

5162

RECEIVED

Mayne Island, B.C. **OFFICE OF THE CUSTODIAN**
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: MINAMIDE, Masajiro
HOME ADDRESS: Mayne Island, B.C.
REGISTRATION NUMBER 14225 SEX: Male AGE: 73
OCCUPATION: Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: TOKUYE (Wife) *(Editha and personal property)*

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

NAMES OF ANY LIVING CHILDREN: _____

NONE

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____ *See notes on 5141*

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

Registered as follows: - South $\frac{1}{4}$ of North-west $\frac{1}{4}$ (quarter) of
1. LOCATION AND DESCRIPTION: Section 8, MAYNE ISLAND, COWICHAN DISTRICT

Owners' Name: Minamide, Bungoro AND Masajiro
Unimproved $\frac{1}{2}$ of above owned by the first part
Improved $\frac{1}{2}$ of above owned by second part

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling House, Chicken houses,
Root House, Packing House, Garage, Wood & tool Sheds,
5 Greenhouses: total ground space 10,400 sq. ft. with 3500
tomato plants and 3000 tomato plants in boxes for outdoor use

3. INSURANCE (Give particulars; state where policies are) Would like to have same
covered by fire insurance.

4. TAXES (Amount and where payable) 1941 taxes paid to Collector Mayne Island \$13.70.
of this \$5.00 was paid by the first part
on the unimproved land.

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

6. OCCUPANCY AND LEASES (If vacant so state) Improved portion occupied
by self, greenhouses and other buildings. Unimproved portion
used by the party of the first part.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS held by Messrs. MINAMIDE
Yes, Bungoro MINAMIDE
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.
9. IF FARM LAND STATE CROPS SOWN. 3500 tomato plants in greenhouses,
5000 plants in boxes for field staked tomatoes. Selling price
of above crops as at April 7th, 1942: - \$850.00
Which includes all EXPENSES (Supplies, labour, etc.)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House as heretofore stated on
improved portion.

2. LANDLORD'S NAME AND ADDRESS: NONE

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)

NONE

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

See list attached hereto

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

NONE

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

FORM 11-27

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: NONE6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
NONE7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$ 50.00 VICTORY BOND 1951 maturity in owner's possession8. BANK ACCOUNTS: Royal Bank of Canada, East End Branch, Vancouver, B.C.
Japan & Canada Trust, Vancouver, B.C.

9. LIFE INSURANCE: _____

NONE

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

NONE

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

CROP AGREEMENT WITH SLADE AND STEWART LTD.VANCOUVER, B. C.Agreement attached hereto.

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.

(Signature)

M. Minamichi
Naturalized British Subject.

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE October 7, 1943.

Our File No. 5162.

Full Name Masajiro MINAMIDE.
(Surname in Block Letters)

Registration No. 14225 ☒ Male - Female
(Check) Age March 8, 1869.

Former Address Mayne Island, B. C.

Date Evacuated May 20, 1942. ☒ Naturalized - Canadian-Born - National
(Check)

Present Address

*20/11/47 = c/o J. J. McKillop, D.R. 818, Moose Jaw Sask.
Kestlo, B. C. 30/9/46 = Moose Jaw, Sask.
7222 Summer Blk (25-51-41)*

☒ Married - Single
(Check)

Name of Wife ^{nee} (TERAMAE) Tokus #14226.

Name of Husband ---

Name of Mother Ryu (Deceased).

Name of Father Yoshibe (Deceased).

Names of Children under 16 ---

Requested by Olga Registered with Custodian Yes.
(Yes or No)

Additional Information Farmer. Owner of $\frac{1}{2}$ share of 80 acres, house and buildings.

1 ton truck; $\frac{1}{2}$ ton truck. Dr. Lic. 185746.

OUTLINE OF INFORMATION REQUIRED TO COMPLETE THIS FILE: No. 5162

Name of Owner of Property MINAMIDE, Masajiro (Mr.) Registration No. 14225
 Address: Police Registration Mayne Island, B. C.
 As declared Mayne Island, B. C.
 To which evacuated KASLO, B. C.
 Date of First Evac. 20/5/42 Enemy File No. _____
 Internec or enemy alien relationship _____
 Family relationships: HAKKAIKE wife Tokuo File No. 8580
 Children 16 or over MINAMIDE, Toshiko (Mrs. Mineichi) File No. 8950
Mineichi (M) File No. 14776 File No. _____
 Father Yoshibe File No. Dec'd Mother Ryu File No. Dec'd
 Name of Original Investigator Mr. Gavin C. Mouat, Ganges, B. C.
 Bill received _____ Copy sent to Accounting Department
 Bill paid _____ Date paid noted on bill
 Name and address of Agent for Custodian
 Terms of agency
 Name and address of Agent for Japanese
 Terms of agency

REAL PROPERTY (Real Estate):

Property address _____
 Legal description _____
 Search of Land Registry Office _____
 Search of Judgment Book _____
 Vesting order _____
 Certificate of encumbrance _____
 Tax Statement (and date for pre-payment) _____
 Water and other rates _____
 Encumbrances and particulars of each:
 Mortgage _____
 Agreement for Sale _____
 Liens _____
 Judgments _____
 Notice of Tax Sale _____
 Others _____
 Insurance—full particulars _____
 Leases or rental arrangements—full particulars _____
 Liquidated or otherwise disposed of—full particulars _____
 Summary of Real Property, as at a given date _____

PERSONAL PROPERTY:

Complete inventory showing various kinds of property:
 Stock-in-trade _____
 Equipment _____
 Household goods _____
 Farm implements and tools _____
 Bills receivable and accounts receivable _____
 Choses in action _____
 Interest in an Incorporated Company in any protected area in British Columbia _____
 Fishing vessels sold or undisposed of _____
 Motor vehicles See 14/4/45
 Cameras _____
 Radios _____
 Firearms _____

IN EACH CASE:

Confirmation of ownership _____
 Encumbrances _____
 Where located _____
 In whose care and all particulars _____
 Insurance—full particulars _____
 Liquidated or otherwise disposed of _____
 Summary of Personal Property as at a given date _____

LIABILITIES:

Claims (Bills payable and accounts payable)
 Identified _____
 Supported by affidavit _____
 Confirmed _____
 Paid _____
 Dominion Income Tax _____
 Business Tax and Licences _____
 Workmen's Compensation _____
 Summary of Personal Liabilities, as at a given date _____

RECAPITULATION:

Statement of affairs _____

LIABILITIES SUMMARY

File 5162.

Namajiro MINAMIDE.

Reg. No. 14225.

\$80.00 Department of Labour, Japanese Division. Letter -
October 16th, 1945. (Funeral expenses of wife,
Mrs. Tokue MINAMIDE, File 8580). Paid (Jan. 7/46)
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.

30th August, 1946.

M. J. [Signature]

MB/P.

GENERAL SUMMARY

File 5162.

Nasajiro MINAMIDE

Reg. No. 14225.

This 73-year old Naturalised-Canadian Farmer from Mayne Island, B. C., signed a Custodian "JP" declaration form on the 21st April, 1942. He was evacuated on the 20th May, 1942.

His wife, Tokue, File 8580, signed a Custodian "JP" declaration form on the 11th May, 1942. Her file carries no evidence of any Personal Property interest other than a Bank Account. She was evacuated on the 20th May, 1942, and died at New Denver, B. C., on September 5th, 1945.

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

Real Property: See Real Property Summary, dated Nov. 6/45, for particulars of a one-half interest in Mayne Island property, consisting of a Dwelling, Greenhouses (10,400 sq. ft.) and outhouses, on 80 acres of land. This property was purchased by The Director, Soldier Settlement & Veterans' Land Act, for \$1,486.00. As owner of all the buildings, this account's share of net proceeds amounted to \$2,169.67, and this sum was transferred from Joint Account 5141/5162 to his Personal Account on February 9th, 1945. 119843

Personal Property: As in the case of other Mayne Island files the list of chattels mentioned in "JP" form could not be found. A long list of goods were shipped Nov. 13/43, against Shipping Release, dated June 26/43, and under date of Dec. 21/43, this evacuee listed the articles he declared to be short. Everything saleable found on the premises was included in the auction held on Dec. 1/43. H. F. Green's memorandum of Jan. 27/44, briefly summarises the position at that time. 121376

Specified Articles: See Specified Articles Summary, dated Apr. 16/45, for particulars of 1921 Ford Truck sold for \$15.00, and 1935 Ford Truck sold for \$375.00. Net proceeds of total (\$362.79) was credited to this account on Dec. 28/42.

Bills Receivable: None.

Bonds, Shares, etc.: A Victory Bond (\$50.00) declared to be in owner's possession, did not come under the administration of this office.

Bank Accounts: This evacuee declared 2 bank accounts—one with Royal Bank of Canada, East End Branch, Vancouver; the other with Japan & Canada Trust Savings Company, Vancouver. Balances were not disclosed but in a letter, dated Mar. 3/43, the Royal Bank of Canada reported a credit balance of \$127.83, which was not disturbed by this office. The records of the Japan & Canada Trust Savings Company (File 13806) carry no account in this name, which is confirmed by P. S. Ross & Sons' (Liquidators) letter of Mar. 3/43.

Life Insurance: None.

