

4988

REXINGTON

Mount Lehman B.C.
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: IMAMURA Kogiro
HOME ADDRESS: Bradner B.C.
REGISTRATION NUMBER 12926 SEX: Male AGE: 21
OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Block E. of N.W. Section 3, Township 14,
16 Acres, Municipality of Mt. Lehman B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: No buildings on Above Land

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

4. TAXES (Amount and where payable) \$27.77 payable to the Municipality of Mt. Lehman B.C.

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: In declarant's possession.
Given to Power of Attorney Fatkin of
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: G Bradner B.C.
9. IF FARM LAND STATE CROPS SOWN Asparagus, and Flowers.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living with brother, at Bradner B.C.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent Free
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: none
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)

none

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

none

8. BANK ACCOUNTS:

none

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 16th day of April 1942.

(Signature)

Kogiro Inamura

Witness

FOR DEPARTMENTAL USE

✓ INFORMATION FROM R.C.M.P.

Date

12/3/43

Our File No. 4988

Full Name

IMAMURA, Kogiro

(Surname in Block Letters)

Registration No. 12926

✓ Male - Female
(check)

Age Sept. 12, 1919

Former Address

Braden, B.C.

✓ Date Evacuated

April 21/42

Naturalized - Canadian-Born - National
(check)

Present Address

Arnaud, Manitoba

76

Kamloops, B.C.

✓ Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

NISHIMURA, Suga

Name of Father

Oto Kichi - decid

Names of Children under 16

Requested by

J. Spratt

Registered with Custodian

yes
(Yes or No)

Additional Information

Farmer - 16 acres and buildings
1/2 interest Chev. truck

File No. 4988

PERSONAL PROPERTY SUMMARY

8th November, 1947.

Re: Kogiro IMAMURA - Regn. No. 12926

The above Japanese declared no personal property assets when registering with this office on the 16th April, 1942, and his file reveals none.

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

HA

..... *J. Allan*

FIRE INSURANCE SUMMARY

File No. 4988.

Re: Kojiro IWANURA - Reg. No. 12926.

The above named Japanese declared on his JP Form,
signed 16th April, 1942, that he carried no Fire Insurance.
This was found to be correct.

This summary is certified to
be in accordance with informa-
tion on file.

July 17th, 1946.

Juliusphus

IMJJS

LIABILITY SUMMARY

File No. 4988.

Re: Kosiro IMAMURA - Reg.No.12926-

The above named Japanese declared on his JP Form, signed 16th April, 1942, that he had no Personal or Trade Debts, and we can find no evidence of any kind on file of any claims having been filed against the above named Japanese.

This summary is certified
to be in accordance with
information on file.

July 17th, 1946.



IM:JS

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 4988 - 13930

NAME: IMAMURA Kogiro

DATE ADVERTISED: _____
(or other information)

APPRAISER'S NAME: FENWICK PATKIN (Bradner Bulb Growers Association)
(approved purchase price)

VALUATION:

PURCHASE PRICE: \$840.00

COMMITTEE'S APPROVAL: October, 1944

PURCHASER'S FULL NAME: H. J. KONRAD

ADDRESS: Bradner, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES

NO

Cash paid \$440.00
Balance to be paid May 1st, 1945.

ENCUMBRANCES, IF ANY: _____

LIST OF CHATTELS SOLD: Quantity of bulbs - Flats and trays

Also \$323.95 received from Director V.L.A. representing, as
agreed, 25% of proceeds of bulbs, dug and sold by lessee.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MATSQUI

Date: Sept 24th 1942

NAME: IMAMURA, Kogiro

REGISTRATION NO. 12926

ADDRESS: Next to 814 Bradner Rd. Bradner B.C.

PROPERTY:

ACREAGE: 16 app. 2 acres cleared

KIND OF CROPS: A small patch of bulbs, 1/2 acres Asparagus

APPROXIMATE ACREAGE OF EACH:

HOUSE:

VACANT:

OCCUPIED:

DESCRIPTION:

ROOF:

SIZE:

NO. OF ROOMS:

CONDITION:

OTHER BUILDINGS:

NAME OF LESSEE OR RENTOR: F. Patkin Myrtle Ave. Bradner B.C.

TERMS:

WATER:

ON:

OFF:

LIGHT:

ON:

OFF:

REMARKS: There is no definite knowledge of the subdivision line between 814 Bradner rd. & this property.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

S. Carlson
H. Logan

REAL PROPERTY SUMMARY

File No. 4988.

V.L.A. B.C. 365-P.

JAPANESE NAME: Kogiro IMAMURA - - Reg. No. 12926.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Next to #14 Bradner Road, Bradner, B.C.

LEGAL DESCRIPTION: All that portion of the East half of the North West quarter of Section 3, Township 14, lying to the North of the Right of Way of the Vancouver Power Company as the said Right of Way is shown on Sketch deposited with Fees deposited No.19831F, Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Kogiro IMAMURA.

ENCUMBRANCES: Vesting No. 25619 - 25th March, 1943.

ASSESSED VALUE: 1942 -
Land \$ 560.00
Improvements \$1000.00 - Total \$1560.00. Taxes - \$28.55.

CLASSIFICATION: Inspector reported 24th September, 1942, a farm of 16 acres of which 2 acres had been cleared with a small patch of bulbs and $\frac{1}{2}$ acre in asparagus, no buildings.
It would appear that the Assessment of \$1,000.00 for improvements represented the value of the bulbs on the property.

HISTORY OF ADMINISTRATION: The owner, Kogiro IMAMURA, executed a Power of Attorney, dated 13th of April, 1942, in favour of Fenwick Fatkin. This Power of Attorney is general and constituted Mr. Fatkin, Attorney, giving him the sole and exclusive use of the lands, to receive moneys, control and dispose of the property including the Real Estate interest and otherwise act as an Agent in a general manner.

Fenwick Fatkin occupied this property during the year of 1942 and paid to IMAMURA the sum of \$250.00.

This property was used with two other parcels owned by Kazuo IMAMURA, a brother, in the growing of bulbs for the market. In the sale of these lands to the Veterans' Land Act, it was decided that the bulbs should be regarded as property separate from realty values and accordingly the bulbs on the three parcels were disposed of apart from the realty and the proceeds of the sale were not credited to the lands but on a Joint Account in the ledgers, Files 4988 and 13930.

SOLD: To The Director, The Veterans' Land Act for \$382.00 as at January 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.

1943.

Page 2.

FUNDS:

Released to the credit of Kogiro IMAMURA \$382.00 less Certificate of Encumbrance - \$1.00, Registration Fees - \$3.00, Legal Fees - \$15.00. Net amount released \$363.00.

TITLE:

Included in Certificate of Title No. 168932-E, and payment of consideration included in cheque to the Custodian dated March 7th, 1944.

OLD CERTIFICATE OF

TITLE No. 107834-E In possession of Fenwick Fatkin.

