

5139

RECEIVED



## OFFICE OF THE CUSTODIAN

EXHIBIT No.

1101-2

DATE

OCT 15 1944

Mayne Island, B.C.

JAPANESE SECTION

FILLED BY

R. Kikunatsu

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

## PERSONAL INFORMATION

NAME: SUMI, Kikunatsu

HOME ADDRESS: Mayne Island, B.C.

REGISTRATION NUMBER 14266 SEX: Male AGE: 66

OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Wife, KUMA

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

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

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

All of Mayne Island, Cowichan District.

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

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

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

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

NONE

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



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: IN OWNER'S POSSESSION
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: NONE
9. IF FARM LAND STATE CROPS SOWN: 3500 greenhouse or hothouse tomato plants. 2500 Field Staked Tomato plants in boxes.

Present Selling Value of said Crops as at APRIL 6th, 1942. (which includes all labour and expenses)

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Dwelling House as heretofore stated  
(1) (2) (3)
2. LANDLORD'S NAME AND ADDRESS: \_\_\_\_\_
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \_\_\_\_\_
4. STATE WHEREABOUTS OF LEASE: \_\_\_\_\_
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) \_\_\_\_\_
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: \_\_\_\_\_

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: \_\_\_\_\_  
See list attached hereto.  
See lists attached hereto.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS \_\_\_\_\_  
1 Cat.
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY \_\_\_\_\_  
None.



## 4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_

NONE

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

NONE

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

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

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

Royal Bank of Canada East End Br., Vancouver, B.C. # Bal. \$700.

Japan &amp; Canada Trust Savings " Bal. 300

8. BANK ACCOUNTS: Canadian Bank of Commerce Bal. \$200.

## 9. LIFE INSURANCE: \_\_\_\_\_

## 10. INTEREST IN ANY ESTATES OR TRUSTS. \_\_\_\_\_

## 11. SAFETY DEPOSIT BOX: \_\_\_\_\_

## LIABILITIES:

## 1. PERSONAL DEBTS: \_\_\_\_\_

None

## 2. TRADE DEBTS: \_\_\_\_\_

## REMARKS: \_\_\_\_\_

None

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

Dated this 20th day of April 1942. 1942.

(Signature) \_\_\_\_\_

K. Sumi

Naturalized British Subject.

*Sam E. Monah*  
Witness

FOR DEPARTMENTAL USE \_\_\_\_\_



INFORMATION FROM R.C.M.P.

DATE Jan. 15/43

File No. 5139

Name SUMI, Kikimatan  
(Surname in Block Letters)

Registration No. 14266 Male - Female  
(Check) Age Oct. 28, 1876

Former Address Mayne Island, B. C.

Evacuated 28/5/42 Naturalized - Canadian-Born - National  
(Check)

Present Address Tappen, B. C.

Married - Single  
(Check) Name of Wife (OTANI) Kuma #14265

Name of Mother (OTANI) Saka (Dec'd) Name of Father Kishichi (dec'd)

Names of Children under 16 Keiji (James) SUMI, # 14275, File 5143,  
Choichi (M) SUMI, # 11611, File 5959;  
Tomi (Mrs. Yoichi) SUMI, # 07457, File 2500.

Requested by C. Girard Registered with Custodian yes  
(Yes or No)

Additional Information Farmer, tomato & cucumber grower, 3 acres, house & bldg.  
1 1/2 ton truck.



MEMORANDUM: File 5139

February 28, 1945

Re: Kikumatsu SUMI, #14266

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>VALUATION</u>
Truck	1929 Chevrolet Licence No. CC258 (42)	No record
Sold to Hubert Bishop on September 12, 1942.		
Sale Price:	\$50.00	
Expense	27.21	(Dec.17/42, Folio 133, Ck.#1204)
Balance	\$22.79	(Transferred to Acct. of Kikumatsu SUMI)

*F. MacLellan*

*A survey of Sumi's records file (A/69) does not reveal anything about sale or purchase.*



EXHIBIT No.

Oct 15, 1948

DATE

FILED BY

K.A. Christie

REAL PROPERTY SUMMARY

File No. 5139

Reg. No. 14266

Catalogue No. S.S.B.

Name: Kikumatsu SUMI.

Address: Mayne Island, B. C.

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

Classification: Dwelling, Warehouse, 6 Greenhouses.

#####

Registered in the name of: KIKUMATSU SUMI.

State of Title: Clear. (Title No. 53053-1).

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

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of Title (No. 147662-1) acknowledged by Purchasers on: December 21st, 1944.

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

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

Chattels: Not involved.

Insurance: None.

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

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

The modified terms under which Mr. Mayers carried on his own account (\$200.00 per annum plus an expenditure of not less than \$500.00 on the property and a further \$500.00 on necessary sterilization of the soil) enabled him to continue to the end of his lease, when he gave up his ambition to make a permanent success of tomato growing and entered an office in Vancouver.

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

4th July, 1946.

"R. G. Bell"

RGB/P.

I hereby certify that the foregoing words are a true copy of the original thereof they purport to be a copy.  
Date: January 6, 1949.



PERSONAL PROPERTY SUMMARY

File 5139.

Kikumatsu SUMI.

Reg. No. 14266.

This 66-year old Farmer, a Naturalized Canadian, from Mayne Island, signed a Custodian "JP" declaration form on the 20th April, 1942. He was evacuated on the 28th May, 1942.

He died at Salmon Arm, B. C. on the 23rd May, 1946.

His wife, Kuma (File 8366), signed a Custodian "No Property" card on the 8th May, 1942. She was evacuated on the 28th May, 1942. There is no evidence of any assets or liabilities in her file, which was closed on the 4th December, 1945.

This couple declared that they had no children living but R.C.M.P. records show 2 sons, Keiji James SUMI, Reg. #14275, File 5143, and Choichi SUMI, Reg. #11611, File 5959, and 1 daughter, Tomi (Mrs. Yoichi) SUMI, Reg. #07457, File 2500.

The "JP" form signed by Kikumatsu SUMI on Apr. 20/42, and witnessed by Gavin C. Mouat, refers to attached lists of personal property but there is no list on file and no record of any having been received.

The net proceeds (\$22.79) of a Chevrolet Truck sold for \$50.00 was credited to this account on the 21st January, 1943.

G.P.R. Bill of Lading dated Nov. 13/43 shows 8 packages Household Effects shipped from Mayne Island to Tappen. *to K. Sumi Co. B.C. Security Comd.*

Auction Sheet, dated Dec. 1/43, shows a small quantity of household effects and farm equipment auctioned for \$66.40 (\$52.21 net).

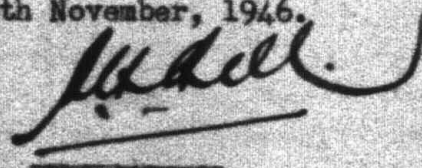
There are no liabilities recorded in this file.

Statements of account have been sent to this evacuee from time to time, the last being in connection with statement of sale of real property (see real property section of file). All entries to February 3rd, 1945, are shown therein, at which time the balance was \$1,173.66. Subsequent disbursements reduced this balance to \$35.00, at which it stands today. The last entry in this account (\$15.00) was made on the 23rd April, 1945.

There is no other personal property interest in this file.

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

19th November, 1946.



RGB/P.



LIABILITIES SUMMARY

File 5139.

Kikumatsu SUMI.

Reg. No. 14266.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

4th July, 1946.

*W. Bell*

RCE/P.

No claims against Choichi Sumi (son) File 5959  
according to memo on file dated Dec 4/46.



MEMORANDUM

File No.: 5139

January 27th, 1944

To: FILE

From: Mr. Green

Re: Kikumatsu SUMI

This is another Mayne Island file where the registration was conducted by Mr. Mouat and no list of personal property sent to us. The Mayne Island Agreement is now completed and an accounting should be made for consumable supplies.

On November 13th, 1943, the following were shipped:

- 1 Sofa bed
- 1 Trunk glass enclosed
- 1 Gramophone
- 1 Box records
- 1 Coleman lamp
- 3 Boxes glass sealers

Here again Mr. Mouat should be asked to produce the original inventory checked with the Agreement partners and account for any shortages over and above items shipped and sold at auction. An extra copy of this memorandum is made for reference to Mr. Mouat.

