

5,58

OFFICE OF THE CUSTODIAN

C.

MAYNE ISLAND, B.C.

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: TORU KADONAGA (TORU)HOME ADDRESS: Mayne Island, B. C.REGISTRATION NUMBER 14260 SEX: Male AGE: 53OCCUPATION: Farming

(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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: SOMEADDRESS OF WIFE OR HUSBAND: Mayne IslandNAMES OF ANY LIVING CHILDREN: Tomiko 13, Matsuko 11 (girls)ADDRESS OF CHILDREN: MayneAGE OF CHILDREN: 13 and 11

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

LOCATION AND DESCRIPTION: Lot "A" of Section One (1) Mayne Island, Cowichan District, Map 2501, containing 123.7 acres, more or less.

2. BUILDINGS AND OTHER IMPROVEMENTS:

3 dwelling house 1 garage5 greenhouses 2 chicken houses, small outhouses.1 barn

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

4. TAXES (Amount and where payable) \$28.25 Collector Morgan, Galiano B.C. pd. for 1941.

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

6. OCCUPANCY AND LEASES (If vacant so state) Renting 1 dwelling house.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in declarants possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No.

9. IF FARM LAND STATE CROPS SOWN Tomatoes in green houses
Hay in fields.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Nil.

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:
As per list attached and is located in the buildings or on
the property.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 horse, 2 cats.

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: _____
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)
1st Victory Bond \$100.
8. BANK ACCOUNTS: \$16.97
9. LIFE INSURANCE: Amount \$5,000.00 Plan 30 yrs.
Endowment Participating 5 yr. div. yr. prem. \$203.
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

REMARKS: _____

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 21st day of April, 1942. 1942.

J. C. Monak
Witness

(Signature) J. Hadonaga
(Naturalized British subject)

FOR DEPARTMENTAL USE _____

Deceased 2/2/45
INFORMATION FROM H.C.M.P.

DATE Jan. 15/43

Our File No. 5158

Full Name KADONAGA, Toru
(Surname in Block Letters)

Registration No. 14260

Male - Female
(Check)

Age Sept. 5, 1888

Former Address Mayne Island, B. C.

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

Present Address

c/o Wallace Dudley, Box 89, Magrath, Alta.

Married - Single
(Check)

Deceased
Name of Wife (SAGA) Some 14445

Name of Husband

Name of Father Contaro (Dec'd)

nee
Name of Mother (NAKAT) Fune Dec'd

Names of Children under 16 Tomiko (F) 21/7/28 (N/R)
Mutsuko (F) 3/3/31 (N/R)

Assisted by

P. Hunter

Registered with Custodian yes
(Yes or No)

Additional Information

Tomato & cucumber grower (Fished until 1931)

Carded.

Farm Appraisal ReportFile No. JL-800Land Description Lot "A", Sub-Div. of Sec. 1, Plan 2501, Mayne Island, B.C.Containing 123.70 more or less AcresOwner's Name KADONAGA, ToruPost Office Address Mayne Island, B.C.Nearest Rail Point C.P.R. Steamer-4 times weekly; wharf - - - Distance 4 milesMarket Town Vancouver or Victoria by steamer Distance 40 "Church (give denomination) Anglican and Presbyterian at wharf Distance 4 "Nearest School Mayne Island-small elementary school only Distance 3 "State how property was identified: Personal knowledge, map location & neighbours.

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

Access only to North Westerly corner by a narrow gravel Public Road.
Good for all year travel.Is this district a good one? No. Sparsely settled small island. Too far away from markets.Employment opportunity Very limited.EXHIBIT No. 620-5Predominating Nationality and religion: British, and Protestant religion.DATE Aug. 26/48
FILED BY J. L. A. RiceDescribe Fencing and its condition: Old rail & snake around cleared land-poor. Unfenced otherwise but seabound at North & East. Value \$Water supply: About adequate from wells for domestic use & out-lying greenhouse, but piped to dwelling & lower greenhouses from good well on Sasaki property adjoining. Value \$**BUILDINGS ON FARM**

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	28 x 30	Lumber	10'	Shgl.	12	Post	Fair	650.00
Shed	15 x 42	Rough Lbr.	8'	Shke.	20	"	Only "	30.00
	x	" "	12'	"	30	"	" "	150.00
BARN	36 x 48	" "	8'	"	30	"	Poor	-
Shack	15 x 40	" "	8'	"	30	"	Poor	-
BARN	x	" "	12'	"	30	"	" "	150.00
Greenhouse	20 x 50	Sash & glass	7'	Glass	10	" & sills	Fair	50.00
"	15 x 28	" "	6'	"	10	" "	Fair	20.00
Double " "	40 x 70	" "	7'	"	10	" "	"	140.00
" "	20 x 120	" "	7'	"	10	" "	"	120.00
" "	41 x 100	" "	8'	"	6	" "	"	290.00
(Note:-There are several tumbledown old rough lumber & shake henhouses and sheds of no value).								

No electric light.

Total present day value \$ 1450.00

Total Value Buildings add to farm

\$ 1000.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: No basement; stove pipe chimney.No. rooms downstairs? 4 Upstairs? How finished V. JointAre buildings painted? House only Condition of paint Only fairDistance from nearest bush Unexposed.

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
8.0	Sloping North or South	Clay or shaly loam, 6-7"	Clay or shaly	Old pasture or sod	50.00	400.00
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	
115.7	Rolling rocky ridges & slopes of light stony loam. Low grade timber or logged over rough stump pasture.			20-30 acres low grade timber at South; un- marketable and domes- tic fuel only.	2.50	289.25

Total value of Land \$ 689.25

Total added by buildings to value of farm \$ 1000.00

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

Total value of farm \$ 1689.25

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

A rough out of the way place in poor tillage. Understand it has been occupied for about the last 33 years by the Japanese owner and his family. The green-houses are rented & an old caretaker is in residence in the shack.

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

Noxious weeds:

Some thistle in places, but not too bad.

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

Province of B.C. Mayne Island Assessment Dist.,

1942 Taxes \$28.25, and no arrears.

Date: August 22nd, 1942.
Place: Victoria, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 12 day of August 1942

Inspector's Signature

"J.D. PATTERSON"

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

EXHIBIT NO. *1111*
DATE *10/1/42*
FILED BY *1005*

JL-800 - T. KADONAGA

Farm Appraisal Report

Remarks: A rough out of the way place located at the end of a narrow public road, at the South Easterly tip of Mayne Island, about 4 miles from the steamer wharf. A small bay at the N.W. corner provides good safe anchorage for small vessels and the Japanese owner has built a serviceable sea wall or landing near his buildings. The remainder of the sea front is mainly rocky and unprotected. While there is a fairly adequate water supply from wells at the buildings for ordinary use, the main supply for the greenhouses and dwelling is piped from a good well on the Sasaki property adjoining.

The greenhouses on wood posts and sills are of cheap construction and the heating is the usual Japanese arrangement of converted oil drum stoves laid on the ground with stove pipes through the roof. No boilers or hot water pipes. There is sufficient timber on the property to provide fuel for some years. Messrs. Ratcliffe and Mayers are renting the greenhouses on this and 9 other similar holdings on Mayne Island at \$5000.00 for the 1942 season and details of the lease can be obtained from the Custodian.

EXHIBIT No.

DATE

FILED BY

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.
Is part of a rugged rocky promontory at the South Easterly tip of Mayne Island. The 8 acres cultivated is light clay or shaly loam and not averagely productive.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil.

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

About 50 mixed fruit trees - only fair condition,
and no commercial value.

\$

\$

\$

\$

\$

\$

\$

\$

\$

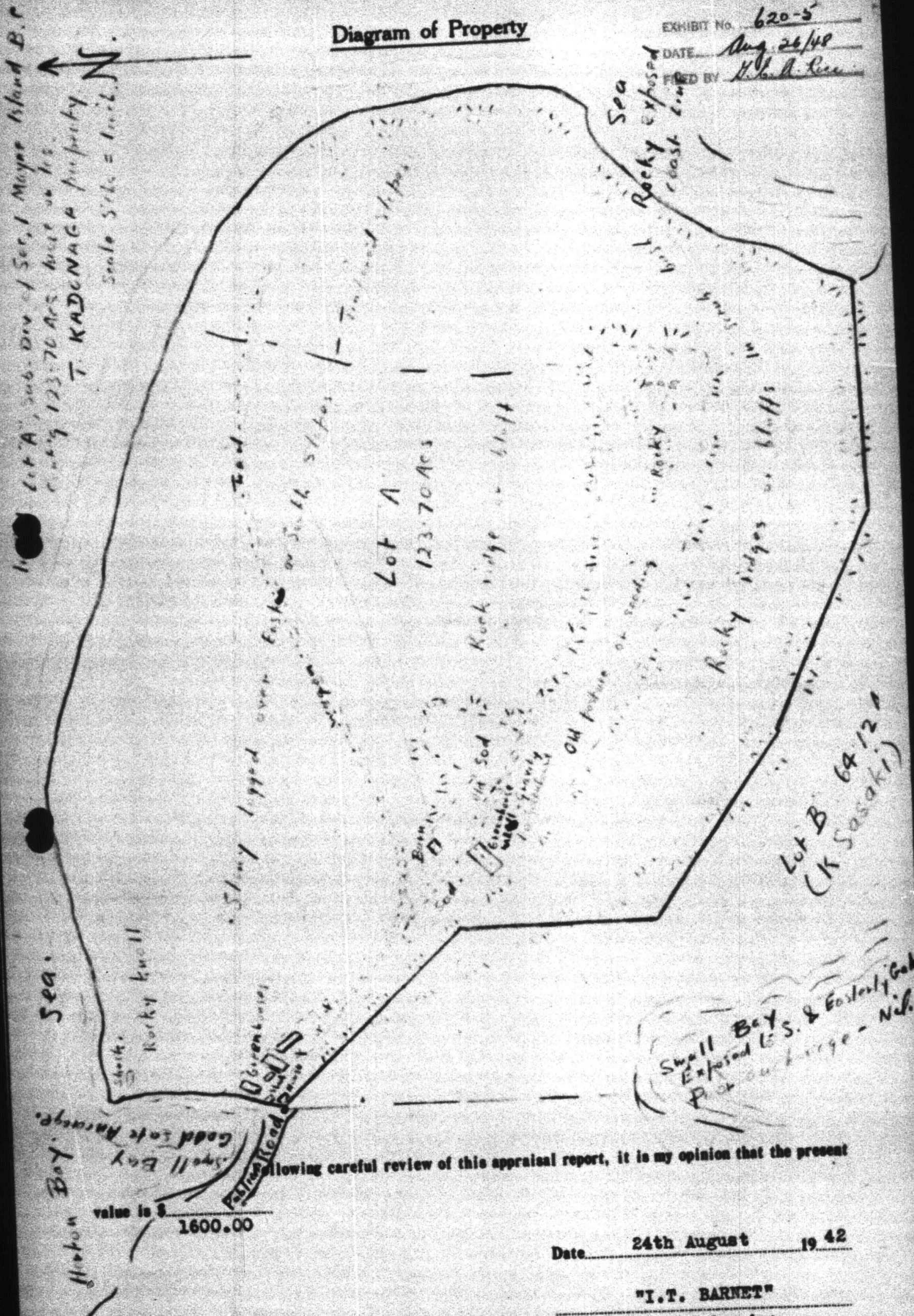
\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

EXHIBIT No. 620-5
 DATE Aug. 26/48
 FILED BY H. H. Lee



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

Date 24th August 19 42

"I. T. BARNET"
 District Superintendent.

MEMORANDUM: File 5158

March 19, 1945.

From: F. Matheson

Re: Toru KADONAGA, #14260

<u>ARTICLE</u>	<u>DESCRIPTION</u>
Truck	Ford, 1932, Model B.B. Licence No. CA236, (1942) Serial No. CBBQ3407 Registration No. 133037

Sold: Sept. 14, 1942

Purchaser: W.H.L. Jones

Selling Price: \$75.00

Expense: 13.62

Balance 61.38

.....