(Over)

Land account 1200
Mileage 2200
3400
Total 4400
12.76
15
30.76 455.24 net
7/12/45

GENERAL SUMMARY...Page 2.

File 5162.

Liabilities: See Liabilities Summary for particulars of only claim recorded in this file, which has been paid in full.

Funds: There is a balance of \$943.46 standing at the credit of this account at the present time, as per statement of today's date.

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

6th November, 1947.

M. Bell

RGE/P.

MEMORANDUM

July 8, 1949.

TO: Mr. B. Good
FROM: Mr. J. Cuming

Re: Case No. 474 - Masajiro MINAMINE,
and Mr. Virtue's letter of June 10, 1949.

It would appear that the Custodian's claim to \$340.80 worth of chattels could not be upheld as "No Record at Anytime" in view of the fact that the JP Form as originally filed notes "See list attached hereto" and the list is noted on the file as having disappeared.

Mr. Virtue's Exhibit No. 9 is a copy of the JP with list attached.

Therefore, the Custodian cannot claim that he had no record of the items concerned merely because the list is not on the file.

Even though the original list might not have been included with the JP Form when it was forwarded to this office, (Transcript Page 15, Line 16) it is considered by the writer that the Custodian representative who witnessed the declaration was the party responsible for its inclusion and that the Commissioner would consider that such an inventory had existed.

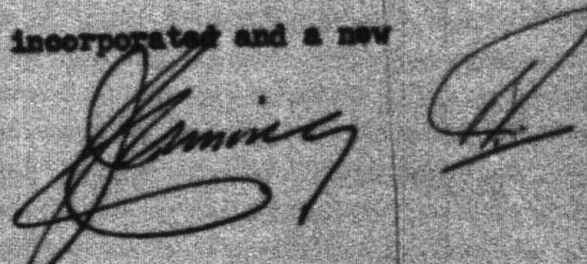
Mr. Virtue in his letter of June 10, 1949, acknowledges that goods to the value of \$47.00 which he states were shipped may be retired from the claim.

Similarly, Page 16, Line 13 of the Transcript notes Mr. Virtue's acquiescence to the abandonment of that part of the claim dealing with Foods at \$30.00.

Therefore, only the amount of \$340.80 covering items previously noted as "No Record" need be transferred to "D.N.P.", and the Food claim at \$30.00 should be transferred from "R.N.M." to "ABANDONED".

Adjustments as above have been incorporated and a new Award Sheet supplied.

JC/ER



MEMORANDUM

File No.: 5162

January 27th, 1944

To: FILE

From: Mr. Green

Re: Masajiro MINAMIDE

This is another Mayne Island file where the registration was conducted by Mr. Mouat and no list of personal property sent to us. The Mayne Island Agreement is now completed and an accounting should be made for consumable supplies. This was one of the matters Mr. Wright looked into on his visit to Mayne Island. *(after no answer had been received to mine of 27-1-44)*

A long list of articles to be shipped dated June 26th, 1943 was sent to us by the B. C. Security Commission on October 23rd, 1943 and some at least shipped by Mr. Bennett on November 13th. It is not possible to check exactly what went forward as many small items would have been included in the eight pieces shipped. It is clear, however, from the Security Commission's letter of December 21st, extra copy of which is attached to the white copy of this memorandum, that there were many shortages.

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

HFG:IP

NAME MINAMINE, HasejiraREGISTRATION NO. 14225FILE NO. 5262

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

Baby's high chair and jam jars

Drop leaf table

Enamelled canner

Cyphers incubator

Kitchen table

5 gallon crock

Dresser

1 box jam jars (15) no tops

Cyphers incubator

Picture frames (3)

Creamers

Beacon lanterns

Wooden bucket

Car starting motor

Cyphers incubator

Gramophone & records

1 box stove, 2 lengths pipe

Harness

Heat safe

1 stretcher cot

Baby bassinette

Bedstead (white enamel) spring

5 gallon crock

Rocking chair

2 gallon crock

Congoleum rug

Bundle garden tools (rake grub & hoe)

Spring filled mattress

Total:

Carried forward

~~Amount Received:~~~~Amount Received:~~~~Amount Received:~~~~Amount Received:~~~~Amount Received:~~

\$.10	F
	6.50	✓
	2.00	K
	2.00	✓
	3.00	✓
	2.50	K
	4.50	✓
	.25	K
	3.50	✓
	.50	F
	2.25	✓
	1.00	Rec.
	1.50	Rec.
	1.00	Rec.
	2.00	✓
	16.00	✓
	11.50	✓
	3.50	✓
	.50	K
	1.00	F
	.75	F
	1.50	F
	2.00	K
	1.00	F
	.85	K
	3.50	✓
	.50	✓
	16.00	✓
\$	91.20	
\$		
\$		

Original to
 Minamime
 20.3.100
 B

NAME WINAMIDE, NassairoREGISTRATION NO. 14225FILE NO. 5162

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

	Brought forward	\$	
Simmons steel bedstead (brown) spring		91.20	
1 bundle tools (2 grubbs, 1 axe)		26.50	✓
3 crowbars		.25	T
Chicken wire (7 bundles)		2.50	T
Crosscut saw (6 ft.)		2.25	misc
Crosscut saw (5 ft.) 1 handle		6.50	✓
5 gal. gas can		4.50	✓
Steel drum (empty)		1.50	misc
2 double bladed axes, 2 wedges, 1 bundle garden tools		1.00	misc
Cent hook, 1 crow bar		1.25	T
Bundle tools (1 shovel, 1 spade)		1.75	T
1 bundle chairs (3)		1.25	T
1 bundle chairs (2)		4.50	✓
1 bundle chairs (2)		3.00	✓
1 bundle chairs (3)		2.25	✓
1 V bottom skiff (12 ft. long) 1 pr. oars		2.10	✓
1 hand cultivator		25.00	
Bedpan		5.25	✓
Small kitchen table		.25	misc
Kitchen stove		2.50	✓
2 kettles, 3 large pots		7.00	✓
Bucket Misc. 1 box assorted kitchen utensils		2.00	K
Broom, dry mop, wet mop, bedpan		1.15	K
Baby crib		.30	misc
		2.00	✓

Total:		\$	197.75
Less Expenses:	(Auctioneer's Fee:	\$ 19.77	
	(Advertising:	1.38	
	(Moving:	20.98	
		<u>42.13</u>	
Net Proceeds Credited:		\$	<u>155.62</u>

Members of Custodian Staff Present. Mr. CarlsonExtracted from Auctioneering list No. Wayne Island No. 1Remarks. No list of chattels on file - To review.

MEMORANDUM: File 5162

April 16, 1945.

Masajiro MINAMIDE, #14225

From: F. Matheson

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
Truck	1921 BB Ford CA-62	
	Sold on September 12, 1942 -	Sale Price - \$15.00
Truck	1935 V-8 CC532	
	Sold on September 12, 1942 -	Sale Price - <u>375.00</u>
		390.00
Expenses		<u>27.21</u>
	Credited to Masajiro MINAMIDE	\$362.79

F. Matheson

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 5162

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

January 21, 1943.

Mr. Masajiro Minamide,
Registration #14225,
KASLO, B. C.

Dear Sir:

Re: Motor Vehicles

Your two Ford trucks
which ~~was~~ ^{were} surrendered to the Authorities, ~~has~~ ^{have} been
sold for

\$390.00

Charges against your car were as follows:

Liens

\$

Administrative Expenses

\$ 27.21

The Balance thereafter remaining of

\$362.79 ✓

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
HFP

335
15
390

for Sec
on visit to Mayne
Island 3-11-43
G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Kaslo, B.C.

Date June 26, 1943.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, Massajiro MINAMIDE, Police Registration No. 14825
hereby request you to release to me the under-noted property
stored at my property on Mayne Island.
in possession of the Custodian
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

List of goods attached to this form

Original Address Mayne Island, B.C.

Date Evacuated to Vancouver April 20, 1942

Date Evacuated to Present Address May 20, 1942

Number in Family - 12 years and over four

Number in Family - 5 to 11 years old two

Number in Family - under 5 one

TOTAL NUMBER IN FAMILY seven

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: "H.P. Loughheed"

"M. MINAMIDE"
Claimant Signs Here

QUANTITYDESCRIPTION OF GOODSPLACE WHERE KEPTFOODS

1 Tub

Soy Sauce

Incubator House

2 Cans

(1 & 2 gal.) Soy Sauce

Kanten (Japanese gelatin)

Dried Small Fish (Japanese)

Green Tea

Konbu (Dried Kelp)

(These foods were left
in the kitchen--on the
pantry shelves.KITCHEN WARE

2 Doz.

Afternoon Tea Cups and Saucers

4

Dinner Plates (Plain White, light wt.)

2 Doz.

Rice Bowls (good ones)

2

Baby Plates

All the Chopsticks (good ones)

All Teaspoons (about 1 1/2 doz.)

2

Table Forks

2

Table Knives

2

Dessert Spoons

1

Dessert Fork

4

Noodle Bowls

1

Tea Pot (Japanese type)

1

Milk Jug (tall)

1 set

Depp, Round Bowls (3 nested)

1

Mixing Bowl (med. sized)

1 Doz.

Japanese Saucers (Round)

All the Cooking Spoons, Ladles,

Caketurners etc.