HFG:IF



NAME Sumi, Kikamoto

REGISTRATION NO. 14266

FILE NO. 5239

The following chattels were sold by public  
 auction at Wayne Island, B.C. on December 1, 1943

4 dining room chairs	\$ 2.00
6 balls binder twine	2.00
1 butter churn	2.00
1 sandy lee incubator	1.00
1 kitchen table	1.00
1 good kitchen table	2.00
1 imperial incubator	3.00
1 roll galvanized wire	.25
1 incubator	2.00
1 fuller wall brush	.25
Table oilcloth 2 yds. x 45"	.85
1 bookshelf	.50
1 iron bedstead	3.00
1 brown iron bedstead	5.00
2 boxes jars (2 doz per box)	1.00
3 lamps (no chimneys)	.55
Wagon	40.00

Total:

Less Expenses: (Auctioneer's Fee: \$ 6.64  
 (Advertising: .46  
 (Moving: 7.09

Net Proceeds Credited:

\$	66.40
\$	14.19
\$	52.21

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering list No. Wayne Island No. 1

Remarks. As list of chattels on file in office -  
 [Signature]



5139  
8366

December 19, 1950.

Mr. James K. SMIL,  
1 Wales Ave.,  
Toronto, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1131

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$920.00

Cheque in your favour is enclosed for \$897.28  
and we have paid the Co-Operative Committee .. \$ 22.72  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director



November 30, 1950.

R.J. McMaster, Esq.,  
Barrister & Solicitor,  
1408 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission  
Case 1131

We are enclosing herein special form of Release which  
we have prepared in connection with the above case.

Will you please have these completed by James SUMI,  
duly appointed Administrator of the Estate.

Letter of Authorization for payment of Legal Fees  
is also enclosed for signature.

Yours truly,

F.G. Shears,  
Director.

FOS/GH  
Encl.





EXHIBIT NO. 1151-4  
DATE OCT 5 1948  
FILED BY K. A. Brown



COUNTY COURT OF  
YALE  
APR 23 1947  
SALMON ARM REGISTRY

[SEAL.]  
CCY

# Letters of Administration.

County Court of  
Yale  
Jan 30 1947  
Salmon Arm Registry

In the County Court of Yale

holden at Salmon Arm

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

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

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

Certified a True Copy.  
*T. G. O'Neill*  
Registrar County Court



File No.

Date: October 26, 1946

MEMORANDUM OF PARTICULARS IN CONNECTION WITH THE  
ESTATE OF KIKUMATSU SUMI DECEASED

- (1) Name and address of the deceased: Kikumatsu Sumi, Tappen, B. C.
- (2) Date of death: May 23rd, 1946.
- (3) Cause of death: Heart Disease
- (4) Place of death: Salmon Arm, B.C.
- (5) Age and Nationality: 70 odd -- Naturalized Canadian
- (6) Did he leave a Will? No
- (7) Name and address of employer: Dartt & Patterson, Tappen, B.C.
- (8) (a) Name of undertaker and his charge for services: M.M. Carroll  
(b) Have funeral expenses been paid? Yes      Paid by whom? James Sumi  
(c) If unpaid, who is assuming responsibility for payment? Nil
- (9) Who ordered services of the undertaker? James Sumi
- (10) List of Assets: Savings Account, Canadian Bank of Commerce,  
Salmon Arm, B. C. -- \$449.98  
Office of Custodian, Secretary of State -- \$35.00  
Total - \$484.98
- (11) List of Liabilities: ~~Office of~~ Nil
- (12) List of next-of-kin showing names, addresses and ages:  
Only Beneficiary is Kuma Sumi, Tappan, B.C. 64 odd years



COPY

IN THE COUNTY COURT OF YALE.

AND IN THE MATTER OF THE ESTATE OF  
KIKUMATSU SUMI, DECEASED

AND

IN THE MATTER OF THE ADMINISTRATION ACT BEING  
CHAPTER 5 OF THE REVISED STATUTES OF BRITISH COLUMBIA,  
1936, AND AMENDMENTS THERETO.

I, KUMA SUMI, of New Denver, in the Province of  
British Columbia, late of Tappen, in the Province aforesaid,  
Widow of Kikumatsu Sumi, Deceased, who died at Salmon Arm, in the  
Province of British Columbia, on the 23rd day of May, A.D., 1946,  
DO HEREBY CONSENT to Letters of Administration being granted to  
my son, James, Sumi, and do further consent to Security being  
disposed with.

DATED at New Denver, in the Province of British  
Columbia, this 10th day of December, A.D., 1946.

"Kuma Sumi"  
KUMA SUMI.



Copy for Files 5166, 5139, 5162 & 5141.

Q/52.

September 6th, 1944.

Mr. Richard J. H. Mayers,  
Mayne Island,  
B. C.

Dear Sir:

Re: Mayne Island Agreements.

We are in receipt of your letter of the 31st  
ultimo giving cover to the following documents:

Lease Agreement 25/9/1944 (Files 5166 & 5139)  
Copy of Notice of Assignment of above  
Lease Agreement 25/9/1944 (Files 5162 & 5141)  
Copy of Notice of Assignment of above  
S.S.B. (Victoria) letter 1/8/1944  
Our (Vancouver) letter 23/10/1943

all of which are returned herewith, by registered mail.

Our Mr. E. W. Wright has discussed with Mr.  
Todrick, S.S.B. Solicitor, the question of the exercise of  
your option of renewal of above agreements for another year  
(1/9/1944—31/8/1945), and there is no reason to anticipate  
that you will experience any difficulty in exercising your  
right.

If you have not already filed notice of your  
intention to renew, you should do so at once.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.

REGISTERED.



9/22, 2266 & 2139.

September 8th, 1944.

T. Tedrick, Esq.,  
Solicitor, Veterans' Land Act,  
518 Rogers Building,  
Vancouver, B. C.

Dear Sirs

Re: RUSANO HAKATA, BC/704P, J.L. 613.  
Kilgusman Hill, BC/708P, J.L. 796.

We are in receipt of your letter of the 6th instant regarding the renewal of Mr. R. J. H. Mayers' lease.

Mr. Mayers called this morning and we confirm his subsequent call on you in company with the writer.

As arranged, we enclose copy of Mr. Mayers' letter of the 4th October, 1943, and our reply of the 23rd October, which together make clear the intent of the original lease agreement and, we trust, effectively remove any cause for misunderstanding between Mr. Mayers and your office.

Yours truly,

R. G. Ball,  
Administration Department.

RGB/P.  
Encl.

c.c. to Mr. R. J. H. Mayers,  
Hynes Island, B. C.



**E. MAX LADNER**

BARRISTER, SOLICITOR  
NOTARY PUBLIC

PHONE 85 - P. O. Box 308

REFER OUR FILE 1321  
YOUR FILE

The Enemy Custodian,  
VANCOUVER, B. C.

Dear Sir:

Re: KIMURA SUMI

June 28th, 1946.  
**ENEMY SECTION**

Rec'd JUL 5 1946

File No.

Ans'd

Referred

**EVACUATION SECTION**

JUL 2 1946

Rec'd

File No.

Ans.

Referred

*Johnston*

The above named Japanese, who was a naturalized Canadian by way of Naturalization Certificate dated the 9th day of April, 1902, died at Salmon Arm, Province of British Columbia on the 23rd day of May, 1946.

I am informed that, prior to the war, he was in the greenhouse business in Vancouver and that certain of his assets were taken over by the Enemy Custodian and are still held in his name.

As I have been retained to apply for Administration of his Estate, all of which is going to the widow, who presently resides at Tappen, B.C., I should be most obliged if you would give me specific details of such assets as are presently in your hands, together with the value of the same.

Your early reply will be much appreciated.

Yours truly,

*E. Max Ladner*  
*per D.V.*

E. MAX LADNER.

EML/DV

5/7/46: \$35. - P.



5139, 8366  
Evacuee Section

509 Royal Bank Building,  
Vancouver, B. C.  
July 8, 1946

E. Max Ladner, Esq.,  
Barrister and Solicitor,  
Merchants Block, Front St.,  
Salmon Arm, B. C.

Re: Estate of Kikumatsu SUMI, Dec'd

Dear Sir:

We are in receipt of your communication of the 28th ultimo and note contents.