Truck	Dodge, 1929, Model D B 6 Licence No. CA238(1942) Engine #83446 Serial No. 217719 Reg. #103714
-------	---

Sold: Sept. 14, 1942

Purchaser: W.H.L. Jones

Selling Price: \$50.00

Expense 13.61

Balance 36.39

gm

*✓ Oct 8/46.
H.B.
2*

LIABILITIES SUMMARY

File 5158.

Toru KADONAGA, Deceased.

Reg. No. 14260.

\$21.49 Komura Bros., Vancouver. Statement (June 1/42).
Confirmed by Debtor, who remitted money to this office
(Aug. 28/42), this claim being paid (Sept. 2/42) by this
office.

There are no other claims recorded in this file.

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

8th October, 1946.

[Signature]

BBB/7.

✓

PERSONAL PROPERTY SUMMARY

File 5158.

Toru KADONAGA, Deceased.

Reg. No. 14260.

This 53-year old Farmer, a Naturalized-Canadian, from Wayne Island, signed a Custodian "JP" declaration form on the 21st April, 1942. He was evacuated on the 5th May, 1942. He passed away on February 2nd, 1945, at Magrath, Alta. Copy of Will, dated January 10th, 1945, leaving his Estate to eldest son, Keitaro KADONAGA, File 5734, is on file.

His wife, Some, File 7220, signed a Custodian "No Property" card on the 29th April, 1942. She was evacuated on the 5th May, 1942.

Real Property: See Real Property Summary, dated 8th October, 1946, for particulars of Wayne Island property purchased (Jan. 1/44) by The Director, Soldier Settlement and Veterans' Land Act, for \$1,655.00.

Liabilities: See Liabilities Summary, dated 8th October, 1946, for particulars of only claim on file (paid Sept. 2/42).

Personal Property: See Chattels Summary, dated 8th October, 1946, for particulars of Chattels disclosed in the file.

Specified Articles: This evacuee owned a 1929 Dodge Truck which was sold (Sept. 14/42) for \$50.00, and a 1932 Ford Truck, sold (Sept. 14/42) for \$75.00 (see Brown-edged Summary, dated Mar. 19/45). Owner advised January 21st, 1943.

Livestock, Pets, etc.: This evacuee declared ownership of a horse and 2 cats, to which there is no further reference on file, and must therefore be taken as having been sold or otherwise disposed of prior to owner's evacuation.

Bills Receivable: None.

Bonds, Shares, etc.: Declared ownership of a Victory Bond (\$100.00), which did not come under the administration of this office.

Bank Accounts: Declared a balance of \$16.97 but did not give name of Bank. This balance remained under declarant's control and did not come under the administration of this office.

Life Insurance: Premiums on Monarch Life policy No. P.83307 for \$5,000.00 were paid by this office as due, at owner's request. On assured's decease a cheque for \$4,867.05 in favour of deceased's wife, Some, named beneficiary, was received from the Monarch Life Insurance Company and subsequently (Mar. 19/46) forwarded to the widow.

(Over)

✓

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 5158.

Name: Toru KADONAGA.

Reg. No. 14260.

Address: Horton Bay, Mayne Island, B. C.

Legal Description: Lot "A" of Section 1, Mayne Island, Cowichan District, Plan 2501, containing 123.7 acres, more or less.

Classification: 3 Dwellings, 2 Chicken Houses, Outhouses, 5 Greenhouses (10,620 sq. ft.)

Registered in the name of: TORU KADONAGA.

State of Title (No. 44708-I): Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT AND VETERANS' LAND ACT for \$1,655.00.

As at: January 1st, 1944.

Payment received: December 29th, 1944.

Receipt of Title (No. 147664-I) acknowledged by Purchasers on: December 21st, 1944.

Completed statement to Evacuee sent on: January 24th, 1945.

Net proceeds (\$1,595.09) released to credit of Toru KADONAGA as of: January 1st, 1944.

Chattels: Not involved in sale.

Insurance: None.

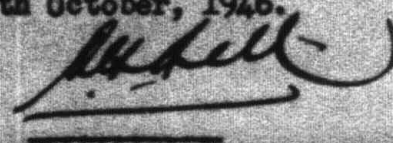
Administration: This property consists of 123.7 acres situated on Horton Bay, described as beautiful, with extensive water frontage and deep, safe, anchorage. The improvements consisted of a Dwelling (and 2 other buildings described as such but which were shacks of no rental value), Greenhouse (10,620 sq. ft.) and numerous outbuildings, all said to be in poor condition.

Operation of the Greenhouses was included in the Mayne Island Agreement, covering all evacuee-owned greenhouses on the island. This Agreement went into effect from date of evacuation but was terminated as at the end of the second crop year (Aug. 31/43). From October 1st, 1943, these greenhouses were rented to a Mr. A. Horton @ \$100.00 per annum, this arrangement remaining in force to and through date of sale.

The Dwelling was rented as from May 1st, 1942, to Lyn Kirkland, a Fisherman, who subsequently (Oct. 1/43) also rented the Orchard and Pasture @ \$50.00 per annum, and was in occupancy at date of sale.

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

8th October, 1946.



RGB/P.

✓

PERSONAL PROPERTY SUMMARY

File 5734.

Keitaro KADONAGA.

Reg. No. 14269.

This 24-year old Canadian-born Farmer, from Mayne Island, B. C., signed a Custodian "JP" declaration form on the 25th April, 1942. He was evacuated on the 5th May, 1942, at which time he was not married.

Real Property: None.

Liabilities: None.

Personal Property: None.

Specified Articles: This evacuee was the licensed owner of the Fishing Vessel, "Betty S.", but stated (June 17/43) that the boat actually belonged to his brother, Minoru (File 5735), in whose file it is carried. This boat was sold (Aug. 20/42) for \$165.00, proceeds being credited to Minoru KADONAGA'S account (see June 17/43).

Bills Receivable: Under the terms of the Will of his father, Toru (File 5158), who died February 2nd, 1945, this son, Keitaro, was sole beneficiary. A cheque for the net residue of the Estate, \$2,408.85, was received from the Official Administrator, R. L. Cox, Victoria, through the law firm of Straith, Pringle & Ruttan, under date of July 26th, 1946, being duly credited to this account on July 30th, 1946.

Bonds, Shares, etc.: Declared a Victory Bond (\$50.00) which did not come under the administration of this office.

Bank Accounts: Declared a balance of "about \$800.00" in Account. No. 2092 with the Royal Bank of Canada. This did not come under the administration of this office.

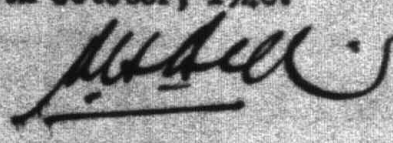
Life Insurance: Declared a Monarch Life Insurance policy for \$2,000.00 to be in his possession. This was not disturbed and did not come under the administration of this office.

Funds: There is a credit balance of \$2,408.85 in this account at the present time, which is being remitted to him today and this account closed.

There is no other personal property interest in this file.

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

9th October, 1946.



RGB/P.

MEMORANDUM

File No.: 5158

January 6th, 1944

To: FILE

From: Mr. Green

Re: Toru KADONAGA

On Tuesday, January 4th, at 9:00 p.m., Mr. Mouat telephoned the writer at his home and advised that there would be some delay in securing a written appraisal due to the death of the appraiser. The highest tenderer, Mr. McAfee, was anxious to visit Wayne Island by the next available boat being January 5th and Mr. Mouat requested that we agree to the sale being made to him. The writer telephoned Mr. Wright who advised Mr. Mouat that he would agree to the sale on the following conditions. These conditions were only provisional, but were confirmed at a meeting of Mr. Wright, Mrs. McArthur, Mr. Good, and the writer on January 5th.

(1) The son of the deceased would make an affidavit that he had examined the deceased's notes re valuation of this equipment and that they indicated that the valuation was \$950.00.

(2) A second independent appraisal under affidavit would be made. *later revised*

(3) We should receive the balance due to complete the offer of \$1000.00, being \$915.00, not later than Saturday morning, January 8th.

(4) Mr. Mouat would recommend in writing the acceptance of this offer.

HFG:IF

MEMORANDUM

File No.: 5158

Dec. 28th, 1943

To: FILE

From: Mr. Spain

Re: Toru KADONAGA

Mr. Mouat phoned and mentioned that the party who had offered \$850.00 for the equipment, was prepared to increase the offer to \$1000.00.

The appraiser valued the equipment at not over \$1000.00 but due to temporary illness, was unable to get down to his office to write up the appraisal. Mr. Mouat asserted this would be in hand shortly.

In the meantime, the prospective buyer is anxious to have a decision as he plans to leave for some logging operation on Thursday.

I mentioned that we would need the written appraisal in hand before decision could be reached.

Geo. B. Spain

GBS:IF 

(Mr. Mouat --- Phone 3 N Ganges)

NAME KADONAGA, Toru

REGISTRATION NO. 14260

FILE NO. 5158

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

Saw blade
Drag saw

\$ 13.00 ✓
125.00 ✓

Total

\$ 138.00

Less Expenses: (Auctioneer's Fee: \$13.80
(Advertising: 0.97
(Moving: 14.66

\$ 29.43

Net Proceeds Credited:

\$ 108.57

Members of Custodian Staff Present. Mr. Carlsen

Extracted from Auctioneering List No. Mayne Island No. 1.

Remarks.

NAME KADONAGA, Toru

REGISTRATION NO. 14260

FILE NO. 5158

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

1 large white bowl, 5 gal. crock	\$ 2.50 K
1 bundle tools (1 grub, 2 axes, 1 sledge hammer)	1.00 T
1 small table (odd mirror in drawer)	.25 F
Odd table	.25 F
1 iron bedstead & spring	.75 F
1 deck chair	.50 F
1 aladdin lamp	2.00 F
1 bread mixer	2.50 K
2 chairs	8.00 ✓
1 spinning wheel	1.50 F
6 lanterns	.75 <i>Misc</i>
1 bedstead	4.00 F
1 bed spring for boat	1.00 F
Iron bedstead & spring Double size	2.00 F
Washstand with mirror	1.00 K
Washstand	1.00 K
Washstand	1.50 K
Bookcase & suitcase	.25 <i>Misc</i>
1 gramophone cabinet model	3.00 F
1 sewing machine	18.00
1 portable gramophone	3.50
1 radio cabinet	1.00 F
1 brown bedstead & spring	3.00 F
1 board with vise & emery wheel	5.50 T
5 window sashes	2.50 <i>Misc</i>
1 truck wheel & tire	12.00 ✓
1 Gilchrist jack	52.50 ✓
2 boxes of 1 gal. sealers (1 doz. per box)	2.00 <i>Misc</i>

Total: Carried forward

~~XXXXXXXXXX~~
 Less expenses:

~~XXXXXXXXXXXXXXXXXXXX~~
 Net proceeds credited:

~~XXXXXXXXXXXXXXXXXXXX~~
 Members of Customs Staff Present.

~~XXXXXXXXXXXXXXXXXXXX~~
 Extracted from Auctioneering list No.

~~XXXXXXXXXX~~
 Remarks.