The above summary is certified to be in accordance with information on file and on record by accounting department.

DATED July 17th, 1946.



IM:JS

SALE OF BULBS FROM FARMS OWNED BY Kogiro and Kasuo IMANURA.

File Nos. 4988 and 13930.

V.L.A. B.C. 365-P and 364-P.

JAPANESE NAMES: Kogiro IMANURA - - Reg. No. 12926
Kasuo IMANURA - - " " 12967.

CATALOGUE NO: Part of The Director, The Veterans' Land Act first offer.

PROPERTY ADDRESS: Bradner Road, Bradner, B. C.

LEGAL DESCRIPTION: All that portion of the East half of the North West quarter of Section
(1) 3, Township 14, lying to the north of the Right of Way of the Vancouver
Power Company as the said Right of Way is shown on Sketch deposited
with Fees deposited No. 198317, Municipality of Matsqui, in the District
of New Westminster.

TITLE: In the name of Kogiro IMANURA.

LEGAL DESCRIPTION: Lot 1 of the South East quarter of Section 4, Township 14, Map 4951,
(2) Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Kasuo IMANURA.

LEGAL DESCRIPTION: Lot 7 of the West half of the North West quarter of Section 3, Township
(3) 14, Map 1930, Municipality of Matsqui, in the District of New Westminster.

TITLE: In the name of Kasuo IMANURA.

CLASSIFICATION: The three parcels above were sold to The Director, The Veterans' Land Act
and the stock of bulbs - tulips, daffodils and narcissi - were reserved
from the sale by agreement with the Veterans' Land Act. These bulbs
were sold by the Custodian in the manner below.

HISTORY OF
ADMINISTRATION: These three properties were occupied under Power of Attorney from the
owners by Fenwick Patkin, during the seasons of 1942 and 1943, and the
revenue from there went direct to the owners.

Under a lease from the Director, The Veterans' Land Act, H.J. Konrad
occupied these lands in 1944 and 1945, and in consideration for care of
the bulbs on the properties was entitled to force certain bulbs in the
greenhouses and to retain 75% of the proceeds from the sale of marketable
bulbs. The remaining 25%, which amounted to \$323.95, was paid to the
Veterans' Land Act. Konrad sold approximately 90,000 bulbs. There
remained approximately 125,000 classified as planting stock and some
60,000 bulbs planted in flats in preparation for forcing.

On October 11th, 1944, Konrad offered to purchase the remaining bulbs
at a price of \$800.00, and to pay half cash and the balance of \$400.00
to be payable on or before May 1st, 1945. The offer included the purchase

of a quantity of flats and trays at a price of \$40.00.

From this offer a dispute arose with the Veterans' Land Act, as to the Custodian's right to dispose of the bulbs, the Veterans' Land Act claiming that the conveyance of the lands included transfer of ownership of the bulbs. The Custodian contended that the bulbs had not so been conveyed and this view was finally agreed to by the Veterans' Land Act.

The remaining bulbs were accordingly sold to Mr. Konrad, who paid the \$800.00 consideration to the Custodian together with \$8.30 interest on the deferred payment, and the total of \$808.30 was credited to the Joint Account of Kogiro and Kasuo IMANURA.

The Veterans' Land Act also refunded to the Custodian the amount collected for bulbs under the lease to Konrad for the year 1944 - \$323.95 making the total received from the sale of bulbs \$1172.25. Against this was a charge of \$5.68 paid to F. Fatkin for appraisal, leaving a net credit of \$1166.57 to be released to Kogiro and Kasuo IMANURA.

Kasuo IMANURA has filed with the Custodian a protest dated June 1st, 1946 in respect to the price at which the bulbs were sold. This valuation of the bulbs is based on Mr. Fatkin's valuation made for him of \$5,000.00.

As to this valuation of the bulbs, it is to be noted that Mr. Fatkin made a report to the Custodian, dated September 14th, 1944, in which he states that only the smallest stock and varieties of least value had been retained for replanting, and that the stock on these places was of small value. This, he claimed, was due to inexperienced tenants having occupied the land. This opinion was confirmed by the Langley Greenhouse Limited. An ineffectual effort was made to sell the bulbs to Vancouver retailers, their objection being that even one bloom within a year could not be guaranteed.

This summary is certified to be in accordance with
information on file.

DATED: July 19th, 1946.

IM:JS

Paul Macpherson

BC-365-P

Farm Appraisal Report

File No. J.L.E95

Land Description All that portion of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec. 3 Tp. 14 lying to the north of right of way of Van. Power Co. containing said right of way is shown on sketch deposited with fees deposited No. 19881-P, N.W.D.
 Owner's Name IMAMURA, K. Post Office Address Bradner

Nearest Rail Point Bradner Distance $\frac{1}{2}$ mile.
 Market Town Abbeysford Distance 9 miles
 Church (give denomination) United, Anglican Distance $\frac{1}{2}$ "
 Nearest School Bradner Distance $\frac{1}{2}$ "

State how property was identified: Map and L.R.O. sketch of Rly. right of way

Roads: State whether property has access to main road, the kind of road and its condition.
Trail to gravelled road at Bradner 400 yds, is only from main parcel of farm and is over B.C.E. right of way. Road allowance along north of place, not opened in this district a good one?
Yes.

Employment opportunity Local in berrying; remote in hops, mills and logging.

Predominating Nationality and religion: British; none predominate.

Describe Fencing and its condition: Ry. fence only. Value \$

Water supply: On other part of farm. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X							
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable?

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	CROPS AND QUALITY OF CROPS	VALUE PER ACRE	TOTAL
4.2	Rolling	12" silt loam.	Silty clay.	Asparagus, bulbs, legume, horse-radish.	\$55.	\$231.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
4.0	Rolling	12" silt loam.	Silty clay.	Heavy clearing.	\$100.	\$20. 60.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
7.8	Rough, hilly and wet with ravines. Too rough for cultivation.			Wood lot value only. Life fuel supply.	\$10. 78.00	

Total value of Land \$389.00

Total added by buildings to value of farm \$

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

Total value of farm \$389.00

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

Mostly old cultivation, but being kept up after some years of intensive
chemical fertilisation. Existing crops need attention now.

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

Additional acreage to main parcel of farming unit, adjoining.

Noxious weeds:

Canada thistle.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Municipal and school \$28.55
Kootenai Municipality.
Mt. Lehman, B.C.Date: 16th June, 1942.
Place: Abbotsford, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 12 day of June 1942.

Inspector's Signature

B.C. INSPECTOR

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

Farm Appraisal Report

Summary:

Development of acreage that can still be cleared and cultivated would be slow, and as a fact it is hardly possible to determine what such small acreage would be. It would depend on the man doing the development. Doubtless there are on this parcel, some acreages that one man would consider suitable for cultivation, that another one would consider to be too rough. My estimation of this is 4 acres. The remainder if cleared would be probable pasture acreage but there is too much work to clearing for that, so it can only be considered as of value for the life-long fuel supply.

