and also state whether or not the proposed registered owner is a British Subject. Robert Gilman - Mary Philip Gilman (your tenants) Mayne Island BC.
British Subject

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

There is a registered charge No. 94885-G - reservations of minerals etc. - in favour of The Director of Soldier Settlement of Canada. Acceptance of this offer is subject to this charge.

Yours truly,

F. C. Shears,
Director.

G. J. MOUAT: PRESIDENT
D. S. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 3314

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

September 10-1945.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 52-M

file 4977
Cat. 548

Rec'd	SEP 11 1945
File No.	4977
Am.	
Revised	Peters

F.G. Shears, Esq.,
Director, Office of the Custodian,
Vancouver, B.C.

Dear Sir;

Re: Catalogue No. 548, Mayne Island, B.C.
SE 1/4 7/S 1/4 of SW 1/4 8/Cowichan District.

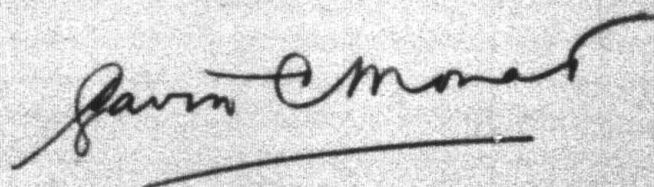
We have your letter of the 6th inst., and note that you are recommending that Mr. Aitken's offer of \$3,000.00 be accepted, and we will be ready to make the payment in full when advised that the signed conveyance has been received at your office.

With regard to the registered charge #94885-G. This is understood and acceptable.

We enclose herewith information as to the purchaser's name, address, occupation and nationality.

Yours truly,

SALT SPRING LANDS LIMITED.



Gavin C. Mouat.

4977, 13826

September 26th, 1945.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: S.E. $\frac{1}{4}$, Sec. 7 of S. $\frac{1}{2}$, S.W. $\frac{1}{4}$
Sec. 8, Wayne Island, Cowichan District.

Referring to yours of September 25th. Vesting Certificate D.F. 49661 was filed with you on 4th March, 1942, one of the earliest of our Vestings, and at that time, it was believed that Shintaro SASAKI had an interest in this land. Later investigation disclosed that he was the owner of Buildings and the land but had no interest in the real property.

We are sending you herewith an amended Vacating Certificate vacating an enemy interest vested under 49661 and as you have already given the number 53900 filed September 24th, 1945, we enclose Vacating Certificate amended as you suggest and presume you will give it the same filing number and date of registration as above.

There will remain against this property a vesting of the interest of EI KADONAGA, number 53186. Under this vesting a Transmission of Title to the Secretary of State will be submitted to you shortly.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:ML
Encl.

G. J. MOUAT: PRESIDENT
D. G. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
985 - PHONE: GANGES 22-1

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO.-LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 22 M

Ref:
File No. 4977

October 16, 1945

Rec'd	OCT 17 1945
File No.	4977
By	<i>[Signature]</i>
Initials	<i>[Signature]</i>

Mr. George Peters,
Administration Department,
Office of Custodian,
560 Royal Bank Building,
Vancouver, B. C.

Re: Catalogue No. 548
Mayne Island, B. C.
ST. 7/8 of SW 1/8 Cowichan Dist.

Dear Sir:

Replying to your letter of September 29 we now beg
to enclose our cheque in the sum of \$3,000.00, being the
purchase price in full on behalf of our client Mr. Robert
Aitken.

We would appreciate your expediting this matter
as much as possible.

Thanking you.

Yours truly,

SALT SPRING LANDS, LTD.

[Signature: Gavin C. Mouat]

Gavin C. Mouat.

GCM/bb
Encl.

PROPERTIES SUSPENSE ACCOUNT

G. J. MOUAT: PRESIDENT
D. S. HARRIS: TREASURER

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 23-1

A. INGLIS: SECRETARY
W. M. MOUAT: DIRECTOR

SALT SPRING LANDS, LTD.