NAME KADONAGA, Toru

REGISTRATION NO. 14260

FILE NO. 5158

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

	Brought forward	112.25
6 boxes qt. sealers (1 doz. per box)		\$139.75
3 doz. cans for canning with lids		5.00 <i>Misc</i>
34 cans for canning with lids		1.00 "
3 washtubs 3 wash boards		2.50 "
2 cream cans (8 gals. & 5 gals.)		2.00 "
1 grinder, 1 metal bowl		2.75 "
1 De Laval Separator No. 12		.50 K
1 De Laval Separator No. 17		3.00 <i>SP</i>
1 box stove (2 pipes and 1 elbow)		2.00 <i>TE</i>
1 gas drum 10 gal. with tap.		4.00 F
1 bundle rope with hooks		2.00 <i>Misc</i>
1 crosscut saw 6'		2.00 "
1 cyphers incubator		7.00 ✓
Harness		1.00 <i>SP</i>
Double roaster		1.00 <i>SP</i>
1 food chopper		2.00
1 Ford engine Model T		3.75
1 rope, block and tackle		5.00 ✓
Fishing equipment and rope		13.00 ✓
1 ironing board (small) tray, knitting needles, seed beads		1.00 <i>Misc</i>
		.25 <i>Misc</i>
2 basins, 3 lamps		1.00 P
1 box assorted kitchen utensils		2.50 K
1 box assorted kitchen utensils		.50 K
1 empty lard tin 50 lb.		.40 <i>Misc</i>
1 box assorted kitchen utensils & jam jars		.50 K
1 tin 2 mixing bowls		.50 K
Total:	Carried forward	197.90
Interest on account		\$120.65
Interest on account		
Interest on account		

~~Members of Canadian Staff Present~~

~~Interest on account~~

~~Interest on account~~

NAME KADONAGA, Toru

REGISTRATION NO. 14260

FILE NO. 5128

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

Brought forward

1 Crowbar
1 bundle stools (2 hay forks, 1 hoe)
2 Augers
2 hand saws, 1 brace
1 tin soap
2 iron pots
2 bags coarse salt
1 kale cutter
1 mangel cutter
1 plow
1 mower
1 harrow
1 wagon
1 skiff
1 skiff
2 scythes
2 hay forks, 1 shovel
Miscellaneous
1 box of assorted kitchen utensils

110.65
\$ 197.90
.75 T
.50 2/3
1.25 T
2.75 T
.80 misc
2.00 K
.50 misc
.50 "
1.50 T
1.50 2/2
5.00 7/8
1.00 1/2
6.00 3/8
2.00
5.00
1.75 3/8
.25 3/8
5.00 misc
.50 K

Total:

Less Expenses:

(Auctioneer's Fee)
(Advertising)
(Moving)

\$ 23.64 20.92

1.63 1.46

23.21 22.21

744.59

\$ 236.45 201.20

\$ 50.40 44.59

\$ 186.05 156.61

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Mayne Island No. 1

Remarks. No list of chattels on file - To review.
Transferred 1/1/44

CHATTELS SUMMARY

File 5158.

Toru KADOMAGA, Deceased.

Reg. No. 14260.

(D. Feb 2.45 at Nagasaki Alta)

The list of chattels referred to in "JP" form (Apr. 21/42) is not on file but the evidence on file goes to confirm statement in Mr. H. F. Green's Memorandum, dated January 27th, 1944, to the effect that this evacuee's chattels have been fairly satisfactorily accounted for.

Sawmill equipment listed in a letter, dated December 1st, 1942, was sold by public tender for \$1,000.00 (see Memorandum dated Jan. 20/44).

Some household effects were shipped (July 26/43), as were all canned goods (Oct. 15/43). A few items of furniture were sold (Nov. 18/43) to the tenant of the dwelling and the balance would appear to have been included in the auction held on December 1st, 1943, auction sheets for which were mailed to evacuee. Some items stored on the premises and included in this auction turned out to belong to a relative but this matter was adjusted by transfer of proceeds to account concerned (File 13788).

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

8th October, 1946.

[Signature]

RGB/P.

MEMORANDUM

File No.: 5158

January 27th, 1944

To: FILE

From: Mr. Green

Re: Toru KADONAGA

Mr. Kirkland, the tenant of this man's house, agreed to reserve for storage of household effects, one downstairs room and all the upstairs rooms. No list was sent to us of the contents.

On July 26th, 1943, a number of items were applied for and presumably shipped. Subsequently on October 15th, 1943, all the canned goods were applied for and shipment arranged by Messrs. Carlsen and Mouat.

A few items were sold to the tenant, Mr. Kirkland direct on November 18th and the balance sold at auction. I am inclined to the opinion that this man's effects left in his house have probably been satisfactorily accounted for though I think a statement from Mr. Mouat to this effect should be obtained.

Here again, however, we have no inventory or accounting for the stores and equipment, if any, by the Wayne Island Agreement and Mr. Mouat should be questioned about this.

HFG:IF

SAWMILL EQUIPMENT FOR SALE BY TENDER

The Secretary of State of Canada acting in his capacity as Custodian, hereby offers for sale by public tender the following Sawmill Equipment, located at Mayne Island, B.C.:

1 40 H.P. Beldner Semi Diesel Motor	1 14" Circular Saw
1 Compressor Engine and Tank Carriage	1 Small Sash Bar Sawing Machine
1 "Little Giant" Planer	Quantity of Shafts, Pullers, Belts, etc.
1 Large Blower	

Tenders will be received by and should be addressed to The Custodian, 506 Royal Bank Building, marked "Tender for Sawmill Equipment", up to Noon Daylight Saving Time, on the 10th day of December, 1943, and must be accompanied by a certified cheque payable to the Custodian for ten percent (10%) of the amount tendered.

The assets are offered for sale without any warranty whatever on the part of the undersigned as to quantity, condition or state of repair of such assets.

Neither the highest nor any tender will necessarily be accepted.

Arrangements will be made to inspect the assets on application to Mr. Fred Bennet, Mayne Island, B.C.

DATED at Vancouver, B.C., this 10th day of November, 1943.

The Custodian,
506 Royal Bank Building,
575 West Hastings Street,
Vancouver, B.C.

2/5158.
Jm RADONAGA.

This is the Last Will and Testament of me, ⁽¹⁰⁾ Toru Kadonaga

at present residing at Magrath (Farmer)

in the Province of Alberta in the County of _____, ⁽¹¹⁾

I hereby revoking all former wills and testamentary dispositions heretofore made by me.

I Nominate and Appoint ⁽¹²⁾ Takeshi Kadonaga my son farmer
and Minoru Kadonaga my son farmer

and the survivor of them, to be the Executors and Trustees of this my will.

I Give, Devise and Bequeath all the Real and Personal estate of which I shall die possessed or entitled to unto my said Executors and Trustees hereinbefore named, in Trust for the purposes following:—

Firstly, to pay my just debts, funeral and testamentary expenses, And thereafter in trust to pay over or convey the following bequests to the persons or corporations hereinafter named, namely:—⁽¹³⁾ My eldest son Keitaro

Lot "A" of Section One (1) Mayne Island Cowichan District
Map 2501, containing, One hundred and twenty-three
and Seven tenths (123.7) acres more or less, and
all my Saw Mill Equipment, and furnitures in possession
of the Cuatodien.

All the rest and residue of my estate both Real and Personal I Give, Devise and Bequeath unto ⁽¹⁴⁾

of _____ absolutely.

With full power and authority to my Executors and Trustees to sell and dispose of all or any part of my Real or Personal estate, where necessary for the carrying out of the purposes of this my will, and to execute any and all Documents that may be necessary for so doing.

In Witness whereof I have subscribed these presents written (in so far as not printed) by ⁽¹⁵⁾

Earl Progress Tanner Notary at ⁽¹⁶⁾ Magrath Alta
this ⁽¹⁷⁾ 10th day of ⁽¹⁸⁾ January

Nineteen hundred and ⁽¹⁹⁾ Forty-Five

Signed published and declared by the above-named
(10) Toru Kadonaga and for (11) My last Will and Testa-
ment in the presence of us both present at the same time, who at
(12) his request and in (13) his presence have hereunto
subscribed our names as witnesses.

(Witnesses)

Name Takeshi Kadonaga
Address Magrath Alberta
Name Kwanichi Sasaki
Address Magrath Alberta

• Toru Kadonaga

Irwin Kadonaga File 5158

THIS INDENTURE made the third day of June in the year of
Our Lord one thousand nine hundred and three

BETWEEN JAMES C. CAMPBELL of Sidney in the Province
of British Columbia

hereinafter called "the said Vendor"

of the one part and

GOAN KADONAGA of Mayne Island in the Province aforesaid
farmer,

hereinafter called "the said Purchaser"

of the other part

WITNESSETH that in consideration of Five hundred and forty eight
dollars to the said Vendor paid by the said Purchaser for the purchase
of the fee simple of the hereditaments intended to be hereby granted
(the receipt whereof the said Vendor doth hereby acknowledge) the
said Vendor doth hereby grant unto the said Purchaser heirs and assigns
All that Parcel or Lot of Land situate in Mayne Island Cowichan District
said to contain One hundred and sixty seven acres more or less being
Section one (1) on the Official Plan of Survey of the said Mayne
Island Cowichan District in the said Province of British Columbia being
part of the land contained in Crown Grant No. 1017
50

TOGETHER with all buildings fixtures rights easements advantages and
appurtenances whatsoever to the said hereditaments appertaining or with
the same held and enjoyed or reputed as part thereof or appurtenant
thereto AND all the estate interest and claim whatsoever of the said
Vendor in or upon the said premises TO HOLD the said premises Unto the
said Purchaser his heirs and assigns To the use of the said Purchaser
his heirs and assigns forever

AND the said Vendor doth hereby for himself his heirs executors and
administrators covenant with the said Purchaser his heirs and assigns
that notwithstanding anything by the said Vendor done or knowingly
suffered he the said Vendor now hath power to grant all the said
premises to the use of the said Purchaser his heirs and assigns free

from encumbrances PROVIDED ALWAYS that it shall be at all times lawful for the Vendor his heirs executors administrators or assigns or for any person or persons acting under his or their authority to enter into and upon any part of the said lands and to raise and get thereout any COAL which may be thereupon or thereunder situate and to use any and every part of the same land and of the easements and privileges thereto belonging for the purpose of such raising and getting and every other purpose connected therewith paying in respect of such raising and getting and use reasonable compensation

AND that all the said premises may be quietly entered into held and enjoyed by the said Purchaser his heirs and assigns without any interruption by the said Vendor or person claiming through or in trust for him or them AND that the said Vendor and his heirs and every person claiming through or in trust for him will at all times at the cost of the said Purchaser his heirs or assigns execute and do all such assurances and things for further or better assuring all or any of the said premises to the use of the said Purchaser his heirs and assigns as by him or them shall be reasonably required.

IN WITNESS WHEREOF the said parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered by the said)

JAMES C. CAMPBELL

J.C. CAMPBELL

in the presence of)

Seal

SAMUEL R. ROE

Notary Public

RECEIVED of and from the above named Purchaser the sum of Five Hundred and forty eight ----- dollars above expressed to be paid by him to me

Witness:

No. 8845-C Registered the 15th day of June 1903
In Absolute Fees Book. Vol.21 Folio 239
On application received the 11th day of June 1903
at the hour of 9.30 a.m.

S.Y. WOOTTON
Registrar General

L.R.O. Seal

FORM 11/177711/111

For Maker of a Deed.

I HEREBY CERTIFY that, on the ~~-----~~ day of ~~-----~~ 1911,
~~-----~~ at ~~-----~~ or ~~-----~~

JAMES C. CAMPBELL [whose identity has been proved by the evidence on
oath of ~~-----~~ ~~-----~~] personally known to me, appeared before
me and acknowledged to me that ~~-----~~ the person mentioned in the annexed instrument
as the maker thereof, and whose name ~~-----~~ subscribed thereto as party, that he
knows the contents thereof, and that ~~he~~ executed the same voluntarily, and is of the full age of
twenty-one years.

IN TESTIMONY whereof I have hereunto set my hand and Seal of Office at
Mayne Island, British Columbia, this third day of
June, in the year of our Lord one thousand nine hundred
and three.

Notarial
Seal
SAMUEL R. ROE
Notary Public in and for the Province of British Columbia

Note—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in
brackets.

EXHIBIT NO. 620-8
DATE August 26/48
FILED BY Gracie

Box 59,

Magrath Alta.
Nov. 9, 1943

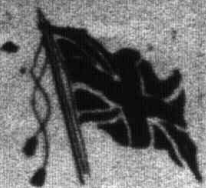
Dept. of the Office of Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	NOV 12 1943
File No.	5158
Ans.	
Referred	Bell

Dear Sirs;

I received the letter from Phil
Rae of Bentinck Island, B.C. wanting
to buy our "Sawmill" including
saw, carriage, belts, sawdust blower,
for the cash of four hundred and fifty
dollars (\$450.00). This above price is
fifty dollars (\$50.00) less than what I
have paid. I would be very glad
if you could let him know the
actual price (\$500.00). If the sales are
going on as stated in the enclosed
letter of Mr. Rae's, I will accept
the four hundred and fifty dollars.