Its value is only as an additional coverage. It is not a farming unit in itself.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

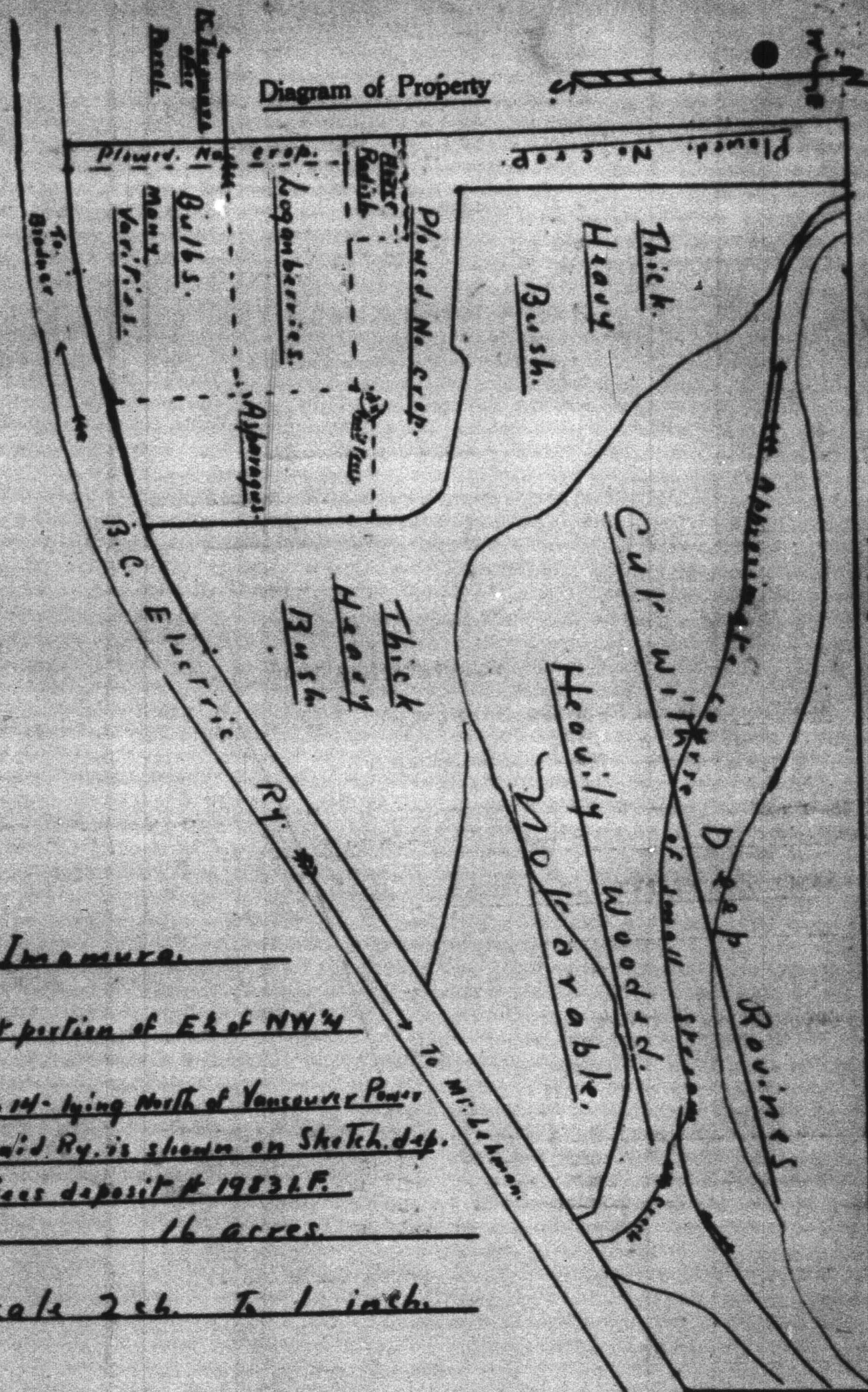
ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

[illegible]

Amount fruit trees add to value of farm \$.



K. Imamura

All that portion of E 1/2 of NW 1/4

Sec 3, Tp 14, lying North of Vancouver Power
Co, as said Ry. is shown on Sketch, dep.
with Pass deposit # 19831F.

16 acres.

Scale 2 in. To 1 inch.

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

value is \$ 300.00

Date 17th June 19 42

"I. T. BARNET"

District Superintendent.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 4985

Reg. No. 12926

506 Royal Bank Building,
Vancouver, B. C.

MAY 12 1944

Mr. Kogiro IIMURA,
Arnaud, Manitoba.

Dear Sir:

Brudner Road, Brudner, B. C.

Re: All that portion of the east half of the north west quarter of Sec. 3, Tp. 14, lying to the north of the Right of Way of the Vancouver Power Co. as the said Right of Way is shown on Sketch deposited with Fees deposited No. 198317, D. of N.W. C. of E. 51480.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 382.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 382.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 379.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

W

1963 Debit Credit Balance

Jan. 1 Credit re Sale of Property \$ 379.00 \$

Land Registry Office C. of E. 1.00 379.00
\$1.00 \$

CF \$378.00

C O P Y

Know all Men by these Presents, 4988

that Kogiro Imamura, of the Village of Bradner, in the
Province of British Columbia,
Farmer.

for divers good causes and considerations, I thereunto
moving HAVE nominated, constituted and appointed, and by these Presents DO NOMINATE,
CONSTITUTE and APPOINT

Fenwick Fatkin, of the Village of Bradner, in the
Province of British Columbia,
Farmer.

my true and lawful Attorney, for me, and in my name and on my behalf and for my sole and exclusive use and benefit to demand, recover and receive from all and every or any person or persons whomsoever all and every sum or sums of money, goods, chattels, effects and things whatsoever which now is or are, or which shall or may hereafter appear to be due, owing, payable or belonging to me, whether for rent or arrears of rent or otherwise in respect of my real estate or for the principal money and interest now or hereafter to become payable to me upon or in respect of any Mortgage or other Security, or for the interest or dividends to accrue or become payable to me or in respect of any shares, stock or interest which I may now or hereafter hold in any Joint Stock or Incorporated Company or Companies or for any moneys or securities for money which are now or hereafter may be due or owing or belonging to me upon any Bond, Note, Bill or Bills of Exchange, balance of Account Current, consignment, contract, decree, judgment, order or execution, or upon any other account.