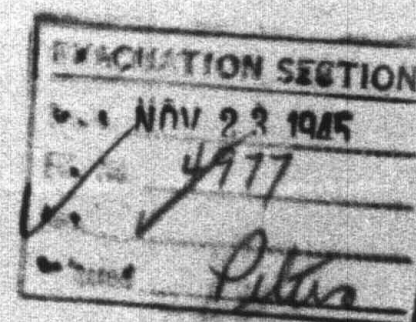
AGENTS FOR:
GUARDIAN ASSURANCE CO.
NORWICH UNION FIRE INSURANCE CO.
PHOENIX ASSURANCE CO.
THE UNION MARINE & GENERAL INSURANCE CO. LTD.
QUEEN INSURANCE COMPANY

BOX 35
GANGES, B.C.

November 21, 1945.

REAL ESTATE
STOCKS AND BONDS
MORTGAGES
CONVEYANCING
PHONE: GANGES
OFFICE 88-M

file 4977.



George Peters, Esq.,
Administration Dept.,
Office of the Custodian,
Vancouver, B.C.

Re: Catalogue No. 548, Mayne Island, B.C.
SW 1/4 7/8 of SW 1/4 8, Cowichan Dist.

Dear Sir:

I would be glad if you could give us any information as to when we may expect the title deed for this property. It is now nearly six weeks since we mailed you our cheque in full on behalf of Mr. Robt. Aitken, and we are anxious to have the title just as soon as possible.

In this connection, we presume that you will forward the title direct to us, for delivery to Mr. Aitken. This course is necessary, since we have some financial transaction to complete with Mr. Aitken.

Thanking you in anticipation,

Yours truly,

SALT SPRING LANDS LIMITED.

Gavin C. Mouat.
Manager.

GCM/L

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED
La soussignée déclare que l'article mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE
a été dûment livré le

21 April

Date stamp of office of destination
Timbre du bureau destinataire

SIGNATURE OF THE ADDRESSEE
Signature du destinataire

(1) B. L. L. L.

BY ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

(2) H. B. R.

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

APR 21 1947
ALBERTA

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the return side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'envoi mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE
a été dûment livré le

12th Jan 1946

Date stamp of office of destination
Timbre du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

(1)

OF ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

(2)

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

[Signature]

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.

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Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

Catalogue No. 548
File No. 4977
Wayne Island, D. C.
SE 7/8 of SW 8/Cowichan Dist.

November 29, 1945.

ROBERT AITKEN & MARY PHILIP AITKEN
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 17, 1945)

	DEBIT	CREDIT
Purchase price	\$3,000.00	
Cheques received		\$3,000.00
Registration fees on deed - \$3,000.00	10.50	
Insurance premium \$34.60 - unearned portion	13.90	
Insurance premium \$27.20 - unearned portion	10.93	
Purchaser's proportion of 1945 taxes paid - 76/365 x \$15.80	3.29	
Balance owing by purchaser		38.62
	<u>\$3,038.62</u>	<u>\$3,038.62</u>

BALANCE OWING BY PURCHASER \$38.62

File No. 4977.
Catalogue No. 548.

December 3rd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

E1 KADOWAGA

The S. E. $\frac{1}{4}$ of Sec. 7 and the S. $\frac{1}{4}$
of the S.W. $\frac{1}{4}$ of Sec. 8, Mayne
Island, CONVEYANCE DISTRICT.

With reference to the above property which was recorded in
the Victoria Land Registry Office, November 6th, 1945, we attach
herewith the following documents in connection therewith.

1. Copy of application number 156463-I, dated November 3rd,
1945, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 156464-I, dated November 3rd,
1945, registering the property in the names of Robert
Aitken and Mary Philip Aitken - Joint Tenants (Deed).
3. Duplicate of Transmission dated September 20th, 1945.
4. Duplicate of Deed dated September 20th, 1945 - Secretary
of State to Robert Aitken and Mary Philip Aitken - Joint
Tenants.
5. Certificate of Indefeasible Title number 156464-I, dated
November 7th, 1945, covering the above property in the
names of Robert Aitken and Mary Philip Aitken - Joint
Tenants.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 548
File No. 4977
Mayne Island, B. C.
SE 1/4 7/8 of SW 1/4 8/Gowichan Dist.

108462 KADONAGA Ei

Control of the above described property is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Please forward the Certificate of Title to the Salt Spring Lands Limited, Ganges, B.C., who are our agents in this matter.

W. H. Arthur
May Philip Arthur

Dated at MAYNE ISLAND B. C., this 30th day of DECEMBER 1945.

Return to the Custodian

4977; 5135 & 8231.
Cat. No. 548.

February 19th, 1946.