Yours truly,
Signature - Toru Kadonaga
Reg. No. 14260 (14260)



Magrath, Alta.
Nov. 29, 1943.

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

EVACUATION SECTION	
Rec'd	DEC 1 1943
File No.	5758
Ans.	9/3/44
Referred	Green

Dear Sir:

I have received your letter of Nov. 17th inst. referring to the selling of your saw-mill and equipments and asking us the price of diesel engine and the planes. The price paid for by us was \$600 = for the engine and \$2500 for the planes.

The selling plans consider as stated above if this letter should be in your hand by time.

Thanking you very much

I am

Yours very truly,
D. Kadonaga
Reg. No. 14260

EXHIBIT NO. 620-7
DATE August 26/48
FILED BY [Signature]
[Signature]

The Board of School Trustees of Salt Spring Island United

Ganges, B.C.

Green

Sold to Mr. Lyn Kirkland

2 beds & springs. 11.00

1 old H.M. Kitchen Cupboard 3.00

2 Kitchen chairs 1.80.

Paid Shaker 15.80.

The above Belong to

Law. Kadonaga.

Mayne Island

File 5158

14260.

The above were sold to the tenant as this property
is very remote and cost of removal would be
excessive
Ill

McAFEE LUMBER COMPANY, LIMITED

FULFORD HARBOUR, B. C.

Dec 10 / 43

The Custodian
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir - Re. Sawmill equipment
at Mayne Island.

Our offer for the above is
Eight Hundred and Fifty dollars
(\$850.00)

If the equipment should
be sold separate our offer
is Six Hundred and Fifty dollars
(\$650.00) without the engines.

Yours Truly
McAfee Lumber Co. Ltd.
Per. W. I. McAfee

REG. A. FRY
~~6828 ANGUS DRIVE~~ 1913-W44 th.
VANCOUVER, B.C.

Dec. 9 th./43

Custodian of Enemy Property
Royal Bank Bldg.,
Vancouver B.C.

Dear Sir:

Am enclosing check in the amount of \$50.00, as a deposit, and being 10% of our offer for the equipment on Mayne Island, previously owned we beleive by one Katanaga.

The equipment in the main is a sawmill, a semi diesel engine, a small planer, with considerable accessorie items to this equipment.

As the deposit would indicate, our offer is \$500.00.

Yours Truly

Reg. A. Fry

Dec. 11. 1943.

Mr Green.
90 Custodian Japanese Property
Royal Bank.
Vancouver. B.C.

Dear Sir:

I beg. to submit a tender.
for the Sawmill. located at Horton
Bay. Manuque Island.

My tender is \$ 325⁰⁰/₁₀₀
Three hundred & twenty five dollars.

Yours truly.

Capt Ainsworth.

Pender Island, B.C

November 29th 1943.

The Custodian.

506 Royal Bank Bldg,
Vancouver, B.C.

Dear Sir:-

Enclosed please find certified cheque for \$ 50.00
as ten per cent of my bid of \$500.00 for the T.Kadanaga
saw-mill equipment at Mayne Island.

This offer of \$500.00 is for everything EXCEPT DIESEL ENGINE
AND PLANNER, and includes, 1 Carriage, Forge blower, 1 inserted
tooth saw 3' 6", shafts, belting pulleys, etc.

Yours truly,

Robert Roe

Bnder Island, B.C.

Nov 25th 1943.

Mr. F Green,
Protection Department,
Office of Custodian.
Royal Bank Bldg,
Vancouver, B.C.

EVACUATION SECTION	
NOV 26 1943	
Rec'd	
File No.	
Ans.	
Referred	<i>Allen</i>

out ?
FILE 5158

Dear Sir:-

I wish to thank you for copy of reply you sent to T.Kadanaga regarding his saw mill. As my savings are in Victoria I have forwarded a cheque to the Bank to have it certified and will send it to your office as soon as it returns, you should receive it by December 1st.

As Mr Kadanaga states he paid \$500.00 for the equipment excluding the Diesel engine and Planer, I am raising my offer to that amount which I think is very fair.

I could offer another \$500.00 for Diesel and planer and thereby make offer of \$1000.00 for complete outfit but I have no idea as to what Kadanaga's value of them would be.

Thanking you very kindly for the help you have given me.

Yours truly,

Robert Roe

Pender Island X
Oct 27 1943

Mr. Tom Kadonaga
Box 89
Hazaath
Albion.

EVACUATION SECTION	
Rec'd	NOV 12 1943
File No.	5758
Ans.	
Referred	Bell

Dear Mr. Kadonaga.

You will remember the letter I wrote you just before you left Pender Island about your saw mill. I am again writing on the same subject as I understand the government is about to sell everything in the Gulf Islands by auction in fact the first sale takes place on Salt Spring on Nov 3rd so there is little time left. I am willing to pay you \$450.00 cash for the mill that you bought from Mr. Aitken that of course includes, belting, saw, tracks, saw dust blower.

I cannot make you an offer on the Diesel engine or planer as I do not know their value and have not sufficient cash on hand.

I believe \$50.00 is what you
paid me earlier so you will not
be out of pocket.

As the Government makes no
reserve price (that is the highest
bidder takes it no matter how small
the amount) I think you would
be taking a chance in letting
it go by auction.

Please let me know as soon as
possible as the time is short.

If you accept my offer it would
be best to notify the Custodian
immediately as two of his men
are already in the Islands getting
everything ready for sale.

Yours Truly

Robert Roe

Jan 10/44

Jan 10/44

2. The Custodian of Enemy Property.

Royal Bank Bldg.

Nanaimo B.C.

EVACUATION SECTION	
Rec'd	JAN 14 1944
File No.	
Ans.	
Referred	

Dear Sir:

This will be
submitted to the
Committee
for their
approval.
J.B.

My father the late Mr. A. R. Billman
made a trip to Mayne Island on December 1938 to
inspect and value some sawmill equipment and
a semi diesel motor for you. Unfortunately he
took ill and passed away before completing his
report to you. However he discussed the matter
with me and I helped him in arriving at a valuation
as I had been a partner with him in operating
similar equipment which was sold sometime
ago. His valuation on the equipment without
the engine was \$600= and he was debating as
to whether he should value the engine at \$325= or
\$350=. I understand you have an offer of \$1000= for
the whole set up and I am of the opinion that
this is a very good price. Yours truly, L. A. Billman

JAN 24 1945

J.L. No. 800

Canada

DEPARTMENT OF THE SECRETARY OF STATE OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 5158 ✓
Reg. No. 14260 ✓

506 Royal Bank Building,
Vancouver, B. C.

Mr. Toru KADONAGA, ✓
P. O. Box 89,
Magrath, Alta.

Dear Sir:

Re: Cowichan District - Lot "A" of Section 1, Mayne Island, ✓
Plan 2501, containing 123.7 acres more or less. ✓
C. of T. 44708-1 ✓

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	- - - - -	1,655.00
Add:		
Unexpired insurance premium as at January 1st, 1943	- - - - -	1,655.00
Less:		
Tax arrears to December 31st, 1942	- - - - - \$ 56.91	
Registration fee	- - - - - 3.00	59.91
Encumbrance—Principal	- - - - -	
—Interest	- - - - -	
Net proceeds of sale	- - - - -	1,595.00

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.

		Debit	Credit	Balance
1942				
June 13	L. Kirkland Acct. Lease		60.00	
June 25	Acct. Crop		56.61	
July 3	" "		190.48	
Aug. 19	" "		190.48	
July 27	Cheque to Toru KADONAGA	307.09		
Nov. 9	" " " "	95.24		
Dec. 28	Proceeds Car Account		97.77	
1943				
Mch. 10	Cheque to Toru KADONAGA	171.52		
15	" " " "	21.49		
June 3	Rent of House to 31 Dec. '43		40.00	
Sept. 30	Insurance Premium	20.16		
Oct. 1	42/43 Crop Account		121.43	
	Annual Rent to 31 Aug. '43		171.43	
Nov. 1	Rent of Pasture to 31 Dec '43		12.50	
	" " Greenhouse		25.00	
18	Sale of Chattels		15.50	
Dec. 23	Advertising Equipment	45.08		
1944				
Jan. 1	Land Registry Office Certificate of Encumbrance	1.00		
	Cr. re Sale of Property		1,595.09	
27	Sale of Sawmill & Equipment		1,000.00	
	Appraisal etc.	38.35		
Mch. 16	Refund Insurance Premium re Policy Cancelled		16.37	
Apr. 18	Freight Charges	13.50		
May 12	Copy of Conveyance	.75		
Oct. 7	Proceeds of Auction Sale		164.61	
Nov. 14	Cheque to Toru KADONAGA	100.00		
Dec. 30	Proceeds of Auction Sale		108.57	
1945				
Jan. 13	Monarch Life Insurance Co.	203.00		
15	Proportion of Fees re Mayne Island Agreement	14.43		
		<u>1,031.61</u>	<u>3,865.84</u>	<u>2,834.23 Cr.</u>

DEPARTMENT OF LABOUR - CANADA
BRITISH COLUMBIA SECURITY COMMISSION

EVAG-578	SECTION
Rec'd	FEB 6 1945
File No.	
Ans.	
Date:	<i>Bill</i> February 5, 1945.

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

Dear Sirs:

Please be advised that (NAME) KADONAGA, Tory
(REGISTRATION NO.) 14260 died at (PLACE) _____
on (DATE) February 2, 1945

This is for your information.

Yours truly,

M.L. Brown
M.L. Brown
Office Manager



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.,
Feb. 16th, 1945.

REGISTERED

Mr. K. W. Wright, K. C.,
Counsel to the Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

ENEMY SECTION	
Rec'd	FEB 19 1945
File No.	68-745735
Ans'd	
Refer'd	

Dear Sir: Re: Toru KADONAGA, #14260, Dec'd.

We are attaching hereto for your attention the Will of the late Toru KADONAGA, and two certified true copies of said Will.

We note that the Will does not mention the cash Balance in your hands; however, this may be immaterial, as this probably originated through sale of some of the other assets mentioned.

Please advise if you require any further documents in this connection; also as to whether or not you are prepared to pay doctor, hospital and funeral expenses out of the cash on hand, providing the accounts are certified by the beneficiary, Keitaro KADONAGA, #14269, eldest son of the deceased, or alternatively, by the executors.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION,

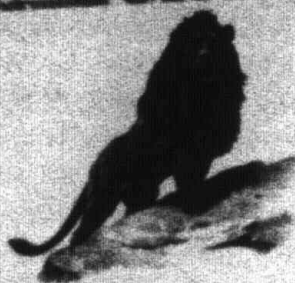
M. L. Brown,
Office Manager.

Encs.

THE MONARCH LIFE ASSURANCE COMPANY

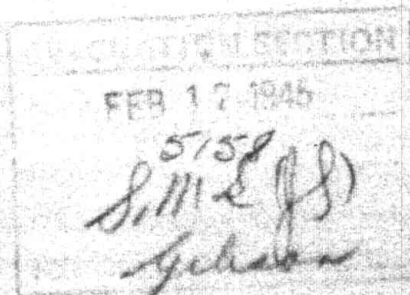
HEAD OFFICE, WINNIPEG, CANADA.

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
Actuarial DEPARTMENT



February 14th, 1945.

Official Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville,
VANCOUVER, B.C.



Dear Sir:

Re: Policy No. P83307,
Toru Kadonaga, deceased.

We have been informed by our Calgary office that the above named policyholder died February 2nd, 1945. His address on our records is shown as Box #89, Magrath, Alberta.

As we understand, this claim should be handled through the Official Custodian, we submit herewith claim forms as well as instructions for filing claim.

The forms enclosed are:

1. Claimant's statement - this form should be completed under oath by Some Kadonaga, wife of the deceased, who is beneficiary of the policy according to our records.
2. Attending physician's statement - to be completed by the doctor who last attended the deceased.
3. Statement of identity - to be completed under oath by some one acquainted with the deceased and having knowledge of his death, but not a relative.

In addition to the claim forms, we will require the following:

1. The policy.
2. Evidence of age.
3. A notarial copy of the deceased's will and letters probate.
4. Dominion succession duty release.