In connection with the estates of deceased Japanese, it has been the policy of this office to write the next-of-kin, enclosing our Memorandum of Particulars Form, in triplicate, in order that it may be completed and copies forwarded either to a Solicitor or Official Administrator, for his information, and also to this office, for our records. We are therefore enclosing three copies, which we would ask you to kindly have completed and return one copy to us.

In reply to the query outlined in your letter, we wish to advise you that the above named deceased, who prior to evacuation resided at Wayne Island, B. C., was the owner of property described as Lots 20, 21 and 22 of Section 12, Wayne Island, Cowichan District, Plan 715, which property was sold as at January 1st, 1944, to the Director, Veterans' Land Act, for the net amount of \$1,147.00. This credit balance was liquidated by substantial maintenance remittances to Mr. Sumi, until this account now has a balance of only \$35.00.

As a matter of record, the Custodian requires an Administrator to forward to this office a certified copy of Letters of Administration, together with a statement of receipts and disbursements and a certified statement that he has advertised for claims and that all debts are paid. A list of the heirs, showing the specific amounts allocated to each, should



5139, 8366  
Evacuee Section

E. Max Ladner, Esq.,

-2-

July 8, 1946

also be provided. Having received this information, the Custodian will then be in a position to advise whether such amounts may be remitted direct to the beneficiaries or sent to this office for the credit of their respective accounts. It is to be noted that in all cases where a beneficiary is an enemy, funds must be forwarded to this office.

We are enclosing herewith, for your information, copy of the Revised Regulations Respecting Trading with the Enemy (1943), together with Orders in Council P.C. 1665, P.C. 2483, and P.C. 469.

Yours very truly,

W. J. Johnston  
Administration Department

WJJ/JF  
Encl.



IN THE COUNTY COURT OF YALE  
IN PROBATE  
IN THE MATTER OF THE ESTATE OF  
KIKUMATSU SUMI, DECEASED

WHEREAS Kikumatsu Sumi, late of Tappen, in the  
Province of British Columbia, died on the 23rd day of May,  
A.D. 1946, Intestate;

AND WHEREAS we, Cho Sumi, of New Denver in the Province  
of British Columbia, Labourer; Tomi Sumi, of Tabor in the  
Province of Alberta, Married Woman; Annie Endo, of Tabor, in  
the Province aforesaid; Married Woman; Kiyo Nagata, of 46  
Isabella St., Toronto, in the Province of Ontario, Married  
Woman; Ko Teshima, of Beanisville, in the Province aforesaid,  
Labourer, and James Sumi, of Tappen, in the Province of British  
Columbia, Labourer, are his lawful children, and Kuma Sumi, his  
lawful widow.

NOW we, the said Cho Sumi, Tomi Sumi, Annie Endo,  
Kiyo Nagata, Ko Teshima, do hereby jointly and severally  
renounce all our right and title to Letters of Administration  
of the property of the said Deceased, in favour of James Sumi,  
of Tappen, in the Province of British Columbia, son of  
Kikumatsu Sumi, Deceased.

IN WITNESS WHEREOF we have hereunto set our hands and  
seals this            day of            , A.D. 1946.

SIGNED, SEALED AND DELIVERED  
in the presence of

"J. H. Langhead"  
As to the Signature of Cho Sumi

As to the signature of Tomi Sumi  
"Mrs. Leida Johnson."

As to the Signature of Annie Endo  
"Geo. W. Allen"

As to the signature of Kiyo  
Nagata. "R. A. Best."

"Cho Sumi"

"Tomi Sumi"

"Annie Endo"

"Kiyo Nagata"



As to the signature of Ko  
Teshima

"W. L. Kain"

"Ko Teshima"

As to the signature of Kuma Sumi

PARCUMENT

APR 22 1964



E. MAX LADNER  
BARRISTER, SOLICITOR  
NOTARY PUBLIC

PHONE 65 - P.O. Box 308

REFER OUR FILE 12321  
YOUR FILE 5139, 8366  
Evacuee Section

The Custodian's Office,  
509 Royal Bank Bldg.,  
VANCOUVER, B. C.

SOLICITOR FOR  
CORPORATION OF THE CITY OF SALMON ARM  
CORPORATION OF THE DISTRICT OF SALMON ARM  
ETC.

MERCHANTS BLOCK, FRONT STREET  
SALMON ARM, B.C.

EVACUEE SECTION	
NOV 16 1946	
Re: d	
File No.	5139
Ans.	
Referred	<i>[Signature]</i>

November 15, 1946.

Attention of Mr. Johnston

Dear Sir:

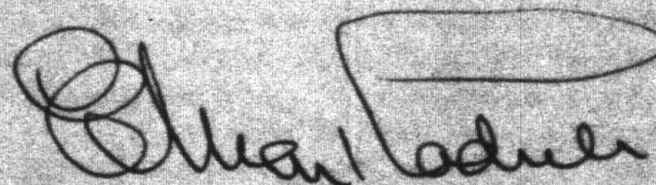
Re: Estate of KIKUMATSU SUMI, Dec'd

Enclosed herewith you will find Memorandum of  
Particulars in the above Estate.

I take it from the correspondence that I may pro-  
ceed to obtain Letters of Administration and then forward  
to you forthwith Certified Copy thereof, a Statement of  
Receipts and Disbursements and a Statement that Advertise-  
ment has been made for claims and that all debts are paid  
and a list of heirs, showing specific amounts allocated  
to each. Upon receipt of these Documents you in due course,  
will advise whether the moneys may be paid directly to the  
Beneficiary or remitted to your office.

Would you please advise by return if my inferences  
are correct.

Yours truly,



E. MAX LADNER.

EML/DV  
Encls.



File 5139

November 18, 1946.

MEMORANDUM.

To: Mr. Bell.

From: A. G. McArthur.

Re: Kikumatsu SUMI, Deceased,  
Reg. No. 14266.

Before replying to Mr. Ladner's letter would you please review the file as to personal property. I note that the declaration dated April 20, 1942, refers to an attached list of personal property and would like to know what has happened to this and whether any portion remains unliquidated at the present time. The balance at credit appears to be derived from sale of real property.

AGM:AS





5139, 5143, 5959,  
2500, 8366.

November 30, 1946.

E. Max Ladner, Esq.,  
Barrister and Solicitor,  
P. O. Box 308,  
Salmon Arm, B.C.

Dear Sir:

Re: Estate of Kikumatsu SUMI, Dec'd.  
Our File #5139.

We thank you for your letter of November 15.  
Your outline of the required procedure is quite correct.  
Upon receipt of Certified copy of Letters of Administration,  
we will send forward the amount at credit in this account.

For your information, although the statement  
of particulars supplied by the Japanese indicates only one  
beneficiary, the B. C. R. P. records indicate that there are  
at least three adult children as well as the widow, namely:

James Keiji SUMI, Reg. No. 14275, son;  
Choichi SUMI, Reg. No. 11611, son;  
Tomi (Mrs. Yoichi) SUMI, Reg. No. 07457, daughter;

*no liability 9/26/46*

*no liability  
apx 12/46*

the widow being Kuma SUMI, Registration No. 14265. This  
information may be checked by writing to the Department of  
Labour, Japanese Division, 360 Homer Street, Vancouver, B.C.,  
as our office assumes no responsibility for the correctness  
of such information.

Yours very truly,

AMM/AC

A. G. McArthur,  
Office of the Custodian.



5139, 5143

April 29, 1947.

E. Max Ladner, Esq.,  
Barrister, Solicitor, Notary Public,  
Merchants Block,  
Front Street,  
Salmon Arm, B.C.

Dear Sir:

Re: Estate of Kikumatsu SUMI, #14266,  
Deceased.

We acknowledge with thanks your letter of April 24th enclosing certified copy of Letters of Administration in the above estate, and note that James Sumi has been appointed personal representative. We believe that this is the man who is recorded with the R.C.M.P. as Keiji James Sumi, Reg. No. 14275, son of Kikumatsu Sumi and we are accordingly enclosing a cheque drawn in his favour which we would ask you to be good enough to pass on to him.

Kindly have Mr. Sumi acknowledge receipt of this cheque and advise him that on behalf of the heirs we require to receive a statement of assets and liabilities of the estate indicating the amount of the residue after the debts are paid and the amounts payable to each of the heirs.