ALSO to examine, state, settle, liquidate and adjust all or any account or accounts which now are or may hereafter be depending between me and any person or persons whomsoever. And to sign, draw, make or endorse my name to any Cheque or Cheques or orders for the payment of money, Bill or Bills of Exchange, or Note or Notes of Hand, in which I may be interested or concerned, which shall be requisite. AND also in my name to draw upon any Bank or Banks, Individual or Individuals, for any sum or sums of money that is or are or may be to my credit or which I may be entitled to receive, and the same to deposit in any Bank or other place, and again at pleasure to draw from time to time as I myself could do. AND upon the recovery or receipt of all and every or any sum or sums of money, goods, chattels, effects or things due, owing, payable or belonging to me for me and in my name and as my act and deed to sign, execute and deliver such good and sufficient receipts, releases and acquittances, certificates, reconveyances, surrenders, assignments, memorials, or other good and effectual discharges as may be requisite.

ALSO in case of neglect, refusal or delay on the part of any person or persons to make and render just, true and full account, payment, delivery and satisfaction in the premises, him, them or any of them thereunto to compel, and for that purpose for me and in my name to make such claims and demands, arrests, seizures, levies, attachments, distrainments and sequestrations, or to commence, institute, sue and prosecute to judgment and execution such actions, ejectments and suits at law or in equity as my attorney shall think fit; ALSO to appear before all or any Judges, Magistrates or other Officers of the Courts of Law or Equity, and then and there to sue, plead, answer, defend, and reply in all matters and causes concerning the premises.

AND ALSO to exercise and execute all powers of sale or foreclosure, and all other powers and authorities vested in me by any mortgage or mortgages, legal or equitable, now belonging to or hereafter acquired by me as mortgagee.

AND ALSO in case of any difference or dispute with any person or persons concerning any of the matters aforesaid, or any other matters that may arise in connection therewith, to submit any such differences and disputes to arbitration or umpirage in such manner as my attorney shall see fit; AND to compound, compromise and accept part in satisfaction for the payment of the whole of any debt or sum of money payable to me, or to grant an extension of time for the payment of the same either with or without taking security, and otherwise to act in respect of the same as to my attorney shall appear most expedient.

To purchase, rent, sell, exchange, mortgage, lease, surrender and in every way deal with real estate lands and premises and any interest therein now owned by _____ or hereafter acquired by _____ and execute and deliver deeds, mortgages, agreements, leases, assignments, surrenders and all other instruments.

AND ALSO for me and in my name, or otherwise on my behalf, to take possession of and to lease, let, set, manage and improve any real estate, lands, messuages, tenements and hereditaments whatsoever and wheresoever situated, which I may now own or hereafter acquire or any interest therein and from time to time appoint any agent or agents, servant or servants to assist him in managing the same, and to displace or remove such agents or servants, and appoint others, using therein the same power and discretion as I might do if personally present.

AND ALSO for me and on my behalf to borrow upon any security, real or personal, or by means of advances to be obtained on stock, goods or otherwise to take up at interest any money that my said Attorney shall think proper, and for the purpose of securing repayment of such money or for any other purpose which my said Attorney shall think expedient to mortgage, hypothecate or otherwise encumber or pledge all or any part of my lands or hereditaments, goods, securities or effects which I may then own or be entitled to.

AND ALSO as and when my attorney shall think fit to sell and absolutely dispose of or mortgage and hypothecate said real estate, lands and hereditaments, and also such shares, stocks, bonds, mortgages and other securities for money as hereinbefore mentioned, either together or in parcels, for such price or prices, and by public auction or private sale or contract, as to my attorney shall seem reasonable and expedient; AND to grant, remise, release, convey, confirm, assign, transfer and make over the same respectively to the purchaser or purchasers thereof; with power to give credit for the whole or any part of the purchase money thereof; AND to permit the same to remain unpaid for whatever time and upon whatever security, real and personal, either comprehending the purchased property or not, as my attorney shall think safe and proper.

AND FURTHER, for me and in my name and as my act and deed to sign, seal, execute, deliver and acknowledge all such assurances, deeds, covenants, indentures, agreements, mortgages, releases and satisfactions of mortgage and other instruments in writing, of whatsoever kind and nature, and generally to deal in and with goods, wares and merchandise, choses in action and other property in possession or action and to make, do and transact all and every kind of business of what nature and kind soever as shall be required, and as my attorney shall see fit, for all or any of the purposes aforesaid; AND to sign and give receipts and discharges for all or any of the sum or sums of money which shall come into his hands by virtue of the powers herein contained, which receipts, releases or discharges whether given in my own name or in that of my attorney shall exempt the person or persons paying such sum or sums of money from all responsibility of seeing to the application thereof.

AND ALSO for me and in my name, or otherwise on my behalf, to enter into any agreement or arrangements with every or any person to whom I am or shall be indebted, touching the payment or satisfaction of his demand, or any part thereof; AND generally to act in relation to my estate and effects, real and personal, as fully and effectually, in all respects, as I myself could do if personally present.

AND ALSO for me and in my name and as my act and deed from time to time to invest at his discretion any moneys that he may have belonging to me, either on mortgage upon real or personal security or in the purchase of real estate, stocks, bonds or negotiable instruments, and as my proxy without further appointment to attend and vote at any meeting of the shareholders of any company or undertaking in respect of any shares now held therein by me or hereafter acquired.

And I hereby give and grant unto my said attorney full power and authority from time to time to appoint one or more substitute or substitutes to do, execute and perform all or any of such matters and things as aforesaid and such substitute or substitutes at pleasure to remove and others to appoint.

And I hereby agree and covenant for myself, my heirs, executors and administrators to allow, ratify and confirm whatsoever my attorney or his substitute or substitutes shall do or cause to be done in the premises by virtue of these Presents including in such confirmation whatsoever shall be done between the time of my decease or of the revocation of these Presents, and the time of such decease or revocation becoming known to my attorney, or such substitute or substitutes.

THE ATTACHED POWER OF ATTORNEY IS A
TRUE COPY OF THE ONE HELD BY FENWICK
FATKIN DATED 13TH APRIL, 1942.

OCTOBER 14, 1942.

Kogiro Imamura

*a Notary Public in and for the
Province of British Columbia*

Signed, Sealed and Delibered
IN THE PRESENCE OF

Kogiro Imamura (Seal)

George Howard Loach Witness

Bradner, B. C. Address

A Justice of the Peace in and for
the Province of British Columbia.
Occupation

In the matter of the within Power of Attorney

Granted by Kogiro Imamura.

To Fenwick Fatkin.

I, Fenwick Fatkin of Village of
Bradner in the province of British Columbia.

the Attorney named in the within Power of Attorney do solemnly declare

THAT on April 13th the date on which the said Power of Attorney was executed

I was of the full age of twenty-one years, having been born on or about the Aug. 1880

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is
of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

DECLARED before me at Bradner

in the Province of British Columbia

this 13th day of April

A.D. 1942.

Fenwick Fatkin

G. H. Loach J. P.

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

A Justice of the Peace in and for
the Province of British Columbia.