- over -

Alberta
5. ~~British Columbia~~ succession duty release.

With regard to evidence of age, we presume it will be possible to obtain a Koseki Tohon (with translation), an immigration certificate, head tax receipt or possibly an affidavit from some one having knowledge of the assured's date of birth, which might be submitted for consideration.

The net amount payable under this policy is \$5021.00 as indicated by the following statement:

Face amount:	\$ 5000.00
Interim dividend:	<u>21.00</u>
	\$ <u>5021.00</u>

When our requirements are complete, we understand settlement should be made through your office. Under these circumstances, we would prefer to have a direction from the beneficiary, presumably Some Kadonaga, directing us to make settlement in favor of the Official Custodian. ✓

We trust the foregoing information will enable you to furnish our claim requirements at an early date but, in the meantime, if there is any further information which you would care to have or if you would care to give us any particular directions for handling this case, please let us know.

Yours truly,

THE MONARCH LIFE ASSURANCE COMPANY,

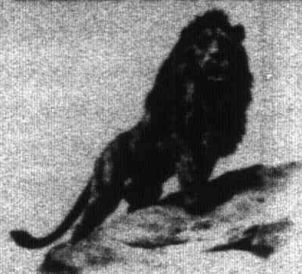
per. 

PCP/PEG
Enc.

THE MONARCH LIFE ASSURANCE COMPANY

HEAD OFFICE, WINNIPEG, CANADA

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
DEPARTMENT



DOMINION BANK BUILDING.
714 FIRST STREET EAST.
CALGARY, ALTA.

February 16th, 1945.

Official Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER. B.C.

Dear Sir:

Re: Policy No. P83307,
Toru Kadonaga, deceased.

We have a copy of a letter which our Head Office wrote you on February 14th and for your information we would advise you that the above numbered policy is in our office and we have also received the Attending Physician's Certificate and the Statement of Identity. When the other requirements are completed we shall send these into our Head Office. If you are sending the documents direct to Head Office would you please advise us so that we can send these in as well, or, if you wish, you can send them to this office and we will forward them.

Yours very truly,

Ed Barnes

Cashier.

BB/GM

5158
7220
5735
6847

February 20, 1945.

Attention: Actuarial Department

Monarch Life Assurance Company,
Head Office,
WINNIPEG, Manitoba.

Dear Sirs:

Re: Toru KADONAGA - Dec'd
Policy No. P83307

We wish to acknowledge your letter of February 14th. I am attaching hereto for your information a letter we are sending to the B. C. Security Commission. You will note that we are passing along to the executors of the estate who are Takeshi and Minoru KADONAGA, sons of the deceased, copy of your letter of instructions and the necessary forms for their attention and action.

We understand that the beneficiary under this policy is Some KADONAGA, wife of the deceased. If that is correct when this claim is ready for payment, kindly make out your cheque in the usual way, payable to the beneficiary, directing it to her through this office.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

5158
7220
5735
6847

February 20, 1945.

Attention: M. L. Brown

B. C. Security Commission,
360 Homer Street,
VANCOUVER, B. C.

Dear Sirs:

Re: Toru KADONAGA #14260-Dec'd
Monarch Life Pol. No. P81307

Further to Mr. Bright's letter to you of February 19th I wish to advise that we have received from the Monarch Life a letter of instructions in connection with death claim under the above numbered policy along with several forms necessary for completion and notation of other requirements necessary.

It is pointed out by Mr. Bright there is sufficient money standing to the credit of the deceased to take care of any outlay that you may have made in connection with funeral expense; and we are not interested in making claim in connection with death benefits under the above numbered policy.

We are attaching hereto a copy of this letter from the Monarch Life dated February 14th with the forms, and they should be referred to the executors of this estate, Takeshi and Minoru KADONAGA, sons of the deceased, for their attention and necessary action.

I wish to mention also that we have received a letter from the Monarch Life Branch at Calgary dated February 16th, copy of which I am also enclosing in which they advise that the Calgary Branch have in their possession now the above numbered policy and that they have also received the Attending Physician's Certificate and the Statement of Identity; so that those two requirements are already taken care of.

It might be wise for the executors to deal with this matter through the Branch Office located at 714 1st Street, Calgary, in order to save any duplication of instructions, etc., as between the Branch Office and Head Office of the Company.

Yours truly,

S. M. Gibson,
Insurance Department

SAC:JS
Encl.

REFER TO NO.
YOUR FILE NO.

L. S. Turcotte, LL.B.

Barrister and Solicitor
BANK OF NOVA SCOTIA BUILDING
PHONE 4331 P. O. BOX 442
LETHBRIDGE
ALBERTA

July 17th, 1945.

ENEMY SECTION	
Rec'd	JUL 19 1945
File No.	5158
Ans'd	
Refer'd	

K. W. Wright, Esq.,
Counsel for Custodian,
509 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:- Re: Estate of Torn Kadonaga

Toru

Torn Kadonaga died at Magrath, Alberta, on February 2nd, 1945. He was a Japanese evacuee. At the time the deceased lived in British Columbia he owned Lot A Section 1, Mayne Island, Cowichan District, Map 2501, covering 123.7 acres. He also owned a Portable Sawmill and furniture. It is believed that all this property has been sold by the Commission and that the proceeds which are in excess of \$2000.00 are in the hands of the Commission.

In addition the deceased had a \$5000.00 Life Insurance Policy with the Monarch Life. This policy is payable to the widow.

The deceased left a Will leaving all his property to his eldest son, Keitaro Kadonaga. The executors named in the Will are two other sons Takeshi Kadonaga and Minoru Kadonaga.

I note two peculiarities in the Will. The first is that one of the executors, Minoru Kadonaga, is only 20 years of age, and the executor Takeshi Kadonaga signed the Will as a witness. There is the further fact that the Will makes no provision for the widow.

K. W. Wright, Esq.,

July 17th, 1945.

In this Province the widow can claim her dower right and can also ask to be placed in the same position as she would have been if there had been no will. If these provisions apply in British Columbia I presume that the widow would have to waive her rights before the will can be probated.

The deceased was 56 years and 4 months of age at the date of death and left surviving him the following:

Some Kadonaga,	Widow,	53	7270
Keitaro Kadonaga,	Son,	27	5734
Takeshi Kadonaga,	Son,	24	6247
Minoru Kadonaga,	Son,	20	5735
Miya Kadonaga,	Daughter,	30	7221
Tomiko Kadonaga,	Daughter,	16	N/R
Mutsuko Kadonaga,	Daughter,	14	N/R

The debts of the Estate are as follows:-

Magrath Hospital	Magrath, Alberta,	\$93.00
Dr. Magid,	Magrath, Alberta,	102.00
Martin Brothers,	Lethbridge, Alta.	
Funeral Expenses		240.00

At the suggestion of the brother of the deceased I wrote to A. McEvoy, Barrister, 402 West Pender Street, Vancouver, and asked him to act on behalf of the Estate. I wrote this letter on March 10th. Mr. McEvoy replied on March 12th and stated that he would write me fully on the matter in the next day or two. This is the last I have heard from him although I have written to him on several occasions.

These people are very anxious to have the matter proceeded with as quickly as possible as the widow is unable to obtain payment of the insurance policy until discharges from the Dominion and Provincial Succession Duties are obtained.

Are you in a position to handle this matter and if so, kindly advise me by return mail.

Yours very truly,

L. S. TURCOTTE.

LST:EM

Per 

5158 & 7220
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
July 19th, 1945

L. S. Turcotte, Esq.,
Barrister and Solicitor,
Bank of Nova Scotia Building,
Lethbridge, Alberta

Re: Estate of Toru KADONAGA

Dear Sir:

We have for acknowledgment your communication of the 17th instant.

In view of all the circumstances set forth in your letter, it appears to us that you would be well advised to communicate with the Official Administrator, placing all the facts before him, and suggesting that he should administer this Estate. He will advise you as to the widow's rights under the Testator's Family Maintenance Act and no doubt will retain you to act on his behalf, unless it is your intention to appear for the widow. There is a conflict of interest and it is for this reason that we suggest you may want to decide as to whose side you will take.

Balance at credit of this Estate in the Custodian's books amounts to \$2,634.23. Upon production of the usual documents, duly certified, this fund will be forwarded to the personal representative of the Estate, together with a statement showing how this amount is arrived at.

It is noted from your letter that the deceased resided at Mayne Island, Cowichan District, and we understand the Official Administrator having jurisdiction is Mr. R. L. Cox, Victoria, B. C.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JT

* \$2819.23

In the Supreme Court of British Columbia

IN PROBATE.



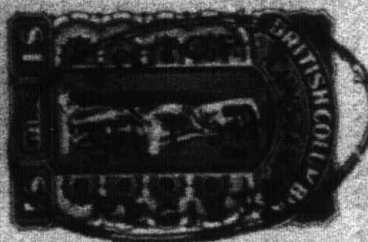
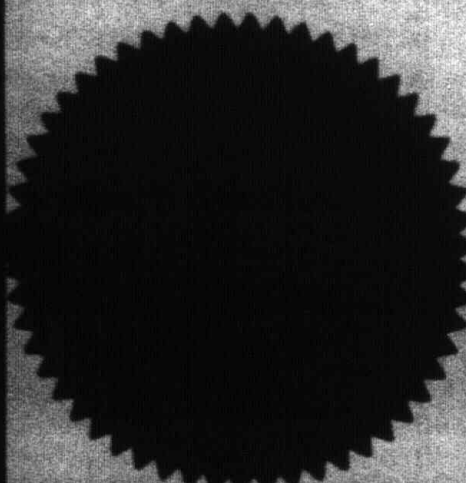
In the matter of the Estate of **TORN KADONAGA** *, deceased.*

I hereby certify that the paper writing hereunto annexed and marked with the letter "A" is a true and correct copy of the

**Letters of Administration with the Will
annexed of the estate**

of the above-named deceased, issued out of this Honourable Court on the 6th day
of September, 19 45.

WITNESS my hand and seal of the Supreme Court of British Columbia,
this 11th day of September, 19 45.



Deputy

District Registrar.

A handwritten signature in ink, appearing to read "J. J. Quinn", written over the printed name.

In the SUPREME Court of BRITISH COLUMBIA.

IN PROBATE.

Victoria Registry.

In the Matter of TORN KADONAGA, Deceased,

late of Mayne Island, in the Province of British Columbia;

and in the Matter of the "Administration Act."

Dated the 6th day of September, A.D. 1945.

Upon the application of Rupert Leslie Cox

dated the 5th day of September, 1945, and upon reading

the affidavit of RUPERT LESLIE COX, sworn

the 5th day of September, 1945,

and the renunciation of Takeshi Kadonaga and of Minoru Kadonaga

dated August 20th, 1945, all filed herein

It is ordered that RUPERT LESLIE COX, Official
Administrator for the County of Victoria
shall be administrator* with the Will annexed
of all and singular the estate of the said

TORN KADONAGA

who died at Magrath, Alberta,

on the 2nd day of February, 1945, ~~XXXX~~ intestate, and

that notice of this Order be published in one issue of a daily newspaper
published and circulating in each of the Cities of Lethbridge,
Alberta, and Victoria, British Columbia.

A.D. Macfarlane, J.

(SEAL)

Extracted by Straith, Pringle and Ruttan,
Solicitors, Victoria, B.C.

* Insert "with the Will annexed" [or as the case may be].

12M-446-5002 (2)

"A"
This is the paper writing Marked "A"
referred to in my Certificate, dated the
11th day of September 1945

Deputy District Registrar

THIS IS THE LAST WILL AND TESTAMENT of me Torn Kadonaga at present residing at Magrath farmer in the Province of Alberta in the County of _____ I hereby revoking all former wills and testamentary dispositions heretofore made by me.

I NOMINATE AND APPOINT Takeshi Kadonaga, my son, farmer, and Minoru Kadonaga, my son, farmer, and the survivor of them, to be the executors and trustees of this my will.