Mr. EI KADONAGA,
Registration No. 08462,
Diamond City, Alta.

Dear Sir:

Re: SE $\frac{1}{4}$ of Section 7 and the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of
Section 8, Wayne Island, Cowichan District.

The sale referred to in our letter of the 27th August, 1945, has been completed and for your information we enclose a complete statement of the transaction, showing the net proceeds (\$2,849.62) transferred to the credit of your account.

We also enclose a statement of your account, including the above item, which, however, will remain frozen in your account until it is determined what equity your brother (Yoshi KADONAGA, File 5135) and your cousin (Shintaro SASAKI, File 13826) have in the proceeds from sale of this property.

In anticipation of this question and with a view to assisting you in arriving at a mutually acceptable ratio of distribution before the actual need for action arrived, we wrote all parties concerned on the 1st February, 1945, but we have no evidence that our suggestion was acted on at that time and we shall now wait until we hear from you.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

c.c. to Mr. Yoshi KADONAGA.

c.c. to Mr. Shintaro SASAKI.

Copy sent to Dept. of Labour, Japanese Div.

STATEMENT RE SALE OF:

Name: KADONAGA, EI - #08462.

Catalogue No: 548.

File No: 4977.

Street Address: Mayne Island, B. C.

Legal Description: ~~sub 1/7/84~~ of sub 8.

Date of Sale and Adjustments October 17th, 1945,

Sale Price \$ 3000.00

Real Estate Agents Commission \$ 150.00

Charge for Valuation 22.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Hypothecation~~~~Mortgages~~~~Assignment of Rights~~~~Other Charges~~

Adjustments:

Fire Insurance (13.90

Taxes (10.93

~~Water~~ 3.29178.50\$ 3028.12

Net Proceeds credited to your account

\$ 2849.62

Date: ... February 19th, 1946,

Compiled by: .. Mr. Geo. Peters,

13826 & 4771.
Cat. No. 548.

April 1st, 1946.

Mr. Shintaro SAMAKI,
Registration No. 14244,
R. R. #3,
Brampton, Ontario.

Dear Sir:

Re: Your Hayne Island Property.

We are in receipt of your letter of the 26th ultimo and in reply would refer you to our letter of the 1st February, 1945.

In the absence of any documentary evidence to the contrary you would appear to have no legal claim to a share of the proceeds from the sale of the buildings erected on land belonging to EI KADONAGA. It is for this reason that we have pointed out the desirability of an acceptable agreement being effected by direct negotiation between the three parties whose interests are involved. We cannot do better at the present time than remind you of that suggestion.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

4977.
Cat. No. 548.

April 30th, 1946.

Mr. Ei KADONAGA,
Registration No. 08462,
Diamond City, Alta.

Dear Sir:

Re: Your Hayne Island Property.

With further reference to our letter of the 1st February last year, with enclosure, and our letter of the 19th February this year, we have to advise the receipt of a letter from Mr. Sasaki suggesting that the net proceeds from the sale of the property, known as "SW $\frac{1}{4}$ of Section 7 and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Hayne Island, Cowichan District" be remitted to you to enable you to effect a settlement with him (Shintaro SASAKI, File 13826) and your brother (Yoshi KADONAGA, File 5135) for their equity represented by the buildings (Dwellings, Greenhouses and outhouses) erected by them on your land, with your consent and on terms and conditions arranged verbally between you.

Such a settlement would differ from our regular procedure in such cases as we usually require the distribution of monies to be made through the medium of each individual account in our books. However, in this case we are prepared to give Mr. Sasaki's suggestion favourable consideration if it represents the wish, expressed in writing, of all parties concerned.

Having heard from your cousin, Mr. Shintaro SASAKI, we shall now wait to hear from your brother, Mr. Yoshi KADONAGA, and yourself, before taking any further action in the matter.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. Shintaro SASAKI.

COPY for File 4977.

c/o W. E. Calvert,
Brampton, Ont.

March 7, 1947.

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

Dear Sir:

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

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

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

Yours truly,

"Shintaro Sasaki"
(signature)

"H. Hamada"
(witnessed by)

COPY for File 4977.

Magrath, Alta.

March 14, 1947.