All the Clover Leaf Design

Cups and Saucers

1

Oblong White Enamel Dish

1

Large Nickel-Plated Tea Kettle

3

Large Aluminum Pots

(with lids to fit)

2

Aluminum Saucepans (with lids)

2

Bread Pans

2

Layer Cake Pans

2

Cup Cake Pans

1

Measuring Cup (new with wooden

handle)

1

Roasting Pan

1

Cook Knife (Stainless Japanese type)

1

Grater

1

Enamel Round Cake Pan

4

New Scouring Brushes

(Japanese, Turtle Brand)

6

Glass Tumblers

2

Large Bowls (nest) Dark Blue and

White Pattern (heavy)

1

Silver plated Bon-Bon Dish

2

Square shaped Plates (White with

Green Border)

1

Cake Plate (Blue Centre with

Yellow and Gold Border)

2

Medium Sized Bowls (Light Green

with Gold Edges)

1

Japanese Tea Set (Compactly packed in

small wooden box)

1

Japanese Tea Tray (Round)

1

Black Iron Pot (small) with lid to fit

CARPENTER'S TOOLS

2	Hand Hammers	
3	Hand Saws	
2 (rip)	Hand Saws (Japanese type)	
	1 single cutting edge	
	1 double cutting edge	
2	Screw Drivers	
1	Steel Squares	(These tools were left
1	Sliding Tee Bevel	(in the two west rooms
1	Steel Block Plane	(of my house.
1	Groove Plane	
1	Dual Blade Plane	} Japanese type
1	Common Plane	}
1	Cold Chisel	
1	Plumb and Level	
1	Chisels	
1	Wood File	
1	Auger Brace	
1 set	Auger Bits (in small wooden box together	
	with nail punches)	
1	1/2 inch Bit (special long)	
1	Expansion Bit	
1	Gasoline Blow Torch	
1	Soldering Set	
1	Crescent Wrench	
2	Pliers	
1	Folding Rule (hardwood)	
1	Grub Hoe (without the handle)	
1	Carbide Stone (fine grain)	
1 set	Saw Tool with Small Hammer (complete)	
2	Trowels	

CLOTHING

1 pr.	Men's Dress Shoes (black)
2 prs.	Men's Work Boots
2 prs.	Men's Rubber Boots (lace)
1 pr.	Men's Gum Boots (knee length)
2 prs.	Child's Oxfords
1 pr.	Women's Biege Shoes
1	Rayon Table Cloth (orange color, check)
2	Silk Parasol (Japanese type)
1	Grey Felt Hat
1 pr.	Women's Rubber Boots (lace)

SINGER SEWING MACHINE

	All Gramophone Records
1	Tennis Racket with Rubber Cover
1	Dress Designing Set
	(1 Taylor's Square
	(1 Yard Stick
	(1 Curve Rule

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.

File Nos. 5162.
5141.

Names: Masajiro MINAMIDE
Bungoro MINAMIDE

Reg. Nos. 14225.
14223.

Address: Wayne Island, B. C. (about 2 miles from Wharf).

Legal Description: The South Half of the North West Quarter of Section 8,
Wayne Island, COWICHAN DISTRICT, containing 80 acres, more
or less.

Classification: Dwelling, Chicken houses, Root house, Packing house, Sheds
and 5 Greenhouses (10,400 sq. ft.).
(NOTE: All buildings are owned by Masajiro MINAMIDE).

Registered in the names of: BUNGORO MINAMIDE and MASAGIRO MINAMIDE.

State of Title: Clear.

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT & VETERANS' LAND ACT for \$1,486.00.

As at: 1st January, 1944.

Payment received: December 29th, 1944.

Title delivered to new Registered Owner on: December 21st, 1944.

Payment credited to Joint Account on 29th December, 1944. Separate interests
transferred to individual personal accounts on 9th February, 1945, this account's
net share being \$1,169.61.

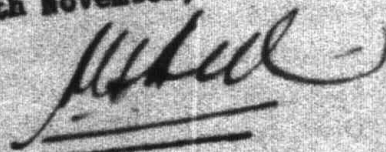
Chattels: Not involved.

Insurance: None.

Administration: This property was one of 10 operated by Ratcliffe & Mayers under
the Wayne Island Agreement, dated 17th August, 1942, until
cancelled, and from 1st September, 1943 until taken over by the
Director, Veterans' Land Act, by R. J. N. Mayers under a modified
form of the same Agreement.

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

6th November, 1945.



BC-702-P

BC/702-P

Page 1

S.S. Form No. 41
(Sheet 1)

Farm Appraisal Report

File No. JL-797

EXHIBIT No. 474-8

DATE 25 Mar 1948

Land Description South $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 8, Mayne Island.

Containing

80.50 AC. BY J. W. H. Hunter Acres

Owner's Name MINAMIDE, B. & M.

Post Office Address

Mayne Island, B.C.

Nearest Rail Point N.A. C.P.R. boats at wharf

Distance 1 mile

Market Town Vancouver or Victoria by boat

Distance 40 "

Church (give denomination) United

Distance 1 "

Nearest School Mayne Public

Distance $\frac{1}{2}$ "

State how property was identified: Road, posts and map.

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

Am doubtful on this point. S.E. corner post found loose in fence on road.
Survey necessary to prove access.
Is this district a good one? The Island has very limited opportunities.

Employment opportunity Very limited. Some farm work and local fishing.

Predominating Nationality and religion: British; Protestant.

Describe Fencing and its condition: Old rail and pole - negligible. Value \$

Water supply: 2 shallow wells. Adequate for domestic use. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Rebuilt	24 x 32	Frame	9'	Shgl.	5	Wood	Good	300.00
HOUSE	20 x 40	Glass & sash	6-10	Glass	3-4	"	"	68.00
Greenhouse	40 x 160	"	6-10	"	3-4	"	"	544.00
"	40 x 80	"	6-10	"	3-4	"	"	272.00
"	40 x 80	"	7'	Shke.	10-15	"	Poor	Salvage
Poultry house	12 x 76	Frame	6'	"	10-15	"	"	Salvage
Incubator	12 x 60	"	10'	"	5-6	Rock	Good	40.00
Root house	12 x 22	"						
GRANARY	x							
	x							
	x							
	x							
(In addition there are two other small sheds - not assessable)								

Total present day value \$ 1224.00

\$ 856.80

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? I am creditably informed that this house was built from second-hand lumber. It is occupied by hired man.

Describe the basement and chimneys: No basement. Stove pipe chimney.

No. rooms downstairs? 5 Upstairs? - How finished Shiplap

Are buildings painted? No. Condition of paint -

Distance from nearest bush All clear.

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

Cultivated Land

BC/702-P

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.	Almost level	Light clay loam with shale-6-8"	Shaly clay	Old sod and included building sites.	60.	240.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Est. 8.	Fairly level	Lt. clay 6-8"	Shaly clay	Clear bush	100.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
68.	Upland; wooded, with much rock and shale outcrop			Merchantable timber almost nil. Good fuel supply.	5.00	340.00

Total value of Land \$ 660.00

Total added by buildings to value of farm \$ 856.80

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

Total value of farm \$ 1516.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Japanese owner vacated in May. He had been exclusively growing tomatoes.
Property now leased to Messrs. Mayers and Ratcliffe.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Little opportunity on this land for any other line, unless it were poultry.

Noxious weeds:
Some Canada thistle around the buildings.

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

Provincial Government - Land & School-\$13.70.

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

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

Inspector's Signature

"T. GODFREY"

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

JL-797-B. & M. MINAMIDE

Farm Appraisal Report

Remarks:

This greenhouse property has been leased through the Custodian till 1945 by Messrs. Meyers and Ratcliffe being part of a total of 10 greenhouse properties on the island, two of which are on rented land. I have not been able to accurately orient the dividing line between B. & M. Minamide and B. Minamide. If, as I think, this parcel does not touch the Public road on the East, though the corner post was found there, then it alone has no legal outlet.

Apart from the land used for buildings and the small cleared field, the balance is upland, bush, much good firewood and much with rock outcrop. I am of the opinion it was acquired for the firewood.

The greenhouses of the usual Japanese light construction have only wood foundation sills and posts and the heating arrangements is by gasoline drum stoves on the ground with stove pipes through the roof. This arrangement appears to have been sufficient to have raised a good crop of tomatoes with the limited available water. Only 1 crop could be grown each year.