I GIVE, DEVISE AND BEQUEATH all the Real and Personal estate of which I shall die possessed or entitled to unto my said Executors and Trustees hereinbefore named, in trust for the purposes following: Firstly, to pay my just debts, funeral and testamentary expenses, And thereafter in trust to pay over or convey the following bequests to the persons or corporations hereinafter named, namely:- my oldest son, Keitaro, Lot "A" of Section One (1) Wayne Island, Cowichan District, Map 2501, containing One Hundred and Twenty-three and seven-tenths (123.7) acres more or less, and all my saw mill equipment, and furniture in possession of the Custodian.

All the rest and residue of my estate both Real and Personal I GIVE, DEVISE AND BEQUEATH unto _____ of _____ absolutely.

With full power and authority to my Executors and Trustees to sell and dispose of all or any part of my Real or Personal estate, where necessary for the carrying out of the purposes of my will, and to execute any and all Documents that may be necessary for so doing.

IN WITNESS WHEREOF I have subscribed these presents written (in so far as not printed) by Earl Pringle Tanner Sr. Notary, at Magrath, Alta this 10th day of January Nineteen hundred and Forty-Five.

SIGNED, published and declared by the above-named Torn Kadonaga as and for my last Will and Testament in the presence of us both present at the same time, who at his request and in his presence have hereunto subscribed our names

STRAITH, PRINGLE & RUTTANBARRISTERS, SOLICITORS
NOTARIES, ETC.W. T. STRAITH, K.C., M.L.A.
H. S. PRINGLE, B.A.
J. G. RUTTAN, B.C.L.308-311 BANK OF TORONTO BUILDING
1405 DOUGLAS STREET
VICTORIA, B.C.

Sept 21st., 1945.

ENEMY SECTION	
Rec'd	SEP 22 1945
File No.	5158
Ans'd	
Refer'd	

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

Dear Sir:

We send you herewith the letters probate in the estate of Torn Kadonaga and would ask you to forward a cheque payable to the official administrator.

On reading your letter of September 11th we note that the amount, namely \$2819.23 is larger than the amount previously given to us and Mr. Cox has asked that some statement be sent to him in this connection as he may require to file a supplementary statement with the two succession duty departments.

The amount given at the time administration was taken was \$2634.23.

Yours truly,

STRAITH, PRINGLE & RUTTAN

per: *MM*

WTS/BIW
Encl.

R. L. COX
OFFICIAL ADMINISTRATOR
COUNTY OF VICTORIA

TELEPHONE: EMPIRE-5114
P. O. DRAWER 507

519 CENTRAL BUILDING

VICTORIA, B. C.
CANADA

Your reference:-
5158, 7220, 6847, 5734
Evasee Section

October 26th, 1945.

W. J. Johnson, Administration Department,
Department of the Secretary of State,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, British Columbia.

ENEMY SECTION	
Rec'd	OCT 27 1945
File No	
Ans'd	
Refer'd	Johnson

Dear Sir:-

Re Estate of Torn Kadonaga, deceased.

I am in receipt of yours of the 25th instant,
with cheque for \$2,819.23, and enclosed you will find
Official Receipt for same.

I cannot at the moment give you the amount that
will be available for distribution, as it is necessary for
me to file supplementary succession duty affidavit and pay
the accounts, one of which has come to hand and there may
be others presented before the advertising period for cred-
itors expires.

Thanking you for the remittance, I remain,

Yours very truly,

R. L. Cox

R. L. Cox,
Official Administrator,
Administrator of the Estate of
Torn Kadonaga, deceased.

THE MONARCH LIFE ASSURANCE COMPANY



HEAD OFFICE, WINNIPEG, CANADA.

ENEMY SECTION	
Rec'd	JAN 21 1946
File No.	5158, 7220, 6947
Ans'd	✓
Refer'd	<i>W. S. Graham</i>

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
Actuarial DEPARTMENT

January 14, 1946.

Through Calgary Office.

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

Gentlemen:

Re: Toru Kadonaga, deceased.
Policy No. P83307
Your file 5158, 7220, 5735, 6847

EVACUATION SECTION	
Rec'd	JAN 21 1946
File No.	5158, 7220, 5735, 6847
Ans.	<i>W. S. Graham</i>
Refer'd	<i>W. S. Graham</i>

With reference to your letter of the 20th of February, 1945 we enclose herewith a cheque for \$4867.05 in favour of Some Kadonaga, beneficiary under the above policy. We enclose also a Discharge Form which is to be completed by Some Kadonaga and returned to this office as acknowledgement of a full settlement under above policy.

The only evidence of Age of Toru Kadonaga which we hold on file is the Marriage Certificate of Toru Kadonaga showing his Age at the time of marriage on June 23, 1911 as 23 years. It would appear from this Certificate that Toru Kadonaga was born in the year 1887 although the date of birth declared in the original application of Insurance was stated to be the 5th of September, 1888 and consequently the above policy was issued on 30th of December 1933 in the basis of 45 years of age.

In view of the evidence now submitted we are required to make an adjustment in the amount of insurance monies payable and the enclosed cheque has been calculated to cover the amount of Insurance in relation to the premiums paid which would have been purchased by the deceased on the basis of 46 years of age. Adjustments have also been made in respect to the Dividends paid.

(see over)

If, however, the beneficiary is able to produce further satisfactory evidence to show the date of birth of Toru Kadonaga as the 5th of September 1888 we shall be pleased to reopen this case and make further payment of \$224.25 which is the amount of assurance payable on the basis of 45 years of age as at date of issue.

We hold Succession Duty releases from the Province of Alberta and the Dominion of Canada. We are reasonably satisfied that the deceased was domiciled in the Province of Alberta at the time of his death and we are making payment at this time on that understanding. However in view of the nature of his Alberta domicile, and the possibilities of the deceased returning to British Columbia we would appreciate your advising, if, in your opinion a Succession Duty Release should also be obtained from the Province of British Columbia.

Thank you for your attention in this matter.

Yours truly,

THE MONARCH LIFE ASSURANCE CO.

per. *HWD*

HWD/GEM
Enc.

5158 7220
6847 5734

509 Royal Bank Bldg.
Vancouver, B.C.
February 1st, 1946.

R. L. Cox, Esq.,
Official Administrator,
519 Central Building,
Victoria, B.C.

Dear Sir:

Re: Some KADONAGAO
Toru KADONAGA, Reg. No. 14260-dec'd.

We are writing you at this time in connection with Monarch Life Assurance Policy No. P.83307, written on the life of Toru KADONAGA, now deceased and whose Estate is being administered by you. The widow, Some KADONAGA was named as Beneficiary in this Policy and the Monarch Life have now forwarded to our office their cheque for \$4,867.05, made payable to her.

The following is an extract from the letter received from The Monarch Life Assurance Company;
"We hold Succession Duty releases from the Province of Alberta and the Dominion of Canada. We are reasonably satisfied that the deceased was domiciled in the Province of Alberta at the time of his death and we are making payment at this time on that understanding. However in view of the nature of his Alberta domicile, and the possibilities of the deceased returning to British Columbia we would appreciate your advising, if, in your opinion a Succession Duty Release should also be obtained from the Province of British Columbia."

We believe the writer of the letter from which this extract is taken meant to state, "....and the possibilities of the deceased, had he not died, intending to return to British Columbia if permitted to do so..." instead of "... and the possibilities of the deceased returning to British Columbia...."

In view of the fact that the domicile of a Japanese evacuated from the protected area does not change by reason of such evacuation, there is a possibility that we should obtain a Succession Duty release from the Province of British Columbia.

We would, therefore, appreciate your looking into this matter and obtaining a release if one is required.

Kindly accept our thanks for your co-operation in this matter.

Yours truly,

WJJ/mh.

W. J. Johnston
Administration Department

5158
5734
Evacuee Section

February 25, 1946.

Mr. Keitaro KADONAGA,
Reg. No. 14269,
Magrath, Alberta.

Dear Sir: Re: Estate of Toru KADONAGA, Deceased.

We are in receipt of your letter of the 20th instant and in reply we are enclosing herewith a copy of a letter dated October 26, 1945, received from the Official Administrator in Victoria.

If you have any unpaid accounts in connection with this Estate, we believe you should forward them to Mr. Cox.

We are writing him today for a further report.

Yours truly,

WJJ/AC
Enc.

W. J. Johnston
Administration Department

5158, 7220, 6847,
9734 - Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 19, 1946

Mrs. Some Kadonaga,
Registration No. 14445,
Wagath, Alberta

Re: Toru KADONAGA, Deceased,
and Policy No. P83307

Dear Madam:

We are enclosing herewith cheque of The Monarch Life Assurance Company, in your favour, amounting to \$4,867.05, in full settlement of all claims under the above noted policy on the life of your deceased husband.

We have been advised by The Monarch Life Assurance Company that you will be entitled to an additional sum of \$224.25 if further proof of your husband's age is forwarded to them. They have written us as follows:

"With reference to your letter of the 20th of February, 1945 we enclose herewith a cheque for \$4867.05 in favour of Some Kadonaga, beneficiary under the above policy. We enclose also a Discharge Form which is to be completed by Some Kadonaga and returned to this office as acknowledgment of a full settlement under above policy.

The only evidence of Age of Toru Kadonaga which we hold on file is the Marriage Certificate of Toru Kadonaga showing his Age at the time of marriage on June 23, 1911 as 23 years. It would appear from this Certificate that Toru Kadonaga was born in the year 1887 although the date of birth declared in the original application of Insurance was stated to be the 5th of September, 1888 and consequently the above policy was issued on 30th of December 1933 in the basis of 45 years of age.

In view of the evidence now submitted we are required to make an adjustment in the amount of insurance monies payable and the enclosed cheque has been calculated to cover the amount of Insurance in relation to the premiums

5158, 7220, 6847,
5734 - Evacuee Section

Mrs. Sora Kadonaga

-2-

March 19, 1946

paid which would have been purchased by the deceased on the basis of 46 years of age. Adjustments have also been made in respect to the Dividends paid.

If, however, the beneficiary is able to produce further satisfactory evidence to show the date of birth of Sora Kadonaga as the 5th of September 1888 we shall be pleased to reopen this case and make further payment of \$224.25 which is the amount of assurance payable on the basis of 45 years of age as at date of issue.

We are enclosing herewith the Discharge Form, which we would ask you to kindly complete and return to this office for forwarding to the Monarch Life Assurance Company, together with any further evidence you may have in regard to the age of your deceased husband.

Please, also, acknowledge receipt of the enclosed cheque.

Yours truly,

W. J. Johnston
Administration Department

WJS/SV
Encl.

5158, 7220, 6847,
5734 - Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 21, 1946

Mrs. Somo Kadonaga,
Registration No. 14445,
Wagath, Alberta

Re: Toru KADONAGA, Deceased,
and Policy No. P83307

Dear Madam:

We are in receipt of your communication of the 18th instant and wish to advise that cheque of The Monarch Life Assurance Company, in your favour, amounting to \$4,867.05, was forwarded to the Department of Labour, Japanese Division, on the 19th instant, for delivery to you.

Yours truly,

W. J. Johnston
Administration Department

WJJ/JY

5158, 7220,
6847, 5734
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
April 17, 1946

R. L. Cox, Esq.,
Official Administrator,
519 Central Building,
Victoria, B. C.

Re: Estate of Toru KADONAGA, Dec'd

Dear Sir:

We were advised by Messrs. Straith, Pringle & Ruttan, in their letter of February 27, 1946, that you would be in a position to distribute funds, in connection with the above-mentioned Estate, after March 6, 1946.

If these funds are now available, we would appreciate receiving a cheque, together with a statement showing the beneficiaries and the amount to which each one is entitled.

Thanking you for your attention to this matter, we are,

Yours very truly,

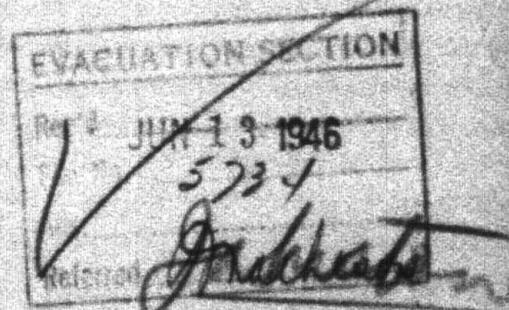
W. J. Johnston
Administration Department

WJJ/JY

Magrath, Alta

June 9, 1946.