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

Dear Sir:

Will you please transfer my share of the property back in Mayne Island, B. C. (1) 160 acres, South-east $\frac{1}{4}$ of Sec. 7, Mayne Island, Cowichan District, (2) South $\frac{1}{2}$ of South West $\frac{1}{4}$ Sec. 8 (80 acres) to my brother, Ei Kadonaga. He occupies the title of the property and if you can settle with him we can settle the rest amongst ourselves over here.

Yours truly,

"Yoshi Kadonaga"

Reg. No. 14234.

Orig in Claim File 5135.

Diamond City Alberta.

15th March 1947.

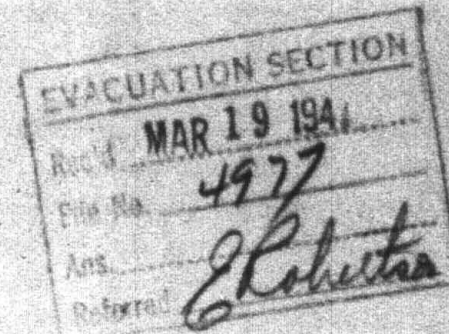
The/ Department Of The Secretary Of State

Office Of The Custodian

506 Rotal Bank Bldg.

Hastings and Granville

Vancouver B.C.



Dear Sirs

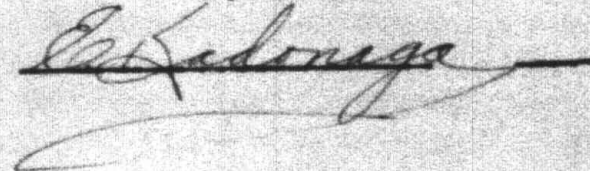
In Your file No. 4977 you have sent me the statement showing the Credit balance of \$2,969.00 for re Sale of Property and Fishing Vessel "W.I." please send the balance up and we have the matter over with your office.

After long session with my other two parties we have come to agree the balance will be send up here in Diamond City, and to this matter I also ask to send me their copy of the letter what they wrote to your office, which I am expecting it very soon.

Kindly give me your attention to this matter,

I am,

Yours Very Truly,



4977.

Mailed 16/4/47.

✓
April 14th, 1947.

REGISTERED A/R.

Mr. EI KADONAGA,
Registration No. 08462,
Diamond City, Alta.

Dear Sir:

We are in receipt of your letter of the 15th ultimo requesting the remittance of the balance of your account.

This request has necessitated a review of your file and we take advantage of the opportunity thus offered to give you a brief resume of our administration of your affairs.

Real Property: As advised you at the time (Aug. 27/45) your Mayne Island property (Cat. 548) was sold for \$3,000.00, a complete statement of the transaction being mailed to you on Feb. 19/46.

While you were the registered owner of the land, all the improvements (Dwellings, Greenhouses, etc.) were erected by your brother (Yoshi KADONAGA, Reg. No. 14234, File 5135) and your cousin (Shintaro SASAKI, Reg. No. 14244, File 13826) and with a view to facilitating a mutually satisfactory adjustment of the acknowledged equity of these parties we wrote you on February 1st, 1945, and subsequently. This effort on your behalf did not bear fruit and the question of this adjustment has remained in abeyance up to the present time. We are now in receipt of letters from all three parties concerned requesting the remittance of total proceeds to you to enable you to effect your own adjustment among yourselves, and we are glad to comply with this request.

Personal Property: Your file shows all chattels declared by you to have been sold by you prior to your evacuation.

Specified Articles: Our records show that a motor vessel, the "W. No. 1", purchased by you for \$3,000.00, of which \$1,000.00 Cash and \$500.00 out of a \$2,000.00 mortgage had been paid, was sold by you to Vendor's daughter for \$750.00, the unpaid balance of mortgage presumably being written off by the father or taken over by the daughter. The net proceeds (\$750.00 less lawyer's fees \$75.00) were received by this office and duly credited to your account on Mar. 19/43.

The balance of your account with the Canadian Bank of Commerce, Vancouver, remained under your control and did not come under Custodian administration.

Funds: There is a balance of \$2,969.00 standing at the credit of your account at the present time, as per statement enclosed with our letter of February 19th, 1946, and in compliance with your request, referred to at the beginning of this letter,

(Over)

Mr. Ei KADONAGA.

Page 2.

April 14th, 1947.

we enclose our cheque in your favour for \$2,969.00, which will leave no balance in your account and this will then be closed.

This would appear to account 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.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 2.