We have already indicated in our letter of November 30, 1946, the heirs according to our records.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGM:AH  
encl. Cheque \$35.00.



E. MAX LADNER

BARRISTER, SOLICITOR  
NOTARY PUBLIC

PHONE 85 - P. O. Box 308

SOLICITOR FOR  
CORPORATION OF THE CITY OF SALMON ARM  
SALMON ARM, B. C.  
CANADA

MERCHANTS BLOCK, FRONT STREET

SALMON ARM, B. C.

CANADA

REFER OUR FILE 1321  
YOUR FILE 5139, 5143, 5959,  
2500, 8366.

April 24, 1947.

A. G. McArthur, Esq.,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings & Granville,  
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	APR 25 1947
File No.	5139
Ans.	
Referred	<i>[Signature]</i>

Dear Sir:

Re: Estate of Kikumatsu Sumi,  
Reg. No. 14266. Deceased.

I beg to acknowledge receipt of your letter of the  
13th March last, re the above, for which I thank you.

As requested I now enclose herewith one Certified  
Copy of Letters of Administration in the above Estate.

Yours truly,

*E. Max Ladner*

*per B.V.*

E. MAX LADNER.

EML/dv  
Encl. - 1



File 5139

April 30, 1947.

MEMORANDUM.

To: Accounting Department

From: A. G. McArthur,

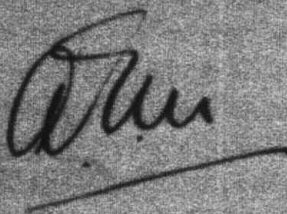
Re: Kikumatsu SUMI, Deceased.

Kindly note on the above account that  
Letters of Administration have been granted to James SUMI, #14275,  
son of the Deceased.

The known heirs are as follows;

Kuma SUMI, widow, #14265  
Choichi SUMI, son, #11611,  
Tomi (Mrs. Yoichi) SUMI, daughter, #07457.

/AH





**E. MAX LADNER**

BARRISTER, SOLICITOR  
NOTARY PUBLIC

PHONE 85 - P. O. BOX 308

REFER OUR FILE 132A.  
YOUR FILE

SOLICITOR FOR  
CORPORATION OF THE CITY OF SALMON ARM  
-- CORPORATION OF THE CITY OF SALMON ARM --

MERCHANTS BLOCK, FRONT STREET  
SALMON ARM, B. C.  
CANADA

May 8, 1947.

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

EVACUATION SECTION	
Rec'd.	MAY 13 1947
File No.	5139
Ans.	
Referred	<i>[Signature]</i>

Re: Estate of Kikumatsu Sumi, #14266,  
Dec'd, T

Dear Sir:

I beg to acknowledge receipt of your letter of the 29th inst., and enclosures, for which I thank you.

Mr. Sumi will write direct to you acknowledging receipt of the cheque.

As to the further information which you request, I beg to advise as follows:

1. The total assets of the deceased, above-named, consisted of cash, in the Canadian Bank of Commerce, Salmon Arm, in the sum of \$ 449.98
2. The gross cash on hand, as in your office, the sum of \$ 35.00.

All of the beneficiaries of this estate renounced administration to James Sumi, and assigned all their interest in the estate to their mother, Kuma Sumi.

I enclose herewith for your reference Mrs. Sumi's consent to granting Letters of Administration to her son and copy of Assignment by Beneficiaries.

I trust that this will afford you all the information



-2-

you require in order to have the estate wound up.

Yours truly

*E. Max Ladner*  
*per m. n.*

E. MAX LADNER.

EML:mn  
Encls. 2.



C  
O  
P  
Y

G/82 and 5139

May 6th, 1943.

Messrs. Meyers & Radcliffe,  
Mayne Island, B. C.

Dear Sirs:

Re: Loss under Franklin Policy No. 2465,  
Philadelphia Fire and Marine Policy  
No. 83 PF 3571, and Mercantile Policy  
No. 445013.

We have today completed Proof of Loss Forms covering loss under the above numbered policies. We have advised Shallcross-Nasmyth that we wish to have the cheques totalling \$65.00 to cover the amount of this loss sent to this office after being endorsed by yourselves. Will you kindly proceed with the necessary repairs to this building. As soon as the work is completed if you will please send the bills covering same to this office, we will issue a cheque to cover them. We take for granted that the cost of repairs will be \$65.00, the amount being claimed from the Insurance Companies.

Referring to your letter of April 30th, I wish to advise that copies of the three policies mentioned above were not sent to this office, but we did receive and have on file notice from Marsh & McLennan dated June 5th, 1942 to the effect \$1,500,000 had been placed on Green Houses, Buildings, Equipment and Stock, \$5,000.00 on four dwellings, Buildings and Equipment, \$1,500.00 on four dwellings, Buildings and Equipment. The notice indicated that the coverage had been placed with the above named companies but no policy numbers were given as policies had not been issued at that time.

Again referring to your letter of April 30th, I note you made no reference to the Brooder House and contents of same which I understand was destroyed also. Kindly advise what steps you are taking to replace this building or pay for the damage.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MAI.



Cable Address:  
"SHALLCROSS"

109-115 Yorkshire Building  
Telephone PACific 2141-2-3

## SHALLCROSS-NASMYTH ADJUSTING CO.

VANCOUVER AND VICTORIA, BRITISH COLUMBIA

*General Adjusters*

FIRE  
AUTOMOBILE  
MARINE  
CASUALTY  
AEROPLANE  
ARBITRATIONS

P. G. SHALLCROSS  
M. E. NASMYTH  
C. A. MAYWOOD  
J. V. CARTER

Refer to our No. F-11125.

VANCOUVER, B.C.

May 4th, 1943.

Custodian of Alien Property,  
675 W. Hastings St.,  
City.

MAY 5 1943	
File No.	
Paid	
Received	MR Gibson

Dear Sir:-

We were requested, by the interested Insurance Companies, to adjust a loss on a Greenhouse at Mayne Island, B.C., the fire having occurred on Feby. 26th.

The policies of insurance are in the name of Mayers & Radcliffe and the Custodian of Alien Property. The loss has been adjusted in the sum of \$65.00 and we have obtained the signature of Mr. Radcliffe to the proofs of loss on behalf of Messrs. Mayers and Radcliffe.

It will be necessary for you to also sign the proofs and we enclose same herein, which please sign and return to us promptly.

If there is any further information you require, we will be glad to supply you with same.

Yours very truly,

SHALLCROSS-NASMYTH ADJUSTING COMPANY,

per

*W. Hallen*

R.  
Encl.



EVALUATION SECTION	
Date	MAY 3 1943
File No.	
Referred	<i>Gibson</i>

Mayers & Ratcliffe  
 Mayne Island, B.  
 April 30, 1943.

Office of the Custodian,  
 Royal Bank Bldg.  
 Vancouver, B. C.

att: Mr. S. W. Gibson

Dear Sir,

Replying to your letter of the 27th of April, file no. 5139, with reference to fire insurance carried on the properties leased by ourselves, the writer wishes to advise that in a letter from Marsh & McLennan, the agents with whom our fire insurance was placed, of August 5th, 1942, they advised that you were forwarded copies of our policies for the sum of \$21,500.00. Therefore we can not see why you have not full knowledge of our coverage, and trust you will be able to locate said policies in your files.

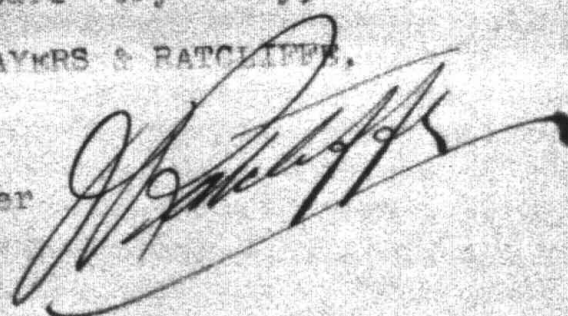
With reference to the fire in the greenhouse, we have today signed proof of loss and the greenhouse will be repaired as soon as remittance is received.

Sincerely thanking you, we remain,

Yours very truly,

MAYERS & RATCLIFFE.

Per



JR/AM







5139 & G/82

March 25, 1943.