NO SUPERIOR COMMERCIAL VARIETIES GROWN ANYWHERE

BRADNER



OFFICE OF THE
J. P. L. SECTION
RECEIVED
OCT 7 1942

OVER 300 VARIETIES OF
DAFFODILS, NARCISSUS
AND OTHER BULBS
GROWN IN BRADNER

AFFILIATE MEMBER
CANADIAN FLORISTS & GARDENERS
ASSOCIATION

BULB GROWERS ASS'N.

Specialists in all types of Bulbs

BRADNER, B.C.

Oct 7th 1942

File No. 4988

To the Custodian

Dear Sir

I enclose find powers of Attorney, Original, as I positively have no time nor facilities to make copies. Please return to me when you are furnished with them. The property owned by Kogoro Imamura is not distinguishable from that of his brother, Kazuo, as there are no fences, nor marks of any sort, and little of it is cleared. Except that it is on the eastern part of the property, I could not locate it, as there are no stakes, survey or otherwise, and nothing to show where it commences or finishes. Both properties are in one piece.

Kazuo

Yours truly

Leviticus Larkin

Myrtle Ave.

Bradner B.C.

NO FORCING LOSSES WITH BRADNER GROWN BULBS

4988

October 3, 1942.

Mr. F. Fatkin,
Myrtle Ave.,
Bradner, B. C.

Dear Sir:

Re: Kojiro IMAMURA

We have been given to understand that you have an agreement with the subject Japanese to occupy his property at 814 Bradner Rd., Bradner, B. C. As we have no record of this agreement, we would request that you kindly forward a copy of same as soon as possible.

Thanking you in anticipation of compliance with our request, we are

Yours truly,

R. D. Richardson,
Farm Department.

HRC/BM

13930
4988✓

5th June, 1943.

Mr. Fenwick Patkin,
Bradner, B.C.

Dear Sir:

re: Kazuo & Keiko INAMURA.

We thank you for your letter and statement of May 30th in answer to our enquiry.

We note your remarks regarding responsibility, and take this opportunity of informing you that under Order-in-Council the administration and management of all properties belonging to evacuated Japanese come under the control of this office, and, therefore, you are responsible, even with your Power of Attorney, to this office.

We wish in no way to interfere with your operation of the Inamura property, as we realize that you know and have learned more about this type of farming through years of experience than we shall probably ever know, but we ask that you co-operate as fully as possible with this department, as was explained to you by the writer last fall when you called at this office.

We note that you have paid to Mr. Inamura the sum of \$250.00, and we request that in future any remittance due the Japanese be forwarded to this office. We also note that you have invested about \$500.00 in the property, and would appreciate your advising us whether this investment applies to labour and preparation for the next crop or capital outlay towards other improvements on the property.

If and when time permits, a member of this office will contact you on the farm, but in the meantime we will have to do our best through correspondence.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Bradner Bulb Gardens

Specializing in
Daffodils for Exhibition Purposes

Bradner, B.C. June 10th 1945

EXHIBITION SECTION
Rec'd JUN 10 1945
File No. 4956
Ans.
Referred

To B.C. Security Commission
Tax Dept.

Dear Sir

Your recent letter re taxes for 1942 on Inman's property is here.
My information from the Kootenai Municipal Hall is to the effect that you
denied the Tax Notice for 1942 on this property. Why, since evidently you
had no intention of paying them, is a puzzle, but the fact remains that the
Tax Notice is on your file, has been received by me, even after two further
journeys to the Municipal Hall in this connection, and consequently has not been
paid. Maybe, since you have no use for this Tax Notice, you will send to me a
note and leave to the man who will pay the Taxes the Notice for 1943. The
question of who will pay the penalty on the unpaid Taxes for 1942, can be thrown
on between you and the Kootenai Municipal Authorities, for it is a certainty
will not. I don't claim to have many brains, as I am too dumb to understand
you want to clutter up your files with a useless Tax Notice, rather than a copy of
paid tax receipt.

Yours truly
J. F. Fitch

Bradner Bulb Gardens

Specializing in
Daffodils for Exhibition Purposes

DATE	JUN 16 1948
FILE NO.	4928-2438
RECEIVED	June 14 1948

Bradner, B.C.

June 14th 1948
113430 - Jan. 1948

To the Custodian
Farm Department

Dear Sir

These are the figures relative to the improvements made to the museum property. They do not include any wages except the necessary carpenter work and electrical work.

Construction of two living rooms, carpenter & lumber etc. 144-51

Sink 5-75

Lumber for boxes 21-50

Wiring etc. 6-20

Pipe & fittings 6-80

Paper, plaster etc. 8-50

Bolts and screws 2-60

Approx. 24,000 up to May 1st. 1/2 Daffodil bulbs. 320-00

8511-36

These are permanent improvements, absolutely necessary.

Yours truly,
F. Fathin

Bradner B.C. June 21/4 1943

To

Costodian Allen Propy
Vancouver B.C.

EVACUATION SECTION	
Rec'd	22 1943
File No.	4986-
By	
Delivered	Anderson

Dear Sir!

Perhaps you remember me I submitted
some Bids to you last year when I was shipping
to Hunters Ltd. I've been negotiating with
Mr F. Fathin about some Strawberry Crates
stored on the Immumura Property at Bradner
and would ask you if it is alright to take
delivery of said Crates and if so to whom
will I pay the Money - These Crates will
only deteriorate if kept on top of the Barn
and will in time be worthless I offer to pay
Practically The Price of new Crates if I can
get them. Last year I bought some 300 Crates
for Kimomoto at Mt Lebanon when I bought
the crop on said farm I paid 20¢ per crate
hoping to hear from you soon I remain

Yours very truly
A. S. Hansen
Bradner B.C.

4524
19785
19930
4988
14041

14th March, 1944.

I.T. Barnet Esq.,
District Superintendent,
Soldier Settlement Board &
Veterans' Land Act,
518 Rogers Building,
Vancouver, B.C.

Dear Sirs

We recently interviewed Col. Chandler and yourself in regard to daffodil and tulip bulbs in certain properties included in the sale to the Director, The Veterans' Land Act. The four cases in question and the statements made in regard to the bulbs are as follows:

HL 672 - Masao MIKI
File 4524

Assessed value of property:	Land	\$1,315.00	
	Improvements	<u>3,509.00</u>	or \$4,815.00
Veterans' Land Act offer			2,509.00

Declared 317,000 Bulbs of which 30,000 are tulips.
Bulk of balance in daffodils.

HL 242 - Isamu T. YAMAMOTO
File 13384

Assessed value of property:	Land	790.00	
	Improvements	<u>1,000.00</u>	or \$1,790.00
Veterans' Land Act Offer			1,360.00

Approx. 250,000 to 285,000 daffodil, tulip and
narcissus bulbs, according to Mr. F. Falkin.