As I have been unable to accurately place the dividing line between the two properties, therefore it is possible that some of these buildings may be on the 53.87 acres adjoining on the North and owned by B. Minamide. I very much doubt if the owners could define the actual division line.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

\$

\$

\$

\$

\$

\$

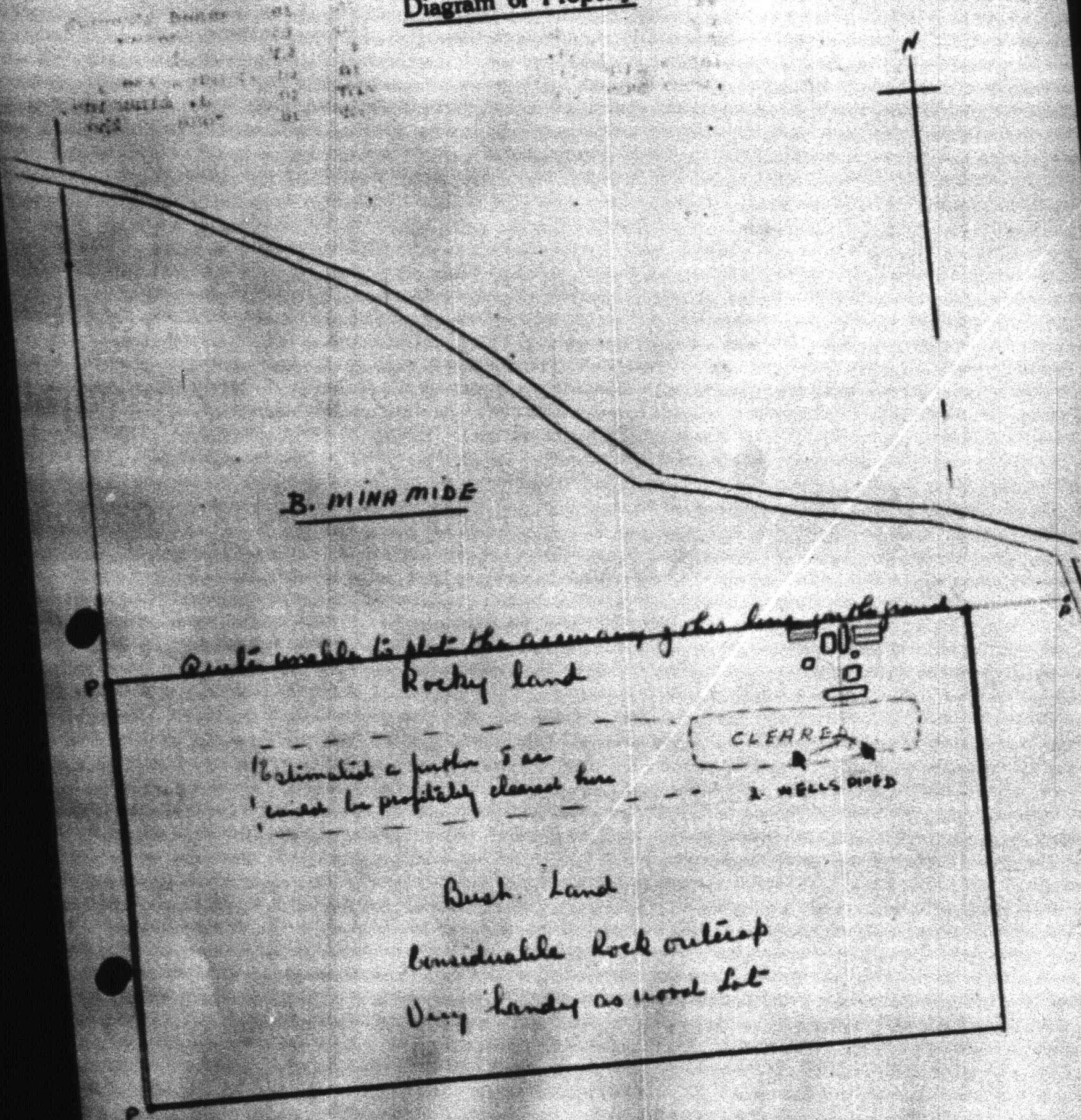
\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1500.00

Date 22nd August 19 42.

"I.T. BARNET"
District Superintendent.

5141-5142
14223-14225

MINIMIDE, Angus
MINIMIDE, Angus

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

J.L.797
File No. BC/702P
Vancouver, B.C.

December 21, 1944

A. G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

Dear Sir:-

Re: The South half of the North West quarter of
Section 8, Mayne Island, Cowichan District,
containing 80 acres more or less, ~~Salt Spring~~ Mayne
Island Assessment District

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 1476601 of the ~~New Westminster~~ *Victoria*
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ 1473.24, in favour of The Secretary of State,
dated December 19, 1944, being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price	- \$ 1486.00
Less arrears of taxes to January 1st, 1942, 1944	- \$ 12.76
Amount paid to Secretary of State:	- \$ 1473.24

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

T. Todrick
T. Todrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in
full of the land above described.

Dec 21/44
Date

Solicitor for The Secretary
of State.

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

TELEPHONE - EMPIRE 1111
LOCAL 186

Your File No.

SUBJECT:

**M.V. Registration
#56826.**



**MOTOR-VEHICLE BRANCH
VICTORIA**

**Victoria, B.C.
May 31st, 1943.**

EVACUATION SECTION	
Rec'd JUN 1 1943	
File No.	
Ans.	
Referred	<i>Mather</i>

In reply quote File No.

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

Dear Sir:-

I attach herewith copy of letter received from Mayers & Ratcliffe, Mayne Island, B.C. relative to the above which according to our records is a Ford Light Delivery, last licenced in 1941 under CA-62.

As this vehicle is the property of a Japanese in the protected area of this Province and such property is vested in the Custodian, Therefore, kindly sign the enclosed transfer on behalf of the transferor and return the same to me so that I can forward the same to Mayers & Ratcliffe for completion.

Yours truly,

**George A. Hood,
Inspector O/C Motor Branch,
for Commissioner of Provincial Police.**

**JPMH/VL
ENCL.**

1721
1558

C O P Y

Mayers & Ratcliffe,
Mayne Island, B.C.
May 28th, 1943.

Inspector Hood,
Vehicle Licence Dept.
Victoria, B.C.

Dear Sir,

On September 5th, 1942 we purchased through the Office of the Custodian at Vancouver a 1921 Ford truck which we would now like to have licenced and would appreciate if you would advise what forms would be necessary for this.

The letter confirming purchase to ourselves was covered by their File No. 247, Office of the Custodian and bears only the description of the car as CA-62 1921 Ford truck, Mayne Island. For your information CA-62 is the 1941 licence number. We realize that this is not sufficient data as required by your department and we would like to have all information, especially with reference to registration of transfer.

Trusting that you will oblige us in this matter and sincerely thanking you, we remain.

Yours very truly,

MAYERS & RATCLIFFE,

JR/AM

Per J. Ratcliffe.

5141)
5162)

January 27th, 1943

Mr. Gavin Mount,
Ganges, B. C.

Dear Sir:-

Re: MINAMIDE, Bungoro
MINAMIDE, Masafiro

On going through our files we find that both of the above Japanese were registered by you on April 21st and that personal effects etc., are covered by the remark "see list attached". No list appears on our files though we have no doubt that you have a copy attached to the duplicate "JP".

We realize that you do not very frequently visit Mayne Island but this is just to remind you that we should have on file both a list of the chattels belonging to each Japanese and your confirmation that they have been verified and are safe.

Yours truly,

H. F. Green
Protection Department

HFG:IF
HFG:IF

Review April 29
In consideration when chattels
policy & Mayne Island agency
settled

The Royal Bank of Canada

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

INCORPORATED 1869
East End Branch,
Vancouver, B. C.

CABLE ADDRESS ROYALBANK

ON
MAR 4 1943
File No. 5162
Ans.
Refer: <i>Gilson</i>

March 3rd, 1943.

Japanese Evacuation Section

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Streets,
VANCOUVER, B. C.

Dear Sirs:

Re: File No. 5162
Minamide, Masajiro

With reference to your letter of February 27th,
we wish to advise that the balance at the credit of the above
account as at today's date is \$127.83.

The following withdrawals have been made since
July, 1942:

October	20th, 1942	\$17.69
"	23rd, "	26.81
February	22nd, 1943	50.00

Yours truly,



pro Manager.

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

MAJ. GEN. J. G. ROSS, C.M.G.	G. E. HOULT
J. W. ROSS, LL.D.	S. B. PECKHAM
S. H. CAMPBELL	W. G. JEPHCOTT
J. A. GRANT	H. S. HAWTHORNE
W. L. GATEHOUSE	F. E. H. GATES
G. M. HAWTHORN	J. A. ROSS
J. A. ROSS	P. A. COFFEY
H. I. ROSS	G. G. HARRIS
E. M. SMITH	

EVACUATION SECTION	
Rec'd	MAR 5 1943
File No.	5162
Ans.	
Referred	Milsom

ROYAL BANK BUILDING
MONTREAL QUE.
Vancouver, B. C.

3rd March, 1943.

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

Attention Mr. Milsom

Dear Sirs:-

Re: Masajiro Minamide

In reply to yours of the 27th ulto., respecting a balance the above states he has with the Japan and Canada Trust Savings Company, we are unable to find any trace of any account in the name of this man.

For your information, we would advise that quite recently all the remaining balances in the names of Japanese were transferred to your office and should any further items of this kind come up, we believe that you can get the necessary information by referring to Mr. Good of your Accounting Department.

Yours faithfully,

P. S. Ross & Sons

EVACUATION SECTION	
Rec'd	AUG 19 1943
File No.	5162
App.	<i>[Signature]</i>
Noted	<i>[Signature]</i>
Aug 16 1943	

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

Dear Sir:-

Re. Life Insurance Policy #209069.
Mrs. Toshiko Miyakawa.

I beg to request that you kindly send the payment of from my credit funds in your trust, sent to the Sun Life Assurance Company (Vancouver, B.C.) the premium due for the above mentioned policy. The amount stated on the notice is \$9.11, but I presume that there will be interest due. Please inquire into this matter and send the necessary additional funds to cover.