Messrs. Mayers & Ratcliffe,  
Mayne Island, B. C.

Dear Sirs:

Re: Kikumatsu SUMI

With reference to fire loss of February 26th to buildings on property belonging to the above named. We have received copy of a letter dated March 16th written to yourselves from the office of Messrs. Marsh & McLennan, Ltd., Vancouver, and we are rather surprised to learn by the contents of that letter that the fire insurance carried by companies represented by Messrs. Marsh & McLennan, Ltd. did not cover on the brooder house and contents as well as the green house. Under the terms of the lease we understand you are responsible to maintain fire insurance on all buildings and chattels, and under those circumstances, we suggest that you immediately have the policy in force extended by endorsement to protect on buildings not now covered.

Further, we are for granted that it will be your responsibility to replace the building destroyed on which no insurance is being carried, and also reimburse the owner to the extent of the replacement value of contents destroyed.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MA



MARSH & McLENNAN  
LIMITED  
VANCOUVER, B. C.

COPY

EVACUATION SECTION	
Rec'd	MAR 17 1943
File No.	
Ins.	
Referred	Gibson

Copy for: Mr. S. M. Gibson,  
Custodian of Enemy Property,  
675 West Hastings Street,  
Vancouver, B. C.

March 16, 1943.

*File 5159*

Esqrs. Myers & Ratcliffe,  
Mayne Island, B. C.

Dear Sirs:

**FIRE INSURANCE**

We wish to thank you for your letter of March 5th giving us the details of the two fire losses which recently occurred on your premises at Mayne Island. The Fire Insurance which was arranged on your instructions covers only the Greenhouses and the Dwellings and we did not have any knowledge of any other buildings to be insured. Consequently we have no coverage in effect on the Breeder House or its contents.

We are advising the Insurance Companies of the loss to the Greenhouse and the Adjusters will no doubt be contacting you for further information.

It is indeed unfortunate that we did not have instructions to insure the other buildings. Should you now wish to arrange coverage on the other properties, we will be very glad to assist you in any way possible.

Yours very truly,

MARSH & McLENNAN LIMITED

Per:

FM:NC



MEMORANDUM TO THE FILE

6-62  
5139

3rd March, 1943.

From: Mr. S.M. Gibson

It has been reported by telephone call from Mr. Gavin Hunt that on the night of Friday, February 26th, fire damage occurred to a brooder house and possibly some contents, including brooder stove, on property belonging to K. Sani (File 5139).

This property is situate on Lots 20, 21 and 22 of Section 12, Block VII, Wayne Island, Cowichan District, being three acres and including 10,400 square feet of greenhouses. It is under lease along with eight other parcels of Japanese property to Jack Ratcliffe and Richard James Neville Mayers.

Under the terms of the lease they are required to maintain fire insurance on the buildings and chattels covered by this lease.

Insurance was placed through the office of Marsh & McLennan Limited and being carried by Mercantile Insurance Company, Philadelphia Fire & Marine and the Franklin Fire Insurance Company.

This morning we reported this loss to Marsh & McLennan. Mr. Hallenquist of that office advised that they would have an adjuster put on the loss immediately.

So far I have not located copies of the policies mentioned above and have requested the office of Marsh & McLennan to have copies made and send them here.

SM:FE



5139.

June 3rd, 1944.

Mr. Kikumatsu SURI,  
Registration No. 14266,  
Tappan, B. C.

Dear Sirs

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

The Custodian has recently accepted an offer received from The Director, The Veterans' Land Act, to purchase a large number of Japanese-owned rural properties.

We are writing to advise you that the above property which you own, is included in this deal.

The sale was made effective as at January 1st, 1944, and adjustments will be made as at that date and rentals received in the current year will accrue to the Director of the Veterans' Land Act.

As this is a transaction of considerable size it will take some time to make all the necessary adjustments and receive payment. In due course, however, we will supply you with full details as it concerns your own particular property, showing the adjustments which have been made and the amount which will be placed to your credit.

We would suggest that further correspondence from you in regard to this matter should be delayed until we are in a position to supply complete information and make the proceeds of sale available to you, subject to the adjustments mentioned above, and to any legitimate claims filed with the Custodian.

In due course, therefore, you may expect to hear from us further in regard to this matter.

Yours truly,

F. G. Shears,  
Director.

RGB/P.



J.L. No. 796

Canada

FEB - 3 1945

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

## JAPANESE EVACUATION SECTION

506 Royal Bank Building,  
Vancouver, B. C.

File No. 5139 ✓  
Reg. No. 14266 ✓

Mr. Kikumatsu SUMI, ✓  
TAPPEN, B. C.

Dear Sir:

Re: District of Cowichan - Lots 20, 21 and 22 of Section  
12, Mayne Island, Plan 715. C. of T. 53053-I. ✓

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	- - - - -	\$ 1,150.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	1,150.00
Less:		
Tax arrears to December 31st, 1942	- - - - -	
Registration fee	- - - - -	3.00
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	
Net proceeds of sale	- - - - -	1,147.00

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.



		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
June 25	Account Crop		56.61	
July 3	" " "		190.48	
Aug. 19	" " "		190.48	
July 27	Cheque to you	247.09		
Nov. 9	" " "	95.24		
Dec. 28	Proceeds of Car Account		22.79	
1943				
May 19	Cheque to you	100.00		
June 14	" " "	18.03		
Sept. 30	Insurance Premium	20.16		
Oct. 1	42/43 Crop Account		88.91	
	Annual Rent to 31 Aut. 1943		171.43	
6	Land Registry Office Certificate of Encumbrance	1.00		
Nov. 10	Cheque to you	100.00		
Dec. 15	" " "	100.00		
1944				
Jan. 1	Cr. re Sale of Property		1147.00	
	Rent 1 Sept. '43 to 31 Dec. '43		33.33	
Feb. 18	Cheque to you	50.00		
Mch. 16	Refund Insce Premium re policy cancelled		16.37	
Nov. 4	Cheque to you	50.00		
1945				
Jan. 15	Proportion fees re Mayne Island Agreement	14.43		
		795.95	1969.61	1173.66



THIS INDENTURE made in duplicate this            day of  
, A. D. 1946.

BETWEEN:

CHO SUMI, of New Denver, in the Province of  
British Columbia, Labourer,  
and  
TOMI SUMI, of Tabor, in the Province of  
Alberta, Married Woman,  
and  
ANNIE ENDO, of Tabor, in the Province aforesaid,  
Married Woman,  
and  
KIYO NAGATA, of 46 Isabella St., Toronto, in  
the Province of Ontario, Married  
Woman,  
and  
KO TESHIMA, of Beanisville, in the Province  
aforesaid, Labourer,  
and  
JAMES SUMI, of Tappen, in the Province of  
British Columbia, Labourer, (herein-  
after called "The Assignors")

OF THE FIRST PART

AND:

KUMA SUMI, of Tappen, in the Province of  
British Columbia, Widow, (herein-  
after called "The Assignee")

OF THE SECOND PART

WHEREAS KIKUMATSU SUMI, late of Tappen, in the Province  
of British Columbia, Deceased, died on the 23rd day of May, A.D.  
1946, Domiciled in the Province of British Columbia, aforesaid,  
Intestate.

AND WHEREAS the Assignors are the lawful children of  
the said Deceased and are, under the Administration Act of the  
Province of British Columbia, entitled to participate in the  
Estate of the said Kikumatsu Sumi, Deceased;

AND WHEREAS in consideration of the natural love and  
affection which the Assignors bear the Assignee, their Mother,  
the said Assignors are desirous of releasing, transferring and  
assigning all their right, title and interest which they are  
entitled to in the said Estate, both Real and Personal.

NOW THEREFORE/



NOW THEREFORE THIS ASSIGNMENT WITNESSETH:

(1) THAT the Assignors, in consideration of the natural love and affection which they bear to the Assignee, hereby jointly and severally release, transfer and assign unto the said Assignee, ABSOLUTELY, her Executors and Administrators, all the right, title and interest of any nature whatsoever which they respectively are entitled to or may become entitled to, under the provisions of the Administration Act of the Province of British Columbia, in the Estate, both Real and Personal of Kikumatsu Sumi, Deceased.