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



Dear Sir: Re: Estate of Dan Kadonaga, deceased.

Received your letter of June 3 inst.
stating the delay of this estate and also
wish to know the sum of money I am
in urgent need at this time.

I would be very obliged if you
could obtain for me the sum of (\$2,200.00) One
thousand two hundred dollars so as to pay
out my debts to doctors, lawyers in Lethbridge
and to my relatives all towards my
deceased father.

Hoping you would agree with the
above stated matter.

I am

Yours very truly,
K. Kadonaga
Reg. No. 14269

ESTATE OF TORN KADONAGA, DECEASED.

Statement of Receipts and Disbursements.

Receipts.

Alien Custodian

\$ 2834.23

Disbursements.

Legal Fees

\$ 15.00

Official Administrator's
Commission

141.71

Lethbridge Herald Co.

9.00

Colonist Printing & Pub-
lishing Company

9.90

Receiver General of Canada
Succession Duty & Int

37.62

Dr. A. Magid

72.00

Straith, Pringle & Ruttan

140.15

Custodian of Enemy Property
for the credit of Keitaro
Kadonaga.

2408.85

\$ 2834.23

\$ 2834.23

STRAITH, PRINGLE & RUTTAN

BARRISTERS, SOLICITORS
NOTARIES, ETC.

W. T. STRAITH, K.C., M.L.A.
H. S. PRINGLE, B.A.
J. G. RUTTAN, B.C.L.

308-311 BANK OF TORONTO BUILDING
1408 DOUGLAS STREET
VICTORIA, B.C.

ENEMY SECTION	
Rec'd	AUG 7 1946
File No.	
Referred	

July 26th. 1946.

EVACUATION SECTION	
Rec'd	JUL 27 1946
File No.	5158
Referred	5734

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

Dear Sirs:

Re: Est. of Iorn Kadonaga - *File 5158*

We send you herewith cheque for
\$2408.85 together with the statement of ac-
count from Mr. Cox as administrator of the
above estate.

We enclose also a form of release
to be signed by the son and when remitted
to him we would appreciate it if you would
secure his signature to the release and re-
turn the same to us.

Yours truly,

STRAITH, PRINGLE & RUTTAN

per: *[Signature]*

WTS/BIW
Encls:

File 5734 Return Kadonaga - #14269

5150, 7220,
6247, 5734
Economic Section

509 Royal Bank Building,
Vancouver, B. C.
August 19, 1946

Mr. Satoru Kadonaga,
Registration No. 14269,
Edmonton, Alberta

Re: Estate of Mrs. KADONAGA, Dec'd

Dear Sir:

Mr. E. L. Cox, Official Administrator, Victoria, B. C., has now completed his administration of the above Estate and has forwarded to this office a cheque, amounting to \$2,408.85, representing the balance of funds held by him in this connection.

As son of the deceased, and sole beneficiary under the terms of his Will, dated January 10, 1945, you are entitled to these funds, and we have accordingly credited your account at this office with this amount.

Mr. Cox, however, requires a release from you in acknowledgment of these funds, and we are therefore enclosing a Release Form, which we would ask you to kindly sign in the presence of a witness and return to this office for forwarding to Mr. Cox.

Your early attention to this matter would be appreciated.

Yours truly,

W. J. Johnston
Administration Department

WJ/JF
Encl.

* Signed & returned to Mr. Cox.
Letter Aug 30/46.

Official Administrator's Statement
Not sent to Mr. Kadonaga.
WJ

EXHIBIT NO. 670-10
 DATE August 26, 1948
 FILED BY G. A. Rice

May 27, 1948
 April 27, 1948

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

EVACUATION SECTION	
Rec'd	APR 30 1948
File No.	5734
Ans.	
Referred	Cell

Dear Sir:

Received your letter of April 12, File No. 5734
 regarding the property claims.

My personal property as follows:

Sawmill & Equipment	
(1) Sawmill	\$ 500.00
(2) 60 H.P. Beardmore Semi-diesel	\$ 650.00
(3) Planer	\$ 300.00
(4) 1 Fall saw & stand	\$ 70.00
(5) 1 Hand winch & cable	\$ 70.00
(6) 1 5-ton rated chain block	\$ 60.00
(7) 2 - Model T. Ford engines	\$ 50.00
(8) 1 Block & tackle & 1 inch rope	\$ 30.00
(9) 1 Box of wrenches	\$ 10.00
Total	\$ 1740.00

Bought for this amount and stored in
 shed on account of the evacuation.

Keitaro Kadamaga
 Reg. No. 14269

CLAIM ON REAL AND PERSONAL PROPERTY

File 5734

File 5158

Claimant: Keltaro KADONAGA, as Sole Beneficiary
under the will of his deceased father,
Toru KADONAGA.

<u>Amount</u>	<u>On</u>	<u>Exp. Valuation</u>	<u>Ass. Value</u>	<u>VIA Appr.</u>	<u>Realised</u>	<u>Remarks</u>
(1) \$2,500.00	Land (123.7 acres) on Mayne Island	\$2,500.00	\$2,000.00	\$ 689.25	\$1,655.00	(1) VIA Appraiser described this land as being "a rough out-of-the-way place at the S.E. tip of Mayne Island, 8 acres only being under cultivation."
(2) \$3,500.00	Buildings on above land	\$3,500.00	\$3,350.00	\$1,000.00		(2) The 4-room Dwelling, without basement, was appraised at \$650.00; and 5 greenhouses (10,620 sq. ft.) @ \$620.00.
\$6,000.00	Total (gross)					
\$1,655.00	Acknowledged Custodian Credit					
\$4,345.00	<u>Amount of Real Property Claim</u>					
(3) \$1,740.00	Sawmill and Equipment	\$1,740.00	—	—	\$1,138.00	(3) Sawmill and equipment were advertised and sold, by tender, for \$1,000.00, its appraised value. A drag saw and saw blades were sold separately, by auction, for \$138.00.
\$1,000.00	Acknowledged Custodian Credit					
\$ 740.00	<u>Amount of Personal Property Claim</u>					
\$5,085.00	<u>Total amount of Claims</u>					

Vancouver, B. C., June 8/48.

RMB/P.

EXHIBIT NO. 620-9
DATE August 26/48
FILED BY J.S.A. Price

~~MEMORANDUM~~

File Nos. 5158, 13788

December 22nd, 1944

To: Miss G. Girard

From: Mr. Green

Re: SAGA, Shoji
KADONAGA, Tora

We have now heard from Messrs. SAGA & KADONAGA, as per their jointly signed letter of December 11th, that the following items at present show as belonging to S. Suga, should be credited to the account of T. Kadonaga:

Sax & blade - \$13.00
Drug box - \$125.00

Will you please transfer the above sums less proportionate share of expenses from 13788 to 5158.

Please report on this when you have done so in order that I may advise the Parties interested.

HFG:LM

transferred.

*22/12/44
c9.*

5198

November 20, 1950.

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

Dear Sir:

Re: Japanese Property Claims Commission
Case 620

We enclose herein special form of Release in connection with the above case. This you will notice is for signature of the sole beneficiary, Keitaro KADONAGA.

Letter of Authorization for Payment of Legal Fees is also enclosed.

Yours truly,

F. G. Shears,
Director.

FOS/GM
Encls.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 26th, 1948.

IN THE MATTER OF THE CLAIM OF
KEITARO KADONAGA,

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C., appearing for the
Dominion Government.

L.S. TURCOTTE, Esq., appearing for the
Claimant.

MISS LILLIE THOMAS, Secretary.
MRS. LUCIE HANFORD, Official Interpreter.
S.R. HOWARD, Esq., Official Reporter.

30

2
K. Kadonaga,
In Chief.

THE SECRETARY: Case No. 620, Keitaro Kadonaga.

KEITARO KADONAGA, the claimant herein,
being first duly sworn, testified
as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Kadonaga, your father's name was Teru Kadonaga?

A Yes.

Q And since evacuation he has died?

A Yes.

Q And under the terms of his will you were the sole
beneficiary?

10

A: Yes.

Q You got the property?

A: Yes.

Q And you are making a claim arising out of the
sale of a farm at the Coast?

A Yes.

Q I am showing you a statement setting out the
description of the farm and of the buildings on
it, and other information.

A Yes.

Q Is that information contained in that statement
true to the best of your knowledge and memory?
That shows that the land is worth \$2500.00,
and the buildings are worth \$3500.00, making a
total of \$6000.00. It sets out a description
that 20 acres is cleared and a seawall was built,
and it sets out the description of the buildings
and what the materials cost, and it says that
you had a gross income of about \$5000.00 from
the farm and that you sold cream and shipped
tomatoes from your greenhouses?

20

30

A

Yes.

3
K. Kadonaga,
In Chief.

Q Is that all correct? A: Yes.

MR. TURCOTTE: I will file that as an exhibit, your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. RICH: That is the real estate?

MR. TURCOTTE: Yes, it is the real estate.

Q As I understand it, Mr. Kadonaga, your father inherited this farm from his father?

A Yes.

10 Q Is that true? A: Yes.

Q And you in turn have inherited it from your father?

A Yes.

Q Well what was the main business on the farm?

A Well it was growing tomatoes.

Q Growing tomatoes? A: Yes.

Q Under what conditions, outside?

A In the greenhouses.

Q In the greenhouses? A: Yes.

Q That is you have here five greenhouses containing
20 11,650 square feet? A: Yes.

Q That is right? A: Yes.

Q They were glass, I presume?

A Yes.

Q I notice that you have \$200.00 down for piping.
What was that for, water?

A It was for water pipe.

Q You had water pipe all through your greenhouses?

A Yes.

Q Now, in addition to that you are claiming for the
30 loss arising over the sale of a sawmill and

E. Kadonaga,
In Chief.

an engine and various other articles that go
with the sawmill; is that correct?

A Yes.

Q I am showing you a statement of that (indicating),
which sets out what you say you paid for the
mill and the other articles, and it also says
that you bought it just a month prior to
evacuation, that you bought the sawmill from a man
named Atkiss and the planer and so forth from the
Dominion Machinery Company at Vancouver?

10

A Yes.

Q Is that all correct? A: Yes.

MR. TURCOTTE: I will file that as an exhibit, your
Honour.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Q: I am showing you a document here
(indicating). What is that?

A That was the receipt for the sawmill.

Q For the mill? A: Yes.

20 Q It says, "Received from T. Kadonaga the sum of
\$500.00 for National". What is it? "Sawmill"?

Is that the word? A: Yes.

Q "John Atkiss"? A: Yes.

Q Is that all correct? A: Yes.

MR. TURCOTTE: I put that in as an exhibit.

(RECEIPT MARKED EXHIBIT NO. 3).

MR. TURCOTTE: Q Now from whom did you buy the
Diesel, do you remember?

A No, I don't know where we got the engine from.

30 Q Do you know how much you paid for it?

K. Kadenaga,
In Chief

A We paid \$650.00 for it.

Q \$650.00?

A: Yes.

Q Now the chain block, the planer, the hand winch,
and the engines, the cable, the block and tackle,
and the mps, the saw table, the saw, the wrenches,
and the stock and dies; from whom did you buy
that?

A: Mostly from

the Dominion Machinery.

Q Dominion Machinery Company?

10 A Yes, Dominion Machinery Company.

Q Where are they?

A: In Vancouver.

Q In Vancouver?

A: Yes.

Q And are these the prices that you paid for them
that are set down on that document?

A Yes.

Q Those are the prices that you paid?

A Yes.

Q Apparently you were evacuated on the 5th of May,
is that correct?

A: Yes.

20 Q And you bought this mill on the 17th of April of
the same year?

A: Yes.

MR. TURCOTTE Will my learned friend admit the
assessment in this case; the land \$2000.00,
improvements \$3350.00, total \$5350.00?

MR. RICE: Will you quote that again, please, \$2,000.00,
and \$3350.00?

MR. TURCOTTE Yes, making a total of \$5350.00.

MR. RICE: Yes, that is the information I have.

MR. TURCOTTE Have you a report by Mount, Mr. Rice?