I am enclosing herewith the premium notice. Kindly request the company to forward the receipt of acknowledgment to me at the above address.

Furthermore, may I take this opportunity to request your attention on another subject. I would very greatly appreciate if you will kindly forward me a copy of the Maya Island

Agreement between Messrs. Maynard & Ketchum and
the Japanese Property Owners.

I sincerely hope that I am not putting
you to too much trouble and inconvenience
by requesting these favors. I will very much
appreciate if you will give immediate attention
in regard to payment of insurance premium.

Thanking you,
I remain.

Very truly yours,
Masayoshi Minamide
Reg. # 14225

M. Minamide

4/59.

September 29th, 1943.

Mr. Cyril G. Smith,
Chicago,
I. C.

Dear Sir:

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

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

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

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

File 314 - James HADLEY, Reg. 1/264. North-east quarter of Section 11, Myers Island, (160 acres). We understand that this Campbell Bay property has the best heating system but no living accommodation, and is so inaccessible it will not be possible to do anything with it. Mr. Myers desires to transfer the piping from these greenhouses to the same owner's property near the Wharf, which forms part of the new agreement, and under the circumstances, we are raising no objections. If there is no prospect of the greenhouses being used it would appear to be advisable to dismantle and store the glass, and we would be glad to have the benefit of your advice on this matter.

File 315 - Tom FAIRBANKS, Reg. 1/262. Lot "A", Sub-div. of Section 1, Flax 2nd, Myers Island, (123.7 acres). We were pleased to hear that you have two tenants for this property, one for the farm at \$150.00 per annum and one for one of the houses at \$50.00 per annum.

September 29th, 1943.

File 513 - Yoshi KADENAGA, Reg. 14234. The South-east quarter of Section 7 (40 acres) and the South half of South-west quarter of Section 8 (80 acres). This property is registered in the name of M. KADENAGA, older brother of the above (Yoshi KADENAGA) and cousin of Shintaro KADENAGA (see below) who also has greenhouse on this property. Our records show the property to be about 5 miles from the Shore and 1 mile off road, across swampy ground that cannot be crossed by truck now yet. As the accommodation is also reported to be poor, it would appear to be difficult to find white tenants and we should like to know what prospect there is of finding a Chinese tenant.

File 513 - Yoshi KADENAGA, Reg. 14234. The account for the property referred to above under the name of Shintaro KADENAGA, her, as you know, was in the wife's name, the husband having been interned. The husband has been released but no action to carry everything connected with the Ryue Island Agreement is the wife's file.

File 514 - Kamille KADENAGA, Reg. 14235. The South half of North-east quarter of Section 7 (80 acres) and two acres leased from David Bennett at \$10.00 per month. The 80 acres are undeveloped, all improvements being on the leased two acres. The greenhouses are reported to be in a dilapidated condition and as favor calling the buildings and terminating the lease. We assume that the \$225.00 mentioned by you over the telephone, would be the salient value of the greenhouses and we shall be glad to have your estimate of current value of the other buildings owned by the above Lessee on this leased land.

This account shows ground rent (\$10.00 per month) to have been paid up to 11/7/1942, and we enclose our cheque for \$130.00 bringing payment up to 11/6/1943.

File 515 - John TERNANT, Reg. 14271. About two acres of land leased from J. E. Bennett at \$50.00 per month, on which Mr. and Mrs. TERNANT have built a dwelling, greenhouse and outbuilding. Does the \$500.00 mentioned by you as the present value of this property refer to the greenhouses only, or is it intended to cover the dwelling and other buildings as well?

This account shows ground rent to have been paid up to 11/7/1942 and we enclose our cheque in favor of J. E. Bennett for \$50.00 bringing payment up to 11/6/1943.

File 516 - James Earl BELL, Reg. 14274. West half of North-east quarter of Section 7 (80 acres) and West half of fractional South-east quarter of Section 7 (80 acres) and Parcel 10 of North-east quarter of Section 7 (25.2 acres). We understand that these greenhouses are in fair condition and that living accommodation is good. The property is only 1 1/2 miles from the Shore and we hope a satisfactory tenant can be found for this property.

Yours truly,

R. C. Bell,
Administration Department.RCS/P.
Encl.

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

P. G. HESS & SONS
CHARTERED ACCOUNTANTS

Royal Bank Building,
VANCOUVER, B. C.

19th September, 1943.

Our File No. 252-176

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

Attention Mr. F. G. Shearn
Director

Dear Sirs:

Re: MEYERS & RATALIFFE

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

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

You will note that the operations for 1942 show a profit of \$1,893.96 and for 1943 a loss of \$706.12. In both years we have included as an expenditure the sum of \$126.05 for land taxes. These taxes are payable by Messrs. Meyers and Rataliffe. We should also point out that we have gone over these figures with Mr. Rataliffe of the firm of Meyers & Rataliffe and he is satisfied that they are essentially correct. We understand it was agreed between your office and Messrs. Meyers and Rataliffe that the results of the two years would be a profit of \$1,185.84. Under the agreement fifty percent of this profit is payable to your office, and so there is therefore at this time due to you the sum of \$592.92 made up as follows:

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

Messrs. Meyers and Rataliffe held an insurance policy covering the assets on these farms and expiring on the 1st January, 1946, the unexpired

Office of the Custodian.

- 2 -

15th September, 1943.

value of which has been treated as being \$211.67. In the event that you terminate the agreement with Messrs. Meyers and Ratcliffe it would be in order for you to accept an assignment of this policy for the amount of \$211.67 as part payment of the amount of \$545.32 referred to above.

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

Yours faithfully,

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

Enclosures

James A. Batcliffe

Statement of Receipts and Expenditures

For 1942

Receipts			17,316.49
Expenditures			
Wages - per cheques	5,032.50		
- per Batcliffe	38.00		
- allowance to elvers	600.00		
- Receiver General	50.95	5,721.45	
Petty cash		432.23	
Packing materials		1,932.36	
Fertilizer		175.89	
Car maintenance		38.00	
Car insurance		125.75	
Mowing, etc.			
Hyers (cheques)	372.00		
Batcliffe (cheques)	319.87		
per Batcliffe	208.60	900.56	
Travelling - per cheques	131.00		
personally	100.00	231.00	
Telephone		12.01	
Legal expense		300.00	
Interest		13.00	
Markham's Compensation		25.05	
David Spenser Limited		12.04	
Truck purchase	351.00		
Truck purchase (cash)	39.00	390.00	
Plough		195.00	
Flaming and lumber per Batcliffe		136.55	
General supplies - Batcliffe		55.00	
Car battery		6.54	
Fire insurance		60.14	
Gas and oil (cash)		100.00	
Board (cash)		70.00	
Property taxes 1942		136.05	
Custodian - rentals		11,627.53	
		5,045.00	
		16,072.53	
Deductions			
Packing supplies on hand	200.00		
Truck	350.00		
Plough	100.00	650.00	14,422.53
Net Profit for 1942 Season			\$ 1,893.96

Exhibit 2

Income & Expenditures

Statement of Receipts and Expenditures
for Season 1943

Receipts			11,233.58
Expenditures			
Wages		7,043.83	
Petty cash		134.07	
Packing materials			
Inventory 1943	200.00		
Purchases	135.00	336.00	
Fertilizer		148.96	
Car maintenance		736.46	
Depreciation on truck		150.00	
Fire insurance - 1/3 of \$317.50		105.83	
Traveling expense		170.00	
Harmon's Compensation Insurance		261.30	
Car insurance		188.70	
Card stock		125.00	
Car rentals		195.00	
Gasoline - rental		1,800.00	
E. Suzuki - rental		7.50	
Telephone		87.97	
Study office expense		20.25	
Miscellaneous expense		312.49	
Land taxes		125.00	
			<u>11,943.79</u>
Loss for Season 1943			<u>\$ 709.12</u>

C
O
P
Y

**DISTRIBUTION OF \$1000.00 RECEIVED FROM MAYERS & KATZELMAN
IN SETTLEMENT OF 1942/1943 ACCOUNTS (P. R. MEYER & SONS
STATEMENT 15/9/1943) AND IN RELEASE FROM BALANCE OF LIFE OF
DAVID MEYER ACCOUNT (9/9/1943 - 13/11/1945).**

Charges received from Mayers & Katzelman				\$11.07	\$1000.00
Unexpired portion of Insurance premium				252.30	461.77
Total for 1942/1943					\$ 536.23
Net amount available for distribution as under					
File	Account		Insurance	Total	Settlement of account
5158	Tara KADOMURA	Reg. 14260	\$ 20.16	\$ 50.20	\$ 31.07
5135	Yoshi KADOMURA	" 14234	16.00	—	4.54
5164	Shojiro KIMURA	" 14263	20.16	2.00	21.07
5111	Shiguro KIMURA	" 14223	14.28	32.28	36.37
5162	Shojiro KIMURA	" 14225	14.28	24.46	36.37
5166	Kunio NAGATA	" 14264	50.40	51.04	127.68
5131	Togo NAKAI	" 14242	11.75	—	29.79
5143	Junzo Koji SUGI	" 14275	25.20	37.20	63.84
5139	Kiyomasa SUGI	" 14266	20.16	17.46	21.07
5113	Tomo TERAMOTO	" 14237	18.48	—	46.81
4977	Hi KADOMURA	" 14162	—	25.24	—
			\$11.07	\$252.30	\$536.23

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

Handwritten signature

For distribution ratio see Memorandum of 25/9/1943 on File 6/83.