(2) THE Assignors DO HEREBY jointly and severally covenant and agree to execute all such assurances, conveyances or other documents as may be necessary to carry into full effect the Assignment aforesaid;

(3) THE Assignors jointly and severally, DO HEREBY RELEASE any and all of their claims of any nature whatsoever to the said Assignee.

IN WITNESS WHEREOF the said Assignors have hereunto set their hands and seals this                      day of June, A.D. 1946.

SIGNED, SEALED AND DELIVERED  
in the presence of

"J. H. Langhead"  
As to the signature of CHO  
SUMI

"Cho Sumi"

As to the signature of TOMI  
SUMI  
"Mrs. Leitch Johnson"

"Tomi Sumi"

As to the signature of ANNIE  
ENDO  
"Geo. W. Olsen"

"Annie Endo"



As to the signature of KIYO  
NAGATO "R. A. Burt."

"Kyo Nagata"

As to the signature of KO  
TESHIMA "W. O. Burt."

"K. Teshima"

As to the signature of JAMES  
SINI "Dorothy M. Vane"

"James Sini"

DOCUMENT  
RECORD



ANALYSIS OF REAL PROPERTY CLAIM

FILE NO: 5139

CLAIMANT: Kikumatsu SUMI, Deceased (claim filed by Kuma Sumi, widow)

PROPERTY: Lots 20, 21 and 22, of Section 12, Plan 715, Wayne Island, Cowichan District.

CLAIM:	Land	\$1200.00
	Buildings	3000.00
		<u>\$4200.00</u>
	Less Custodian sale	1150.00
		<u>\$3050.00</u>

ASSESSED VALUE: 1944

Land	Lot 20 - \$300.
	Lot 21 - 300.
	Lot 22 - 300. <u>\$900.</u>
Improvements,	Lot 20 - nil
	Lot 21 - \$100.
	Lot 22 - 2500. <u>2600.</u>

Total \$3500. Taxes - \$13.25

TITLE: In the name of Kikumatsu Sumi

ENCUMBRANCES: Custodian Vesting Filed No. 50670, April 19, 1943.

ADMINISTRATION: This property was one of the ten Greenhouse properties covered by an agreement under which Mayers & Ratcliffe carried on the hot-house Tomato business of the Active Pass Growers Association. This agreement was made by the Custodian on August 17, 1942, on behalf of the Japanese Association, at their request and with their signed consent. Due to lack of labour the partners found it impossible to keep all the greenhouses in operation and the Custodian agreed to termination of the Agreement at the end of the second crop year (August 31, 1943). A new agreement was entered into with R. J. N. Mayers, one of the partners, effective September 1, 1943, under which he carried on the operation of two of the properties, of which this was one, for a further period of two years.

APPRAISED: By Soldier Settlement Board, August 14, 1942, at \$1000.00

SOLD: To the Director, Veterans Land Act, as at January 1, 1944, for \$1,150.00. Sale approved by Advisory Committee.

Funds derived from the sale were forwarded to Kikumatsu Sumi during his lifetime with the exception of \$35.00. This sum was turned over to James Sumi upon receipt of Certified Copy of Letters of Administration granted to him January 18, 1947.



BC-701-P  
BC-2882-C

BC/701-P  
BC/2882-C

Page 1

S.S. Form No. 43  
(Sheet 1)

# Farm Appraisal Report

File No. JL 796

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

Containing 3 Acres

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

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

Market Town Vancouver or Victoria Distance 40 miles

Church (give denomination) United Distance 1/2 mile

Nearest School Mayne Public Distance 1/2 mile

State how property was identified: Section post and map.

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

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

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

Employment opportunity Very limited. Little farm work, and fishing. 1131-3

Predominating Nationality and religion: British Protestant.

DATE Oct. 15-1948

FILED BY R.A. Christie

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

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

## BUILDINGS ON FARM

5739

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

Total present day value \$ 1207.00

Total Value Buildings add to farm \$ 906.25

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.65	Gently fall- ing North	Shaly clay, quite good, 6" - 8"	Clay	Just old hay and weedy pasture. Tomatoes under glass.	100.00	265.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
0.35	Slight shaly stumpy knoll, with rock outcrops			Just stumps; good poultry range	10.00	3.50

Total value of Land \$ 268.50

Total added by buildings to value of farm \$ 906.25

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

Total value of farm \$ 1174.75

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

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

Noxious weeds:

Plenty of Canada thistle.

Give approximate detail and  
amount of all annual taxes and  
names of Taxing Authorities:

Provincial Government - Land and School.

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

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

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

Inspector's Signature

"T. GODFREY"

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



# Farm Appraisal Report

**Remarks:**

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

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

## (FOR ORCHARD LANDS ONLY)

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

## ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

## ORCHARDS, SMALL FRUITS, ETC.

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

### Present Value

There are a dozen mixed orchard trees, bearing. \$

Cleared land is old hay or weeds; a cow had been kept. \$

I see no opportunity here for sterilizing soil. Should bad disease get in tomato growing would soon prove unprofitable. \$

There is no fuel on this property. \$

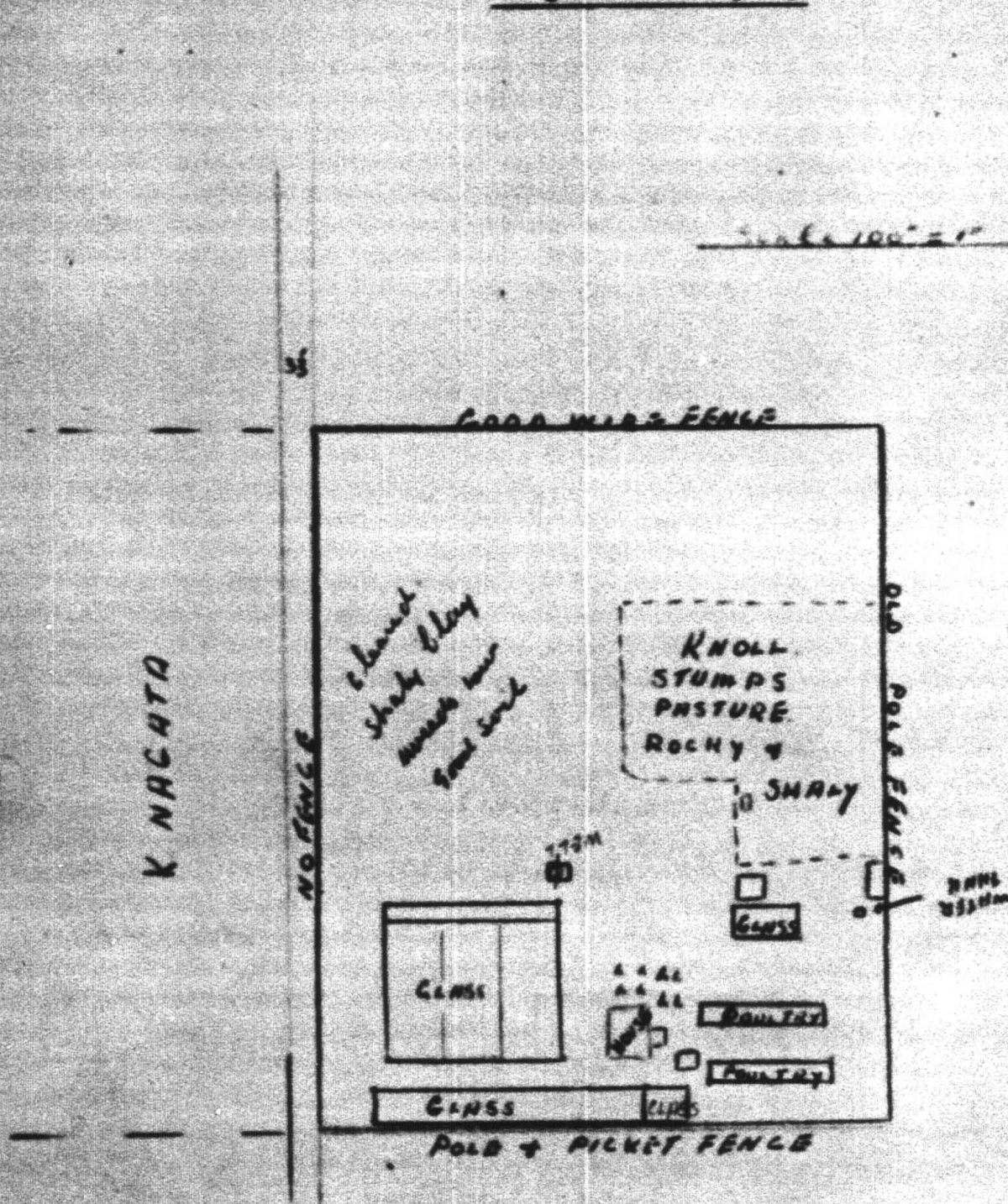
Limited acreage and proximity to store, P.O., and wharf is reason for value of land recorded. It has that commercial value in addition to farm land value. \$

Total \$

Amount fruit trees add to value of farm \$



### Diagram of Property



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

Date **22nd August 19 42.**

**"I.T. BARNET"**  
**District Superintendent.**



5139.