HL 678 & 295 - Kameo & Kociro IWANURA
Files 13930 & 4988

Assessed value of property:	Land	\$1,967.00	
	Improvements	<u>5,100.00</u>	or \$7,067.00
Veterans' Land Act offer			\$2,992.00

COPY

BRADNER BULB GROWERS ASS'N.
Specialists in all types of Bulbs

#1988

F. Patkin
Bradner, B.C.
Sept. 14th 1944.

To the Custodian Alien Enemy Property.

Dear Sir:

Herewith is enclosed my report on the four Japanese properties of I. T. Yamamoto, Masao Niki, Yamada, and the brothers Imamura (Kasuo and Kajiro). In the cases of the last three, some part of the present conditions can be charged to inexperience on the part of practically all connected with the disposition of these properties. To cite one phrase as an illustration. No provision was made where the lease or rental called for replanting to compel the lessee or renter to plant any particular variety of Daffodil or Narcissus, nor was any grade such as ten centimetres or up called for. The consequence is that only the smallest grade of planting stock has been held for replanting, and, in the main, only the varieties with the least value have been retained for this purpose. There are other reasons, but I cite these two as the particular reasons why the remaining stock on these four places is of small value, and it is the value I was asked to assist in determining.

Yours very truly,

Fenwick Patkin

Original on L. L. L. L.
File #13930

COPY

BRADNER BULB GROWERS ASS'N.

Specialists in all types of Bulbs.

F. Patkin
Bradner, B. C.
Sept. 14, 1944.

Report on the Bulb Situation on the I. T. YAMAMOTO, MIKI,
YAMADA, and IMAMURA Farms situated in Bradner & Rand, B.C.

1. I. T. YAMAMOTO.

There is nothing here to salvage. Mr. Ratsloff, the present tenant, informs me he shipped two sacks of bulbs last year to I. T. YAMAMOTO at Kelowna. Anything left there is so badly overgrown with weeds, never having been either dug or cultivated since YAMAMOTO left, that it would cost more to salvage than they could possibly be worth. We tried digging on this farm, but it is hopeless.

2. Masao MIKI.

On this farm, there are few bulbs dug this year, and the operator, Miss Underhill, has replanted, unfortunately, about 5000 King Alfred. This appears to be all she could be expected to do, under a penalty clause which, on payments, seems to be a sufficient discharge of her obligation. The greater quantity, by far, of the bulbs on this farm are still in the ground, and, in my opinion, will likely stay there, as after investigation, we find it almost impossible to find them, they are down so deep and very badly diseased. Here, I would like to point out that the conditions regarding the bulbs on this farm are entirely the fault of the owner, Masao MIKI, who resolutely refused to allow Miss Underhill to handle the bulbs, with the consequences as above. The 5000 King Alfred replanted by Miss Underhill will not be salvaged this year. From my inquiries, I gathered they were very small, and would be almost impossible to trace in newly worked soil, and most certainly not at any advantage to anyone.

3. YAMADA.

I cannot see any greater value than on hundred dollars here. Stock reserved for planting is of the smallest and least useful varieties, with the exception of a few King Alfred. These carry the only value there. The present tenant does not want them.

4. IMAMURA PROPERTY.

There are a lot of stock reserved there for planting, but again much of it is of little value, and like the rest, of the smallest size. Harvey Konrad has told me he has offered eight hundred dollars for this stock. Well, it is more than I would care to give, including the stock from the greenhouse after forseeing, so I am not mentioning any value.

.....Continued Over.....

400⁰⁰ sent
400⁰⁰ may 1/45

76⁰⁰ Habs
14⁰⁰ May
40⁰⁰

Bradner, B.C.

Sept. 27/44.

Office of the Custodian
Vancouver, B.C.

Dear Sirs: —

I wish to tender the
sum of \$800.00 to purchase
the 125,000 bulbs more or less
and also including the
60,000 bulbs more or less
planted in flats ready for
forcing. While these bulbs
ready for forcing are worth
more as forcing bulbs
my bank allows me
to force them in consideration
of digging and treating and
draining.

I must have an immediate
decision on this as with the
moist weather they are
beginning to grow and mold.

Yours truly
H. G. Hornad

4988 ✓
13930

Your Files BC/364P
BC/365P

October 11, 1944.

Soldier Settlement & Veterans' Land Act,
518 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Attention Mr. T. Todrick.

Dear Sir:

Re: Kogiro and Kazuo IMAMURA.

This office, in agreement with your office, has proceeded with the liquidation of the bulbs on the above properties. The sale of the bulbs to Mr. H. J. Konrad, the present tenant, has now been completed. However, Mr. Konrad requires an extension of his lease on the property and your Mr. Godfrey, whose co-operation is appreciated very much, has signified that a renewal will be made in due course.

Mr. Konrad, under his lease on the above properties, was entitled to force certain bulbs in the greenhouse and to retain 75% of the proceeds from sale of marketable bulbs, in consideration for digging, drying and treating the bulbs on the properties. The remaining 25% was to be remitted to your office. In conversation with Mr. Konrad it developed that he has the sum of \$320.00 representing the 25% to be remitted to your office. We would appreciate receiving confirmation from you that these funds will either be transferred to this office when collected or your authorization for the Custodian to collect this amount.

We trust that this is in accordance with your understanding of the matter.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

4988 ✓
13930

October 11, 1944.

Mr. H. J. Konrad,
Bradner, B. C.

Dear Sir:

Re: Kogiro and Kazuo IMAMURA.

Please be advised that your offer, dated September 29, 1944 of \$800.00 to purchase the bulbs and \$40.00 for the flats and trays on the properties of subject Japanese has been approved for acceptance by the Rural Advisory Committee.

Therefore, in accordance with your offer, we would appreciate receiving your cheque in the amount of \$440.00 and your Promissory Note for the remaining \$400.00 due and payable on or before May 1, 1945 with interest at the rate of 5% from this date.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

4988
YOUR FILE NO. 18980
PLEASE QUOTE
BC/344P
BC/345P

518 Rogers Building,
Vancouver, B.C.
October 13th, 1944.

Attention - Mr. Anderson

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 13 1944
File No.	4988 4/3930
Ans.	
Referred	Anderson

Dear Sir:

Re: Kogiro and Kazuo IMAMURA

This is to acknowledge receipt of your letter of the 11th instant in which you inform us that you have made satisfactory arrangements with Mr. Konrad, the lessee of the above noted properties, regarding the bulbs.

It is correct that we have received the sum of \$323.95, being payment for bulbs sold by the vendor and we shall be glad to transfer these funds to your Department at an early date.

Yours truly,

I.T. Barnet,
District Superintendent

Per:

AB/CH

Bradner, B.C.

Oct 12/44

Department of the Secretary of State

506 Royal Bank Building

Vancouver, B.C.

EVACUATION SECTION	
DATE	OCT 14 1944
FILE NO.	4988
APPROVED	WCA
REMARKS	

Attention Mr. W. E. Anderson.