COPY

5166, 5139,
5162 & 5141.

September 27th, 1943.

Mr. L. J. H. Hyatt,
Hayes Island,
I. C.

Dear Sir:

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

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

Ref. (2): Range 14266 - File 5139: Lots 20, 21 and 22, Section 12, Plan 715, Hayes Island. (3 acres).

Ref. (3): Range 14235 - File 5162: The South half of North-west quarter of Section 8, Hayes Island (Improved portion of 80 acres).

Ref. (4): Range 14233 - File 5141: The South half of North-west quarter of Section 8, Hayes Island (Unimproved portion of 80 acres); and Parcel "A" of Section 8 and 11, Hayes Island (53.76 acres).

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

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

Fire Insurance As insurance on all the properties covered by the Hayes Island Agreement is for account of the owners as from the 1st September, 1943, the date from which you were released from your obligations under that

for S.C.C.
on visit to
Mayne Island
3-11-43
To Fred Bennett
360 Homer Street,
VANCOUVER, B.C.,
October 23rd, 1943.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: MINAMIDE, Masajiro #14225 Kaslo, B.C.

Attached are two copies of a Release and two copies of a long list of goods to be shipped to above from Mayne Island.

I understand that Freddie Bennett Senior, who is a friend of Mrs. MINAMIDE, will attend to the packing if you will give him permission to do so. The goods are under the name of Masajiro MINAMIDE, although it appears that the husband of Mrs. Toshiko MINAMIDE, who is the owner, is interned. She also speaks of a Mr. Ratcliffe as a renter of the property on Mayne Island. *

In giving instructions to your fieldman, please have it definitely understood that we will pay no charges for packing or cartage. *me*

Considering the formidable list of goods, this may preclude shipment. We will pay freight charges on food, tools, clothing, shoes, sewing machine, dishes and kitchen utensils. The family is said to be on maintenance, and it would appear to the writer that quite a lot of the goods should be sold to help defray expenses on what is actually necessary to an ordinary existence in Kaslo.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF
encl.
c.c. Gen. Files

C.W. Fisher
Transportation

Per M.D. Macdonald.

Credit balance 24/10/43 \$467.80

* Minister M. son-in-law of Masajiro N.
previously inmate Escondido, now released, owned the
property. lived with wife's family. Above information is:
(a) incorrect
(b) irrelevant.

5162

October 8th, 1943.

Mr. Fred Bennett,
Mayne Island, B. C.

Dear Sir:

Re: Masairo NINAMIDE, Reg. #14225

The Security Commission have sent us the enclosed application for shipment of goods to the above Japanese at Kaslo. The Security Commission tell us that the Japanese says that you will be so kind as to attend to the packing and shipment of these goods. Will you please let us know if this is the case.

The Security Commission are unwilling to pay any charges for packing or cartage but will pay freight charges on food, tools, clothing, shoes, sewing machines, dishes and kitchen utensils. We have a small credit to this man's account from which we could reimburse you for any reasonable charges and it would of course be quite in order to secure the assistance of the two helpers Mr. Mouat has at present on Mayne Island getting things ready for our forthcoming auction.

Would you be so kind as to let us know what you do as we do not expect our Mr. Carlsen on Mayne Island again until just before the auction which may not be for a few weeks yet.

Yours truly,

H. F. Green,
Protection Department.

HFG/HMS
Enc.

Decks Road

Mayne Isd BC

Nov 12 1943

Masajiro Minamide Reg #14228-

Kaslo

BC

In Account with

A Bennett & Co

Mayne Isd

BC

Packing & shipping 8 pieces of

Household Goods to

Mayne Isd Wharf \$ 6.00

Dickson Road
Mayne Island B.C.

Nov 13 1943

EVACUATION SECTION	
Rec'd	NOV 15 1943
The No.	5162
Ass.	23/11
Referred	Green

Mr H. Green

To Custodian Office

Vancouver B.C.

Dear Sir

I have been waiting for many weeks for this Release, as the shipment was already to go soon as I had permission. find Enclosed return of Release also account for packing & shipping delivered at Mayne Isd Wharf. Re Masajiro Munamada Reg # 14 225

Regards Mr & Mrs Sumi Family H. Sumi & C. Sumi
(as I Sumi to follow next week) you can call that all paid for packing & shipping to Mayne Isd Wharf. Extract ↑

We had a letter from S. J. Nagata at Chase ↓ stating I can have a dressing table & stool complete for their house on Mayne Island would you kindly give me permission to buy it home I mentioned this to Mr Carlson last week when he was on Mayne Isd & he said to let you know what the Nagata family said about it you may probably have had a letter from them regards above. Mr Morlat also knows about this
Yours Truly & Respectfully



5143

Dickson Road
Mayne Isd

J. K. Sumi Nov 20 1943

Mr J. Green

Protection Dept =

Custodian Office

506 Royal Bank Bldg
Vancouver B.C.

Dear Sir

EVACUATION SECTION	
Rec'd	NOV 22 1943
File No.	
Ans.	24/11/43
Referred	Green

I had to hold this shipment back for 1 week until I located the Dray Saw requested by the owner under Mr Monato's instructions I found all J. Sumi asked for the house except knives & forks I forgot to mention in my last letter that I did not find all Masayuki Munamoto #14225 wanted shipped everything was piled out in a old shed instead of where the Japanese told me to find same their boxes was all tossed out & lying on the floor I shipped all I could find & there was quite a lot short of the list. We are getting on very well with the Austin articles so far.

Yours Truly

Fred Bennett

5162

November 23rd, 1943

Mr. F. J. Bennett,
Mayne Island, B. C.

Dear Sir:-

Re: Masairo WINAWIDE

This is just to thank you very much for your letter of November 13th and to enclose herewith our cheque for \$6.00 in payment of your expenses incurred in connection with shipment of the above Japanese effects. We are sending this to you straight away but have not yet had time to check up on the other matters in your letter under reply for which we have to refer to the separate Japanese files.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

Mar 23rd 1942

English Revolution

506 Keyel Brand Lbly
Vancouver Lbly

EVACUATION SECTION
Rec'd NOV 29 1943
File No. 5162
Ans.
Referred Beel

out-8 1000

Oct-6 1900
I have pleasure to say an order to
David Spencer & Co. Vancouver B.C. for clothing
amounting to \$6.42 (more or less). Regarding
the payment for this order, I have made
arrangement with the above place to contact
your office and have it sent direct to them
out of my credit funds in your trust.
Kindly make out a cheque in their favor when
their request comes in and forward it to them.
Kindly note the amount they ask for may vary
from the above, depending on the price of goods etc.

I would very greatly appreciate your
kind cooperation in this matter, and sincerely
hope that I am not putting you to too
much trouble by requesting the favor of your
standing your

Wm. Macon

Yours very truly
Masajin Mikamiya May 14 1895

5162
5337

November 25th, 1943

Mr. Fred Bennett,
Dickinson Road,
Mayne Island, B. C.

Dear Sir:-

Re: MINAMIDE, Masajiro
NAGATA, Shuji John

Further to ours of November 23rd, this is to thank you for yours of November 20th and for everything that you have been doing. We note that you were unable to find the knives and forks requested by J. Sumi and have also been unable to find all of Masajiro Minamide's belongings.

Turning to the dressing table and stool belonging to Shuji John Nagata which he has authorized you to take, we will raise no objection to this. As, however, Shuji John Nagata has not written to us, we think you should send us his letter giving you these articles in order that we may have his approval on our files. If you are worried that you will then have no proof of ownership, we will gladly send you a letter from this office authorizing the transaction.

Yours truly,

H. F. Green
Protection Department

HFG:IF

Canadian

File

EVACUATION SECTION	
Rec'd	NOV 29 1943
File No.	5162
Ans.	4A
Referred	Green

Vancouver, B.C., November 26th, 1943.

sent to Gibson

MEMORANDUM:

TO - Supervisor, Kaslo, B.C.

Re: MINARDIE, Maguire #14225 Kaslo

Shipped from Mayne Island by Fred Bennett Nov. 18th 3 parcels effects, apparently on your Custodian Release of June 26th, on which we are paying the following charges:

C.P.R. Freight\$11.90

Our letter of instructions to the Custodian specified that we would not pay any cartage or packing charges as same had been arranged by the owner with Fred Bennett. Please examine goods on arrival and collect accordingly, advising the Treasury here with copy to this desk. The sewing machine and clothing would be free, but charges should be assessed on the balance unless the kitchenware would have had to be replaced by us otherwise.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF

c.c. Gen. Files

Treasury

Custodian of Alien Property. ✓

506 Royal Bank Bldg.,

Vancouver, B.C.

C.W. Fisher
C.W. Fisher
Transportation

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Rec'd	DEC 23 1943
File No.	5162
Ans.	<i>[Signature]</i>
Y.	<i>Green</i>

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B.C.,
December 21st, 1943.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: MINAMIDE, Masajiro #14225, Kaslo

Referring to shipment made by Fred Bennett from Mayne Island Nov. 18th, apparently on Custodian Release of June 26th, to which was attached a two-page list of articles, I am in receipt of a letter from the Welfare Department at Kaslo, of which two copies are attached, listing the tools and kitchenware ordered but not received. The claim is made that where articles sent many were of no value and that the tools did not correspond with the list sent.