EXHIBIT No. 1131 - 6  
DATE Oct 15 1948  
FILED BY K.A. Christie

November 9th, 1943

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

Dear Sir:

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

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

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

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

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



- COPY -

1131 - 7  
EXHIBIT No. \_\_\_\_\_  
DATE \_\_\_\_\_ Oct 15 1948  
FILED BY \_\_\_\_\_ K.A. Christie

September 29th, 1943.

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

Dear Sir:

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

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

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

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

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



September 29th, 1943.

*I hereby certify that the foregoing words are a true copy of the original whereof the above is a copy.  
Dated January 6, 1943.*

**File 5135 - Yoshi KADONAGA, Reg. 14234:** The South-east quarter of Section 7 (160 acres); and The South half of South-west quarter of Section 8 (80 acres). This property is registered in the name of Ei KADONAGA, elder brother of the above (Yoshi KADONAGA) and cousin of Shintaro SASAKI (see below) who also has greenhouses on this property. Our records show the property to be about 5 miles from the Wharf and  $\frac{1}{2}$  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 - Taro 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 Wayne Island Agreement in the wife's file.

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

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

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

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

**File 5143 - James Keiji SUMI, Reg. 14275:** West half of North-east quarter of Sections 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  $\frac{1}{2}$  miles from the Wharf and we hope a satisfactory tenant can be found for this property.

Yours truly,

RGE/P.

Encl.

R. G. Bell,  
Administration Department.

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.



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

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

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

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

"R.G.B."

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

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

Date: January 6, 1949.

*[Signature]*



P. S. ROSS & SONS  
CHARTERED ACCOUNTANTS.

Royal Bank Building,  
VANCOUVER, B. C.

15th September, 1943.

Our File No. 295-176

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

Attention Mr. F. G. Shears  
Director

Dear Sirs:

Re: Mayers & Ratcliffe

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

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

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

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

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



Office of the Custodian.

-2-

15th September, 1943.

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

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

Yours faithfully,

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

ENCLOSURES

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

Date: January 6, 1949.

*E. L. Basse*  
*J. H.*



Mayers & 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	<u>50.95</u>	5,721.45
Petty cash		432.23
Packing materials		1,932.36
Fertilizer		135.89
Car maintenance		38.01
Car insurance		125.75
Moving, etc.		
Mayers (cheque)	372.01	
Ratcliffe (cheque)	319.87	
per Ratcliffe	<u>208.68</u>	900.56
Travelling - per cheques	131.00	
personally	<u>100.00</u>	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)	<u>39.00</u>	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		<u>126.05</u>
		11,027.53
Custodian - rentals		<u>5,045.00</u>
		16,072.53

## Deduct:

Packing supplies on hand	200.00	
Truck	350.00	
Plough	<u>100.00</u>	650.00

15,422.53

Net Profit for 1942 Season

\$ 1,893.96



Schedule 2.Mayers & Ratcliffe

Statement of Receipts and Expenditures  
for Season 1943

## Receipts

11,233.58

## Expenditures

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

11,941.70*Loss for season 1943*\$ 708.12

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

Date: January 9, 1949.

*E. Ratcliffe*  
*E. Ratcliffe*



**REAL ESTATE**

(Farm Land)

Reg. No.

**LAND**  
Uncleared  
Cultivated not planted  
Cultivated and not in crop  
List Crops

Acres  
Date of Purchase

From Whom  
Cost Price

Cleared  
Uncleared  
or cultivated  
at date of  
Purchase

Improvements  
at date of  
Purchase  
Estimated  
value at  
Date of Sale

- mostly tomatoes in greenhouse and field  
- vegetables (few)

Total

3 acres

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

Description

When Made

Cost

\$1,000.00 (over \$500.00 per acre)

- cultivation of 3 acres of land  
- 100 feet of ditching for drainage  
- 500 feet of fencing  
- siting of well plus gas engine & 500 feet of  
BUILDINGS  
piping to the water tank

Type

Size

Finish

Date Built

Material

Cost

Value of  
Own Labour

Allowance for  
Depreciation

Estimated  
Value

House	6 rooms	Frame	1924	\$1000.00	\$ 600.00	—	\$ 600.00	\$1200.00
Barn	20' x 20'	"	1927	500.00	100.00	—	500.00	100.00
Shed	14' x 20'	"	1927	100.00	100.00	—	100.00	100.00
Shed House	10' x 12'	"	1929	150.00	100.00	—	100.00	150.00
3 Chicken Houses	10' x 10' 1/2'	"	1928	2000.00 (1 each)	1000.00 (1 each)	—	1000.00	1000.00
1 Poultry House	10' x 10' 1/2'	"	1928	100.00	100.00	—	100.00	100.00
6 Greenhouses	10,440 sq. ft.	"	1927	2500.00	2500.00	—	2000.00	2000.00

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

Summary

Estimated value at date of sale  
Sale price by Auctioneers

\$ 4500.00  
1150.00  
\$ 3350.00

EXHIBIT No.

131-1

6325

DATE

Oct 15-1948

FILED BY

R. A. O. H.

Signature

1675  
4650



NOV 26 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

12716  
AC 701P  
5139  
2882 C.  
47

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

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

(2) Pre-Evacuation Address Mayne Island, B.C.

(Deceased at Tappen, B.C. on May 23rd, 1946)

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

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)

Lots 20, 21, 22, of Section 12, Mayne Island, Cowichan District,  
Plan 715,

Certificate of Title #530531

(c) Type of Real Property (cross out words which do not apply):

(i) Farm

(ii) Residence

Type of business

(iii) ~~Business~~

(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)

Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 1200.00

(ii) Buildings - - - - - \$ 3000.00

(iii) If business, put value on business as going concern  
(including land and buildings, tenancies, chattels,  
fixtures, stock-in-trade, goodwill and accounts re-  
ceivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just  
fill in total value) - - - - - \$ XXXX

(v) Amount at which Custodian sold property and credited your account - - - \$ 1150.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3050.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)



(d) In whose care was property left at date of evacuation by the claimant. (This question is to be answered in terms of reference which exclude claims where the property was lost, destroyed or stolen, or where the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 3050.00

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

(b) Do you require the services of an interpreter  
at the hearing? Yes or no Yes

Toronto

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA )  
of )  
TO WIT: )

I, Kuma Sumi  
of Toronto

of the City  
in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City

of Toronto

in the County of York

this 20th day of November

A.D. 1947.

*Kuma Sumi*  
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.



IN THE MATTER OF THE "INDIAN ACT"  
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 52.

CANADIAN PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 15, 1942.

IN THE MATTER OF THE CLAIM OF  
KIMMACHY CREE

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. GILBERT, ESQ., B.C. appearing for the  
Dominion Government.

R. A. BENT, ESQ. appearing for the  
Claimant.

A. SMITH, ESQ. Secretary.

G.B.R. UPTON, ESQ. Official Interpreter.

J.B. HARRISON, ESQ. Official Reporter.



E. Sund,  
is def.

MRS. HENNA SUND, the wife of the claimant herein,  
being first duly sworn,  
testified through the inter-  
preter as follows:

EXHIBIT EXAMINATION BY MR. HUNT:

Q. You are Mrs. Henna Sund? A. Yes.

Q. You are the widow of Elmer Sund?

A. Yes.

Q. I would like to read a short document into  
the record. It is from W. R. Brown, M.D., Salmon Arm,  
B.C., and is dated May 22nd, 1945:

"To Whom It May Concern:

This is to certify that the death of  
Mr. Elmer Sund, of Salmon Arm, B.C.,  
occurred on May 22nd, 1945. Cause of death,  
chronic myocarditis."