Dear Sir: -

Please find enclosed money order for four hundred and forty dollars (\$440.00) for bulbs, flats and traps which I have purchased.

Regarding a new house for Imamura place. He talked about it when you were here, and I'll like to know as I have to prepare the ground in the greenhouse now for next year.

If you are coming out to see me I won't be home all next week.

IMAMURA, KOGIRO 51976/4988-

" KAZUO 12967/13980

Yours truly,
W. Konrad

Bradner, B. C.
Jan. 16th, 1945.

Dear Mr. Ramsay

As the time draws near which ends the lease on the Imamura place, and there is no further bulbs there, I am wondering what the S.S.B. want to do about the greenhouse, boiler, power pump, etc.

From information I have received from the Japanese owner, no allowance has been made for these assets of the Japanese, which, by the way, would have been sold by Gowing Frost if I had not intervened. There is no incentive any further for the greenhouse etc. and, as attorney for the Japanese goods and chattels, I wish to dispose of them and get the whole business closed up. Should you have any other idea in mind, please contact me as early as possible, and oblige,

Yours very sincerely,

"F. Fatkin"

Official Custodian Japanese Lands.

22-1-45
Chilliwack, B. C.

would you please handle the marked section of the above as it appears to come under your disposition.

Faithfully yours,

"R. L. Ramsay"
Field Supervisor,
S.S. & V.L.A. of Can.,

Letter acknowledged.
"R"

Class
For original letter see File 13930.

8th November, 1947.

REGISTERED

Mr. Kogiro IMAMURA,
Regn. No. 12926,
133 Victoria Street,
Kamloops, B.C.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$363.00, representing proceeds from the sale of your property as you were advised 12th May, 1944, less \$15.00 for legal fees charged in connection with the conveyance of the property.

We note that you still have the Title document of this property in your possession, and request that you forward it to this office as soon as possible as it has been cancelled at the Land Registry Office.

Proceeds from the sale of bulbs - \$1126.57, together with \$40.00 from sale of crates and trays on the property of yourself and your brother, Kazuo, have been credited to a joint account in both your names. In order that you may make the proper distribution of this amount between yourselves, we have today forwarded to your brother a cheque in the amount of \$1166.57 made payable to you both.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

Office of the Custodian.

HA
Encls. 2

C
O
P
Y

SOLDIER SETTLEMENT and VETERANS' LAND ACT

FILE NOS. 4524, 4988, 13385
13930, 14041.

518 Rogers Building,
VANCOUVER, B. C.
March 16, 1944.

Please Quote:

BC/376P
BC/405P
BC/404P
BC/365P
BC/364P

Mr. F. G. Shears,
Director - Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Yours Files. listed above.

I have for acknowledgement your letter of the 14th instant. When you called at this office on February 22nd accompanied by Messrs. Wright and Anderson, and your solicitor, Mr. McMaster, you will recall Colonel Chandler advised you that anything in the land at the time of purchase went with it, and Mr. McMaster agreed with this.

The transaction for sale of these properties was consummated last July with the date made retroactive to the beginning of 1943. It would seem peculiar, therefore, that your officials had not taken steps prior to the date of your interview to even express your views on the matter. At no time has there been any indication, either verbally or in writing, that you were taking the stand you had the right to remove the bulbs.

I do not know either why you again bring up the purchase price of these properties as you admitted at the interview that it had nothing to do with the question of bulbs, and was not a matter for discussion, as the Secretary of State had undertaken to sell the properties to the Director of the Veterans' Land Act. I advised you at the time that instructions had gone out from this office to rent these properties in the same manner as any of the others.

BC/376P (Your file 4524) MIKI. Masao

You state in your letter that there is alleged to be 317,000 bulbs on this place of which 30,000 are tulips.

May I point out that when the former owner rented this place he instructed that no bulbs were to be dug or sold. My information is that the tenant never touched the bulbs, and they are now a solid mat of grass. They have not been lifted, or any work done on them, since 1941 and the value today, if any, is problematical.

BC/405P (Your file 13385) YAMAMOTO, I.

You state here that there is approximately 250,000 to 285,000 daffodil, tulip and narcissus bulbs.

When the owner rented this property he set out the exact acreage in strawberries, raspberries and loganberries, and described the bulbs as follows: - some daffodil and tulip bulbs. When your Department re-rented the property to the same tenant I can find no mention whatsoever of bulbs, or any instructions in the lease for the care of them.

BC/404P (Your file 14041) YAMADA, S.

With reference to this property on which there is alleged to be bulbs which should sell for \$1500.00, I may say that Mr. R. L. Ramsay, our Field Supervisor in the district, took different bulb growers to the property but none of them would rent it. One grower stated, after examining the bulbs, that at least fifty per cent of them were diseased. In fact, Mr. Ramsay could not interest any local man who knows bulbs in the holding.

BC/364P and BC/365P (Your files 13930 & 4988) IMAMURA, K. and K.

You state here that Mr. Fatkin values the bulbs on this place at \$5000.00, and should net \$4000.00, if sold.

It may be of interest to you that when Mr. Ramsay tried to rent these holdings he first approached Mr. Fatkin who held a Power of Attorney from the previous owners which was given in 1942. Apparently he operated the property in 1943. Mr. Fatkin has been very co-operative with our officials, but indicated he was not interested in leasing the properties on any basis. I understand the ground in which the bulbs are located has become very weedy. Mr. Fatkin indicated that a small percentage over and above taxes was all that could be expected as rental for these properties this year.

Several experienced horticulturists have looked over these holdings but, in the end, they would not even make an offer to rent. In fact it is only within the last few days that Mr. Ramsay has been able to make arrangements to rent them. You can see that the condition in which they were when this Department took them over does not bear out the alleged values of the bulbs. I am afraid you have overlooked the fact that bulbs must receive the most careful attention of an experienced man if the value is to be maintained. The evidence clearly indicates that the cultural methods followed by tenants in 1942 and 1943 was so far below what is required to maintain a bulb plantation that any value they might have had has been lost.

With regard to your suggestion that we give you permission to remove the bulbs later in the year and, if need be, you will pay a nominal rental for the ground, may I point out that I am unable to agree to this. The leases entered into with the tenants do not exempt the ground in bulbs.

Yours truly,

(SIGNED) "I. T. Barnet"
District Superintendent.

ITB:B

March 21, 1944.

FILE NO. 4524
4524
13385
13930
14041

MEMORANDUM

TO: Mr. Shears

FROM: W. Z. Anderson

Re: Increase in Bulbs on Lands Purchased by the V.L.A.

After scrutinizing Mr. Barnett's letter of March 16, 1944, in reply to yours of the 14th instant, I wish to express my views:

(1st pp.) This is not so. Mr. McMaster stated that while strawberry plants, raspberry plants and fruit trees planted for the yielding of crops were, and usually are, sold with the property, nursery stocks, bulbs and the like, where such a business existed, were not included and are always valued separately more or less as a chattel upon an appraisal separate from the property, unless the property is sold as a business.