Investigation is requested to locate the articles if possible, and the suggestion is made that they be safely stored until sale of chattels is contemplated and then sent to Kaslo. Claim is made that the tools not received are valued at \$50.00. On account of wrong goods being shipped MINAMIDE refuses to pay the charges, although at least half of the \$11.90 expense should have been refunded us. From this you can see the position in which we are placed when the wrong goods are shipped.

Please have it understood that any expense incurred in locating these articles and storing them in a safe place is not to be at our expense. Should be obliged if you would answer the Japanese direct, with copy to this desk, of what disposal made of the matter.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF

Encl.
c.c. Gen. Files

[Signature]
C.W. Fisher
Transportation

December 17, 1943

Welfare Dept,

Mr. Clarkson

Masa-jiro MINAMIDE #14225 Gr. #1214

Carpenter Tools not received in delivery of custodian goods.

- 2 Hand Hammers.
- 2 Cross-Cut Hand Saws (Henry Disston Make)
- 2 Screw Drivers.) (2 old useless saws sent instead, Not Minamide's)
- 1 Steel Squares. (old, not property of Minamide's)
- 1 $\frac{1}{2}$ " Chisel
- 1 Cold Chisel
- 1 Wood File
- 1 Auger Brace (broken Brace not property of Minamide, not sent)
- 1 $\frac{1}{2}$ " Auger Bit (Special long)
- 1 Expansion Bit.
- 1 Gasoline Blow Torch (Brand new)
- 1 Soldering Set
- 1 Crescent Wrench.
- 2 Pliers
- 1 Folding Rule (Hardwood)
- 1 Crab Hoe (light weight; Square Japanese type)
- 1 Carburum Stone (fine grit)
- 1 Set Saw tools (Brand new)

Some of these tools were brand new and all were definitely in good working condition

All these tools has been registered to the Custodian and are of value to the owners livelihood.

KITCHEN WARE

- 2 Aluminum Potato Pots (one new, all with lids to fit)
- 2 Bread Pans
- 2 Layer Cake Tins
- 1 Measuring cup (new)

Much miscellaneous chinaware (good quality) was not received at all.

BHJ:CK

Kaalo, B.C.

Jan 22, 1944.

To. The Office of the Custodian,
Japanese Evacuation Section
Insurance Department.

EVACUATION SECTION
Rec'd
FILED 28 1944
Ans. 8th - 2nd
Registered

Dear Sir:-

Re. Life Insurance Policy # 2,095,691.

Mrs. Tachiko Michimide.

I beg to make a request that you
kindly forward the payment for the premium
due Dec. last, on the above policy out of my
check funds in your trust, to the Sun Life
Assurance Company (Vancouver B.C.)

I am enclosing herewith the premium
note for your convenience. Kindly forward me
immediately their official receipt when received
by your office.

Sincerely hope that I am not
putting you to too much trouble by requesting
your attention in this matter.

Thanking you,
Remain.

Yours very truly,
Masajiro Michimide

BF. Feb. 21 - Send receipt
to Jap.

Keeb, B. B.
Jan. 22, 1944.

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

EVACUATION SECTION	
Rec'd	JAN 28 1944
File No.	5162/111
Ans.	
Referred	Bell

Out to Bell

Dear Sir—

I am writing to request if you will kindly furnish me with information and particulars in regard to the following subjects.

1. Personal Credit Account.

Would like to know just how my personal credit in your trust stands at present. No doubt I have made numerous withdrawals and I presume the rent monies for the current year of 1943 has been sent in. Kindly explain to me just how this rent monies was distributed to the property owners. Please make out a statement of all withdrawals and incoming monies in full detail and forward me same.

2. Property on Mayne Island.

I have been informed that the lease agreement with Mayers and Ratcliffe has been cancelled sometime ago. Therefore I would like to know the full particulars regarding my

property to whom is it rented to and at what terms etc.

3. Taxes on the above Property

The assessment for taxes due in fall of 1943 was never sent to me. Consequently I have not paid from this end. Kindly let me know whether you have made the payment out of the funds in your trust, or otherwise and at the same time please explain as to what should be done regarding taxes as at the present situation.

I am quite aware that I have made inquiries that needs to be referred to your various departments but I would greatly appreciate if you will kindly gather all the informations in full and favor me with an early reply. I sincerely hope that I am not putting you to too much trouble and inconvenience by requesting these favors. Am awaiting in anticipation.

Thanking you,
I remain,

Very truly yours,
Masaya Minamide.

Copy for File 5162

6/82

January 27, 1944.

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

Dear Mr. Mount:

**Re: Fire Insurance--
Mayer Island Japanese Property**

As you know, properties belonging to ten different Japanese were operated under an agreement with Messrs. Mayers and Radcliffe which terminated last September.

Among other things, Mayers and Radcliffe were required to carry insurance which they had covered for a total schedule of \$5,000.00 on Greenhouses and \$6,500.00 on Dwellings. The coverage also included Household Furniture, Equipment, Personal Effects, etc.

Seven of these properties, (as follows)

Toru KADONAGA File No. 5158
Kumajiro KONISHI File No. 5164
Bungoro MINAMIDE File No. 5141
Masajiro MINAMIDE File No. 5162
Kumazo NAGATA File No. 5165
James Keiji SUI File No. 5143
Kikumatsu SUI File No. 5139

Have been sold to the Director, Veterans' Land Act and are being turned over to them and will date back to December 31st, last. Three of the ten properties are not included in this deal.

In order to simplify the insurance problem in connection with these various properties, we have suggested and are going to cancel the schedule originally placed by Messrs. Radcliffe and Mayers mentioned above. The Director, Veterans' Land Act through the Soldier Settlement Board here, will arrange coverage to suit themselves on properties they are taking over. It will now be necessary for us to arrange suitable coverage for the properties not included in this deal.

Would you please reply by return mail, if possible, giving us your ideas as to the insurable value of buildings on property belonging to:

Yoshi KADONAGA File No. 5135
Toyo SASAKI File No. 5231
Teuno TERAMOTO File No. 5213

28th February, 1944.

I.T. Barnet Esq.,
 District Superintendent,
 Soldier Settlement of Canada,
 Rogers Building,
 470 Granville Street,
 Vancouver, B.C.

Dear Sir:

Included in your recent offer for the purchase of some properties on Mayne Island is your No. JL-797, MINAMIDE, B. & N. covering the following:

<u>Land Description</u>	<u>Acres.</u>	<u>Appraised Value</u>	<u>Purchase Price.</u>
S $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec. 8, Mayne Is., Covichan Dist., cont'g. 80 acs. m. or l.	80.00	\$1,516.00	\$1,426.00

According to our file and also from information supplied to us in a recent letter, M. Minamide is the owner of the Eastern 40 acres of this 80 acre parcel and it is on this eastern portion that all the improvements are situated. The purchase price on the 80 acres is \$1,426.00 and we would be obliged if you would break down this amount as between the western $\frac{1}{2}$ containing 40 acres and the eastern $\frac{1}{2}$ containing 40 acres plus the improvements.

Yours truly,

F. G. Shears,
 Director.

FCS/PLH

5162.

June 2nd, 1944.

Mr. Masajiro MINAMIDE,
Registration No. 14225,
Kaslo, B. C.

Dear Sir:

Re: S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 8, Mayne Island, Cowichan
District, containing 60 ac. more or less.

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

We are writing to advise you that the above property in which you have a joint interest is included in this deal.

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

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

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

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

Yours truly,

F. G. Shears,
Director.

RGB/P.

January 24th, 1945

MEMORANDUM

TO: MR. E. W. WRIGHT

FROM: MR. G. H. PIERCE

RE: MINAMINE, Masajiro, Deceased

Date of Death: May 1, 1944, at Lethbridge, Alberta.

Family

Mrs. Uchiyo MINAMINE

Wife

Lethbridge, Alberta

Place

Son

Age 21

Pamir

Daughter

29

Will

There is a copy of a will in Japanese and a translation made by the R.C.M.P. This is not witnessed but also on file is a witnessed statement made by Mrs. Uchiyo MINAMINE to the effect that she was present and saw her husband write the will. The will leaves all his assets to his eldest son Tameo MINAMINE (our records do not show any other son) and there is a letter on file dated June 1, 1944, signed by Mrs. Uchiyo MINAMINE and also Tameo MINAMINE (she may be a minor) stating that they agree to the terms of the will. This statement is witnessed by Masayoshi MINAMINE and E. Wright.

Assets

Funds at credit with Custodian

\$2974.23

Joint account with Masajiro MINAMINE

239.45

amounting to \$1470.24 6/34 Proposed division. See remarks.

\$3213.68

These funds are derived from the sale of properties to the Director, V.L.A. Date of sale being January 1, 1944. Funds from the sale of chattels were received prior to death.