30 Made in the early part of 1942. I thought

I saw it last night.

MR. RICE: Regarding the land?

MR. TURCOTTE: Yes, the land and chattels. We are not making any claim for chattels on the farm.

Q Did Mr. Mount have anything to do with this property? A: Yes.

Q Did he make a list? A: Yes.

MR. TURCOTTE: I thought it was in that file (indicating). I might have been mistaken, Mr. Rice.

10 MR. RICE: I don't see it. Perhaps you could help me find it.

MR. TURCOTTE: Q Have you any idea when that list was made out, Mr. Kadonaga, (indicating)?

A That list was made out just before I got evacuated.

Q That was in British Columbia that that was made?

A Yes.

Q Before you came here? A: Yes.

Q Who made it out? A: My brother.

Q Did you see him make it out?

20 A Yes.

MR. TURCOTTE: I would like to tender that. It is in handwriting, setting out the details of the sawmill and equipment. It has the same figures that are used in the claim.

MR. RICE: Particulars of the claim, is it?

MR. TURCOTTE: Yes.

(LIST MARKED EXHIBIT NO. 4).

MR. TURCOTTE: That is all, Mr. Kadonaga.

MR. RICE: I am submitting, your Honour, that the real
30 estate was sold for its fair market value. I am

submitting that the chattels were sold for their fair market value.

I wish to tender as an exhibit a farm appraisal report.

(REPORT MARKED EXHIBIT NO. 5).

MR. RICE: I wish to tender as an exhibit an analysis of personal property.

(ANALYSE MARKED EXHIBIT NO. 6).

10 CROSS-EXAMINATION BY MR. RICE:

Q Didn't you pay \$500.00 for the equipment excluding the diesel engine and the planer?

A No, it was just the mill that was \$500.00.

Q Did you ever write to Robert Roe or tell H.S. Green that the mill cost you \$500.00 outside of the diesel engine and the planer?

A No.

Q How much did you say that you paid for the engine?

A \$650.00.

20 Q Well how much did you pay for the planer?

A \$350.00.

Q \$300.00 and how much?

A: \$350.00.

Q \$350.00?

A: Yes.

Q Well you wrote the secretary or the Custodian's office, did you not, that you paid \$600.00 for the engine and \$325.00 for the planer. I show you a letter dated November 29th, 1943 (indicating). Is that your signature?

A Yes, that is my dad's signature.

30 Q That is your dad's signature?

A Yes.

Q I our dad's. That letter is addressed to the Department of the Secretary of State, Office of the Custodian, in Vancouver, B.C., and this letter says: "I have received your letter of November 17th instant referring to the selling of our sawmill and equipments, and asking us the price of diesel engine and the planer. The price paid for by us was \$600.00 for the engine and \$325.00 for the planer.

10

"In selling please consider as stated above if this letter should be in your hands by time. Thanking you very much."

I wish to tender that as an exhibit, your Honour,

(LETTER MARKED EXHIBIT NO. 7).

MR. RICH Q Did you ever offer to sell the sawmill excluding the engine? A: No.

Q Did you ever offer to take \$450.00 for the sawmill including the saw, carriage, belts, and sawdust blower? Did you ever offer to take \$450.00 for the sawmill? A: No.

20

Q You didn't? A: No.

Q I show you another letter written by Teru Kadonaga that is your father apparently, dated at Magrath, Alberta, on November 9th, 1943, and addressed to the Custodian's office in Vancouver. Is that your father's signature (indicating)?

A Yes.

Q Your father's signature is on that letter?

30 A Yes.

9
K. Kadonaga,
Cress-Burn.

MR. RICE: The letter reads: "I received the letter
from Robert Roe of Pender Island, B.C.,
wanting to buy our sawmill including saw,
carriage, belts, sawdust blower for the
cash of \$450.00. This above price is
\$50.00 less than what I have paid. I would
be very glad if you could let him know the
actual price, \$500.00. If the sales are
going on as stated in the enclosed letter of
10 Mr. Roe's, I will accept the \$450.00."

I submit that as an exhibit, your Honour.

(LETTER MARKED EXHIBIT NO. 8).

MR. TURCOTTE: That was before the other letter, was it?

MR. RICE: Yes. All that is just that he offered to
take \$450.00.

MR. TURCOTTE: Is there some connection between the two
letters that should be filed?

MR. RICE: If there is, my learned friend has had
access to the file and he can put that in.
20 There is nothing new in them. I am not trying to
put anything over.

I wish to submit as an exhibit, your Honour,
a claim on real and personal property.

(STATEMENT MARKED EXHIBIT NO. 9).

MR. RICE: Q How long was it you said that you owned
the sawmill and equipment or your father owned it
before you were evacuated?

A It was in April we got it.

Q What time in April?

30 A In 1942.

K. Kadenaga,
Cross-Exam.

Q Pardon? A: 1942.

Q 1942? A: Yes.

Q Was it the first part of April or the latter part of April or when?

A It must have been ---

MR. TURCOTTE: -- The receipt is dated April 17th.

MR. RICE: Q And when were you evacuated?

A We left the island on the 27th of April.

Q On the 27th of April? A: Yes.

10 Q Had you done much sawing at the mill before leaving?

A: No, we

didn't use it.

Q Beg pardon? A: We didn't use it.

Q You didn't use it? A: No.

Q Had you sold or disposed of any of the parts that you had bought before leaving?

A No.

Q None at all? A: No.

20 Q I notice in your claim that you value a box of wrenches at \$30.00. Perhaps there is a mistake there or a mix-up as they were valued in the declaration at \$10.00.

MR. TURCOTTE: What declaration is that?

MR. RICE: In this one here.

MR. TURCOTTE: The only thing we have got down here at \$10.00 is 123 feet of half inch cable.

MR. RICE: I produce another letter, dated April 27th, 1948. Is that your signature? (indicating).

30 A Yes.

K. Kadonaga,
Cross-Exam.

Q That is addressed to the Custodian?

A Yes.

Q And in that letter, item 9 is one box of wrenches,
\$10.00?

A Yes.

MR. HICK: I will produce that letter as an exhibit.
(LETTER MARKED EXHIBIT NO. 10).

10 MR. HICK: Q: I also notice that you have in your
claim two model T. Ford engines valued at
\$90.00, whereas your letter of April 10th,
Exhibit 10, values the same two engines at
\$50.00. Can you explain that?

A I think I put down \$50.00 for the two engines
there.

Q The wrenches should be \$10.00 instead of \$30.00,
as you have there, is that right?

A Yes.

Q And the two Ford engines should be \$50.00 instead of
\$90.00?

A: Yes.

20 Q That is all.

MR. TURCOTTE: Could I have Exhibit 3, I think it is?

THE SUB-COMMISSIONER: The receipt?

MR. TURCOTTE: No, it is the other list. It is the
written list.

THE SECRETARY: Exhibit 4.

MR. TURCOTTE: Yes, Exhibit 4.

THE SECRETARY: This one (indicating)?

MR. TURCOTTE: Yes, that is the one.

(Exhibit 4 to Mr. Turcotte).

E. Kadomaga,
Re-Direct Exam.

RE-DIRECT EXAMINATION BY MR. TURCOTTE

Q This is the correct list, is it (indicating)?

A Yes, that is the correct list.

Q And who had that in their possession when you got the letter from the Custodian in April?

A You had that.

Q I had that?

A Yes.

10 Q So that you wrote that letter to the Custodian without having this in your possession?

A Yes.

Q I see. That was Exhibit 4, your Honour. I would just like to point out, your Honour, that the box of wrenches on that is shown as \$30.00.

MR. RICE: My learned friend didn't make a mistake in that one, but his client did.

20 MR. TURCOTTE: I am just suggesting, your Honour, that this man got a letter from the Custodian out in the country at Magrath and he sat down and answered the letter, and probably made an error in it.

MR. RICE: He says now that ten dollars is the right amount for the wrenches, and \$50.00 for the two Ford engines.

THE SUB-COMMISSIONER: Is that all, Mr. Rice?

MR. RICE: That is all, your Honour.

THE SUB-COMMISSIONER: Thank you, that is all.

(Witness aside)
(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

20

"S.R. Howard"; Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

Defence Brief

Keitaro KADONAGA

File Nos. 5158, 5734.

Case No. 620

LETHBRIDGE

26 August 1948

V.L.A.

Sheet A.50-5

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Lot A, Sub-Div. of Sec. 1, Plan 2501, Mayne Island.

Claim

Appraised at

Sale Price

\$6000.

\$1689.25

\$1655.00

Witness: Appraiser, J.D. Patterson.

Claimant stated that he had inherited this property from his father, Toru KADONAGA.

Appraiser (Patterson) reports - Dwelling house 12 years old, barn and shack 30 years old. There are several hen houses and sheds of no value. Out of the way place is poor tillage.

Appraiser (~~Samuel~~) reports - A rough out of the way place. The greenhouses are of cheap construction. About 60 mixed fruit trees of no commercial value.

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

Claim 2

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Sawmill & Equipment

Claim reduced from \$1740. to \$1680.

(Transcript Page 11)

Sold for

\$1018.

No claim is being made for farm chattels. (Trans. Page 6)

Claimant's father (now deceased) wrote to the Custodian on 9/11/43 saying that he was willing to accept an offer from Robert Roe of Pender Island of \$450. for the Sawmill. He also wrote a letter on 29/11/43 stating that he paid \$600. for the diesel engine and \$325. for the planer.

Keitaro KADONAGA
Case No. 620

-2-

(a) Goods value \$ 55. Sold by auction for \$18.
(b) " " 1625. Sold by tender for \$1000.
\$1680.

It is submitted that the chattels were sold for their fair market value.

Summary of Defence Witnesses

J. D. Patterson
Salt Springs Land Co.
S. C. Carlsen

Where required

1	Appraiser
2 (a)	Auctioneers
2 (a)	Staff

BMP/mw

Name of Claimant **KADONAGA, Tora Dood**
Kitaro
 Custodian File **5198 & 5754**

Case **620**

<u>REAL PROPERTY</u>									
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	
					1655				5114.00
<u>PERSONAL PROPERTY</u>									
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		
<u>NETS</u>									
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
<u>MISCELLANEOUS CHATTELS</u>									
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		
55.00	18.00	5.40				1000.		300.00	5.40
TOTAL RECOMMENDATION									3419.40

5158 & 5734

December 20th, 1950.

Mr. Keitaro KADONAGA,
Magrath, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 620

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 ... \$3,419.40.

Cheque in your favour is enclosed for \$3,272.43
and we have paid the Co-Operative Committee .. \$ 146.97
for legal fees as authorized by you.

Yours truly,

FCS/jc
1 encl.

F.G. Shears
Director

CLAIM NO. 620 - Keitaro KADONAGA

This claim is made in respect of 123 acres of land situate on Mayne Island, which had been developed for greenhouse production.

The property was appraised by S.S.B. Appraisers and was sold to the D.V.L.A. at \$1655.00.

Application of the formula adopted in relation to other greenhouse properties shows the following:

Single greenhouse	20x50 i.e.	1988 sq.ft.
Single greenhouse	15x28 i.e.	982 sq.ft.
Double greenhouse	40x70 i.e.	4502 sq.ft.
Single greenhouse	20x120 i.e.	4173 sq.ft.
Single greenhouse	41x100 i.e.	6206 sq.ft.

Total - 17,856 sq.ft.

These houses were 10 years old built on wooden sills and had an estimated value, calculated on the basis of 35¢ per sq.ft. of \$6249. The structures are subject to depreciation of 50%, the depreciated value being \$3124.00.

The estimated market value, 80% of depreciated value shows	\$2500.
S.S.B. valuation other buildings, plus 80% -	1029.
S.S.B. value land, plus 80% -	1240.
	<u>\$4769.</u>

I RECOMMEND PAYMENT to the claimant of the sum of \$5114.00, to realize fair market value.

Counsel have presented a joint proposal for a special award on chattel property, which includes sawmill equipment bought in April 1942 at \$1425.00, which was sold by tender at \$1000.00.

I APPROVE the recommendation for payment of \$300.00 in lieu of other award in respect of chattels.

H. J. Bird

Commissioner.

January 11th 1950.