(2nd pp.) Upon the consummation of the V.L.A. deal and in the well-remembered rush of transferring property titles we had no time to deal with such items as these, however, on file 13385 under date of October 15, 1943, permission to remove bulbs situated on this property was asked for but was refused by the V.L.A.

(3rd pp.) The assessed value of the properties and V.L.A. offer prices were quoted only to show that it did not appear that the bulbs had been taken into account when appraisals were made. That they were not appraised was more or less admitted by Mr. Barnett at our meeting as he stated that the bulb-plants would not be showing at that time of year.

(5th pp.) The lease renewals on file 13385 and 14041 were by Collateral Agreement which only extended the term period for additional consideration, eliminating stated acreage because of misrepresentation trouble we experienced, but this agreement left all other clauses of the original leases intact.

(6th pp.) At their own figures this should be worth \$750.00.

(7th pp.) Mr. Patkin would not renew operations on these properties as his two sons are now drafted into the services and while he is able to work his own property he could not handle any more.

To Mr. Shears.

Mr. Pothin's figures re rental are correct but only because he is taking into consideration that the bulbs would not be disposed of but used, for forcing in the greenhouse. As the majority of the properties is planted in bulbs very little other use could be made of same.

(9th pp.) Mr. Barnett admitted they were not interested in the bulbs and, after our discussion, I cannot understand why he did not give us the opportunity of renting any of these properties when we would have had the opportunity of liquidating at least a goodly portion of the bulbs to the larger retail outfits in Vancouver.

WHA/EO

6th October, 1944.

MEMORANDUM.

To: Mr. Anderson

From: Mr. F.G. Shears

Re: Bulbs.

The matter of the bulb situation on four of the properties sold to the Director of the Veterans' Land Act was fully presented at the meeting of the Advisory Board held on Tuesday last.

Taking everything into consideration they recommend the acceptance of the arrangement suggested in connection with the bulbs on the Yamada property (File #4988 & #13930) approving of the sale to Mr. R.J. Konrad for \$800.00 for the bulbs and \$40.00 for the bulb flats and trays.

Will you please write a letter to the Veterans' Land Act for the attention of Major Tedrick outlining the arrangements which you made when you inspected these bulbs with Mr. T. Godfrey and in this particular case asking them to remit the 25% of the proceeds of sale made by Mr. Konrad which I understand amounts to approximately \$320.00.

In connection with the bulbs on the Yamada property (file #14841) the Committee agree that it would be desirable to dispose of these bulbs and if necessary would approve of a sale for \$180.00, which is the amount of the verbal offer which you state you have received, but an endeavour should be made to have this offer increased if this is at all possible.

The understanding is that nothing further can be done in regard to the bulbs which were on the Yamamoto property as the best of these bulbs have already been shipped to the Japanese owner and there is no salvage value on what is left.

It is my understanding that there is nothing that can be done in regard to the bulbs on the Hiki property and the circumstances of this case should be outlined in your letter to Major Tedrick.

F. G. Shears

F. G. Shears,
Director.

FMS/RS

MEMORANDUM

October 2, 1944.

TO: Mr. Shears
FROM: W. H. Anderson

Bulb Bulbs.

After the months of disagreement between this office and the Veterans' Land Act as to ownership of bulbs, I was instructed to proceed with some method of disposing of them.

On September 6th, 1944, accompanied by Mr. Hald, Legal Department, Ottawa, and Mr. T. Godfrey, Regional Supervisor of the Veterans' Land Act, I inspected the Japanese bulb farms and found that the Veterans' Land Act had leased the properties to tenants and had to the best of their ability made arrangements for the care of the bulbs. As many as it was humanly possible had been dug, treated and dried.

However, because these bulbs had remained in the ground for such a long period and had become crowded, they were of small size and of little value to commercial houses.

I solicited Mr. Fenwick Fethin of the Breckner Bulb Growers' Association to make a report giving his opinion of them, which he has done and the report is attached. His fee for this work was \$7.90 and I would appreciate an authorization to pay it.

I contacted the larger retail stores in Vancouver to find out if they would be interested in purchasing, figuring they would be able to dispose of the bulbs retail by putting on a sale. However, they were very definite about not wanting to do this as they stated they could not maintain their standard of quality without guaranteeing at least one bloom the following year and they did not wish, in their words, to have hundreds of women coming back complaining for the next six months or so.

Mr. Williams of the Langley Greenhouses Limited also made an inspection of these bulbs and informed me that on the whole they were of little value as the bulk is of the very cheapest varieties and as they were of such small size we could only hope to dispose of them for a very low price.

WHA/20

MEMORANDUM

October 2, 1944.

File No. 4928
13030

TO: Mr. Shears

FROM: W. E. Anderson

- Bulbs -

Re: Empire INAMURA
Re: KANIS INAMURA

These properties have been sold to the Veterans' Land Act and are occupied by Mr. W. J. Konrad until March 31, 1945. The consideration of his occupancy is payment of taxes plus the digging, treating and drying of all bulbs on the properties. In return for the above consideration, he is entitled to sell what marketable bulbs are dug, retaining 75% of the proceeds and the remaining 25% to the Veterans' Land Act. He is also allowed to plant in the hothouse whatever bulbs he sees fit, for the purpose of forcing. From this latter process, he is entitled to all proceeds from the sale of the forced blooms.

All the bulbs possible have been dug, treated and dried.

Approximately 90,000 bulbs have been sold to an eastern bulb buyer for, roughly, the sum of \$1300.00 of which sum approximately \$320.00 is to be remitted to the Veterans' Land Act under his lease.

On the properties at this time remain the following list and quantity of bulbs, called planting stock:

"King Alfreds"	12,000
"Princess"	25,000
"Lawrence Foster"	8,000
"Cheerfulness"	5,000
"Elvira"	5,000
"Eugene"	2,000
Small lots	5,000
Mixed "Princess"	15,000
Mixed "Bath Flame"	12,000
"Queen of the North"	8,000
"Recurves" (Narcissi)	16,000

After viewing the stocks of other bulb producers, it is apparent that these 125,000 bulbs are of a very low grade and size. Besides the above bulb stock, there are between 60,000 and 75,000 assorted bulbs planted in flats in preparation for removal into the hothouse to be forced.

(continued)

MEMORANDUM

October 16, 1944.

Files No. 1988 ✓
13930

TO: Accounting Department.

FROM: W. E. Anderson

Re: Kogiro INAMURA, Reg. No. 12926
and Kaseo INAMURA, Reg. No. 12967

Attached please find Promissory Note from
Mr. H. Konrad of Clayburn, B. C. for the sum of
\$400.00, payable on or before May 1, 1945 plus
interest at 5%.

Attach.
WEA/EG

|||||

70
12/10/44
1230