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

A. Yes.

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

A. Yes.

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

Q. You swear the contents of it are true?

A. Yes.

(REAL ESTATE FARM LAND FORM, MARKED EXHIBIT 1)

Q. I am informed by the claimant that you are  
really familiar with the actual nature of this claim  
for the property in question, and with your permission  
and my friend's concurrence I intend to put the son



K. Sudi,  
In chf.

1  
2 in the box to testify as to the actual valuation and  
3 nature of this claim, and perhaps my friend should  
4 have an opportunity to cross-examine Mrs. Sudi.

5 CROSS-EXAMINATION BY MR. CHRISTIE:

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

9 A. Yes.

10 Q. That is all, thank you.

11  
12 GEORGE SUDI, being first duly  
13 sworn, testified as follows:

14 Q. You are the son of Kikumtira Sudi?

15 A. Yes.

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

18 A. Yes.

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

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

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

29 Q. You are a carpenter? A. Yes.

30 Q. You actually lived on this property yourself?



Q. Sumi,  
In chf.

A. Yes, since 1933; I returned from Japan and I was away two or three years to work somewhere else.

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

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

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

(J.P. FORM MARKED EXHIBIT NO. 3)

(FARM APPRAISAL REPORT, MARKED EXHIBIT 3)

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

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

A. No, that is my younger brother.

(LETTERS OF ADMINISTRATION MARKED EXHIBIT 4)

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



Q. Now,  
in 1915.

Q. Now, your father bought this property in 1915 on undeveloped land for \$500. Is that correct?

A. Yes; I don't know the price but my father said it was \$500.

Q. You have told us you lived on this property since 1915 yourself? A. Yes.

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

A. Yes, I helped my father clear the land.

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

Q. Can you tell us a little bit how you estimate that item of \$500 per acre to clear it. Does that represent what you spent in dynamite for blasting stumps and so on, or was it all a matter of labour?

A. This place had big stumps and things you know, and there was a living house close by. My father was expert in clearing lands but he couldn't use very much stumping powder because the rocks would go over to the other building of the neighbour's, so mostly it was pick and shovel and burning the stumps.

Q. Had the land been cleared before your father bought it in 1915 at all; had the timber been taken off? A. There were a few timbers but mostly stumps.

Q. It had been timbered and the stumps left?

A. Yes.

Q. Now, this house for which you say the material cost \$1500, and the labour \$200 -- and your



Q. Sumi,  
in chief.

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

A. Yes, I and my father.

Q. You didn't pay out any other money for labor other than your own and your father's, or did you?

A. Not very much, only the transport that

carried the lumber up from the wharf.

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

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

Q. Now, apparently there were just two chicken houses on this property when your father bought it in 1933, and all the other buildings were built by your father or yourself since that time, or were there on it at the time?

A. No, there was nothing on it at the time.

Q. So the first thing you did on the property was build two chicken houses in 1933; is that the case?

A. Well, the first thing in 1933 he built about 30 feet, and they lived in this chicken house about 12 x 30. They were living in this small chicken house when I went there.

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

A. Yes.

Q. Is it necessary to bring in all the lumber by boat?

A. Yes, the J.P.B. boat.



Q. Next,  
in 1942.

Q. How much of the glass in this greenhouse would you say was purchased as late as 1938? I notice according to your claim you have over 10,000 feet of glass and they were built between the years 1933 and 1938. Can you give us some idea when most of the glass went in? Was it closer to 1933 or to 1938?

A. We built one by one every year.

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

A. Yes, we skipped one year or two.

Q. Now, apparently you have included in your claim this current crop of 1942 tomatoes, and you estimate 2500 tomato plants were in the greenhouse in the spring of 1942 when you were evacuated?

A. Yes.

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

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

Q. The appraisal mentions 2.55 of the 3 acres was either tomatoes under glass, and the balance old hay and woody pasture. Did you ever have any animals on this property? A. Yes, we had one cow and one pig.



Q. Now,  
in 1942.

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

Q. Of the acreage, if we can put it that way, in such a small area, would you have any tomatoes outside the greenhouse? A. About 2000 plants every year.

Q. Let us understand that. I understood this 2000 or 3000 that you have on your claim here were actually in the greenhouses? A. Yes.

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

A. About a little more than one acre.

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

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

Q. How did you heat these greenhouses?

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

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

Q. And you just had stoves in the others?

A. Yes.

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



Q. Now,  
in 1941.

1  
2 pipes, in how many did you heat by hot water?

3 A. Four.

4 Q. And the other two just by stoves?

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

7 Q. Do you know what they mean by the expression  
8 "latch over" to heat these green houses; do you know  
9 that expression? A. No.

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

12 A. Second hand.

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

15 Q. Yes, and outside the greenhouses too?

16 A. Sterilize it?

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

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

23 Q. Every year? A. Yes.

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

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

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



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INTERVIEW OF MR. CHRISTIE:

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

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

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

Q. Are there any industries on the island?

A. No, sir.

THE SUB-COMMISSIONER: Just your greenhouse?

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

A. Yes, and shingles on the roof.

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

Q. Was it on posts? A. Yes.

Q. And was there any inside plumbing?

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

Q. I think that is all, thanks.

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

MR. HEST: You don't actually know that

Mr. Moyne used your house or those in the community

to live in? A. I know Mr. Subcliffe very well, but I don't know Mr. Moyne.

Q. Do you know if Mr. Moyne lived in your

father's house? A. Yes. I think he allowed him to



live there when he rented the greenhouses.

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

(REAL PROPERTY SURVEY, MARKED EXHIBIT 5)

(COPY OF LETTER ADDRESSED TO THE LATE MR. BURN, DATED NOVEMBER 9TH, 1945, FROM THE CUSTODIAN'S OFFICE, MARKED EXHIBIT NO. 6)

(LETTER DATED SEPTEMBER 20TH, 1945, ADDRESSED TO RAYMOND G. MOUNT, AND LETTER DATED 19TH, SEPTEMBER, 1945, FROM P.C. ROSE & SONS, CHARTERED ACCOUNTANTS ADDRESSED TO THE CUSTODIAN, MARKED EXHIBIT 7).

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

(NOTICE OF AGREEMENT MARKED EXHIBIT 8)

MR. CHRISTIE: That concludes the case.

(PROCEEDINGS ADJOURNED SINCE 11:15)

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

*J. B. McGregor*  
J. B. McGregor,  
Official Reporter.

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

*M. A. Miller*  
M. A. Miller,  
Deputy Commissioner.



Defence Brief

Kikumatsu SUMI

File No. 5139

Case No. 1131

TORONTO  
15 October 1948  
V.L.A.  
Sheet A 49 - 2

REAL PROPERTY CLAIM

(All claims shown are Gross)

Land & Buildings with 10 Greenhouses

Lots 20, 21 and 22 of Sect. 12, Plan 715 Mayne Island

Claim

\$4200.00

Appraised at

\$1174.75

Sale Price

\$1150.00

Witness: Appraiser, T. Godfrey

Claimant died on 23 May 1945 without making a Will and at the request of his widow Letters of Administration were granted to one of his sons, James SUMI, and the family released all their interest in their property to their mother, Mrs. Kuma SUMI.

This was one of the properties governed by the Mayne Island Agreements and the Company that took them over temporarily was unable to finance them and operate them successfully due to the shortage of labour on the island and it was arranged by Custodian for Mr. R.J.N. Mayers to take over this property for a further 2 years.

Appraiser (Godfrey) reports - House 20 years old. The greenhouse are typical Japanese built and of light construction. Formerly the owner was a poultry man and the poultry houses now only have a salvage value. The property is now used exclusively for tomato growing under glass. There is no fuel on the property.

It is submitted that the real estate was sold for its fair market value.

Summary of Defence Witnesses

T. Godfrey

-

Appraiser.

BMP/mw



SUMI, Kusa Adm of estate of

Name of Claimant

SUMI, Kikimoto (Dec'd)

Case 1151

Custodian File

5139

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
					1150.	980.00			980.00
PERSONAL PROPERTY									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price		
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									980.00