The deceased owned one of the real properties jointly with his brother Masajiro. Masajiro MINAMINE claims the $\frac{1}{2}$ with all the improvements on it. This is confirmed by a notation on the deceased's J. P. form stating that he owned the unimproved $\frac{1}{2}$, however, no definite proportion of settlement was arrived at. The settlement above is arrived at as follows:

Assessed Value

Land	1200.00	12/34
Improvements	2200.00	22/34
Total	3400.00	34/34
$\frac{1}{2}$ of land encroachment	600.00	6/34

Liabilities

R. C. Security Commission

\$195.00

Funeral Expense. Professional services (Doctors)

0.00

\$236.00

P.T.O.



BRITISH COLUMBIA SECURITY COMMISSION

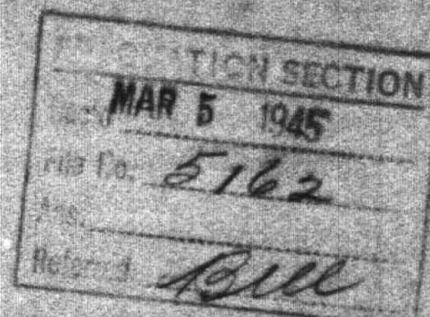
360 Homer Street,
Vancouver, B. C.
March 3rd 1945

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

Attention Mr R.G.Bell

Dear Sir,

Re Masajiro MINAMIDE #14225
Custodian File #5162



We shall appreciate it if you will forward the above named a monthly remittance of \$35.00 so that he and his wife may be removed from maintenance, the first cheque to be forwarded on the 20th of March and future cheques on the 20th of each month thereafter.

Mr MINAMIDE has raised a question regarding the amount received from the sale of property i.e., \$1,470.00, and asks if this included the sale price of house, buildings and greenhouse. He states that the assessed value of the property was \$3,400.00.

Yours truly,

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

See Mr. Shivers

Assessed at:

Land \$1200

Impr. - 2200 =

\$3400

*Dwelling, numerous outhouses
& 5 greenhouses (10,000 sq ft)*

S.S.B. \$1486

MMS

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

EVACUATION SECTION	
Rec'd	MAR 22 1945
File No.	5162
Referred	10/4/45 RLB

KASLO, B. C.

Address

Date

Dear Sir:-

You have informed me that my property known as

Cowichan District - South $\frac{1}{4}$ of North West $\frac{1}{4}$ of Section 8, Mayne Island
has been sold.

As you are aware, I have never consented to the sale nor ratified it but have at all times and do now object to the sale of my property above described. Because, however, I am in destitute circumstances and because the government has discontinued the advance of maintenance to me, ~~(and because I am now deprived of the income from my said property which I formerly enjoyed) (or rather once may be)~~, I have to request from you, the proceeds of the sale of the property in order to maintain myself and my family but in doing so I wish it made clear that it is only being accepted under protest and without prejudice to any rights which I have or may have arising out of what I consider the wrongful sale and disposition of my property.

Yours truly,

M. Minamide

Masajiro MINAMIDE,
Reg. No. 14225

KASLO, B. C.,
March 10/45

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

Dear Sir:

Re: File No. 5141 A 5162

EVACUATION SECTION	
REC'D MAR 15 1945	
FILE NO. 5141-5162	
ACD 10/4/45	RLM
Referred	Bele

I am in receipt of your notice of the sale
of my property on Mayne Island.

As I have previously stated I still have no
desire of selling the property and I am sending this
letter in protest that the property was sold without
my consent.

Also the price placed on the property is
preposterously low, which you may see in comparison
with the value which I filed with you.

Yours truly,

M. Minamide

Masajiro MINAMIDE,
Reg. No. 14225

5162.

April 10th, 1945.

Mr. Masajiro MINAMIDE,
Registration No. 14225,
Kaslo, B. C.

Dear Sir:

Re: Your Mayne Island Property.

We are in receipt of your letters of the 5th and 10th ultimo protesting against the sale of your Mayne Island property.

Your remarks have been carefully read and we appreciate that the disposal of your property is a matter of personal concern to you. However, the sale of properties to The Director, Soldier Settlement & Veterans' Land Act, was carried out as a part of a policy of liquidation outlined by Ottawa, on the basis of appraised values.

Your letters have been placed upon your file so that your comments in regard to this sale will remain on record.

The net proceeds from this sale are available to you, as advised you on the 8th ultimo, and we will continue to remit you \$35.00 per month so long as funds are available or until the arrangement to do so is cancelled by yourself or the British Columbia Security Commission.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

cc to Mr. Shears

**EVACUATION SECTION**

Rec'd JUN 20 1945

File No. _____

Ans. _____

Referred *Bell***BRITISH COLUMBIA SECURITY COMMISSION**

360 Homer Street,

VANCOUVER, B. C.

19th June 1945.

Attention Mr. R. G. Bell,

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

Dear Sir,

Re: Masajiro MINAMIDE
Reg. No. 14225
Your File No. 5162

The above-named man has been in receipt of a monthly remittance of \$35.00. However, our New Denver Welfare Manager informs us that this man's wife is ill and needs special diet and medicine.

We shall feel obliged, therefore, if in future you will forward a monthly remittance of \$40.00.

Yours truly,

M. L. Brown,
Office Manager.

MMS/GM

STRAITH, PRINGLE & RUTTAN
Barristers, Solicitors,
Notaries, Etc.

308-311 Bank of Toronto Building
1405 Douglas Street
VICTORIA, B. C.

July 24th, 1945

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

Dear Sir:

Re: Bungore MINAMIDE Estate

We have been in conference with Mr. Cox, the Official Administrator, regarding the proposal to pay \$500.00 of the above estate to the son, Etsuo.

We are just now preparing the Proof of Heirship in this estate and as soon as we have the necessary proof, Mr. Cox will be in a position to make the distribution of the estate. We take it that Mr. Cox may pay the \$500.00 to this son and that the balance of the estate should be returned to you to be held for the widow and the two children.

Yours truly,

STRAITH, PRINGLE, & RUTTAN

Per: "W. T. S."

WTS/SE

Barnwell, Alth.

Feb. 26, 1948.

To: Office of the Custodian
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 4 1948
File No.	5162/1948
Ans.	
Referred	Belt

Dear Sir:

Re. File # 5162

I am writing in regard to yours of Nov. 10th 1947. The contents of your letter showed that you desired to forward me the remaining funds (\$43.46) in your trust, in order to close my account. As you ~~for~~ may be well aware, that letter took considerable time in reaching its destination. Therefore I had refrained from writing at the time, thinking that the cheque would probably be already on the way. However, to date I have had no further word, and am enquiring as to whether the cheque was sent out or not.

In case it was kindly investigated into
the matter, for definitely it has ~~never~~^{not}
been received at this end.

At one point in your letter you
mentioned that there was no evidence
of losses concerning Personal property on
my files, that may be so, but if you
would compare the contents ^{of} the list
of Personal properties (registered with you
at the time of execution) with the
auction sale sheet you will note that
great many items having considerable
monetary values has never been accounted
for at all. Furthermore I am not
satisfied and protest the way in
which my various properties were
liquidated.

Thanking you,
I remain

Yours truly,
M. Minamide
Reg # 14225.

BRITISH COLUMBIA COAST STEAMSHIP SERVICE

Shipper's No. _____

Agent's No. _____

Marine Island Nov 13 1943

Nature, Weight, Quantity, Measure, Gauge, Quality, Grade, Condition, Brand, Contents and Value declared by the shipper and unknown to the Carrier.

(Mail Address—Not for purposes of delivery)

Consigned to Massajo Minamida 92 BC Security Commission

Destination Kaslo Province or State of BC County of _____

Route CPR Vessel Quinn Mary

CHECK COLUMN	No. Packages	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	WEIGHT (Subject to Correction)	MEASUREMENT (Subject to Correction)
		1 box Kitchen Ware		
		1 Lbs Sauce		
		1 box Pots & Pans		
		2 boxes Pots & Pans		
		1 box dishes		
		1 box dishes		
		2 Baskets Clothes		
		1 Sewing Machine		
		<i>Specimen</i>		

If charges are to be prepaid, write or stamp here "To be Prepaid."

Shipper.

Received \$
to apply in prepayment of
the charges on the prop-
erty described hereon.

Agent, Cashier or Purser.

Per _____
(The signature here acknowledges
only the amount prepaid.)

Charges Advanced:
EVACUATION SECTION

Paid \$ _____

File No. _____

Amt. _____

Deferred _____

Fred Bennett L.

Shopper

Agents

For

Per

SEE CONDITIONS ON BACK HEREOF

EVACUATION SECTION	
Rec'd	FEB 26 1944
File No.	5162
Ans.	
Referred	Bell

Kaslo, B.C.

Feb 14, 1944

The Office of the Custodian

Japanese Evacuation Section

Concours B.C.

Dear Sir: Re Property on Mayne Island.

Masajiro Minamide, Reg # 14225.

As you will see by the registration of my property with you, I own the eastern half, 40 acres, of the 80 acre property, the title to which is in the name of Bungoro Minamide and myself. All the improvements are on my portion of the land and Bungoro Minamide has no interest either on the improvement or my portion of the land. I wanted to have a separate title to the land I own but unfortunately I did not have the opportunity to do so.

I am writing this letter that, although I have no desire to sell my property, in case of eventual sale of the property I wish to have my portion valued separately with that part actually owned by Bungoro Minamide.

The reason for this is that unless the valuation of the property be made separately there is no way of dividing the proceeds between Bungon Mnamale and myself.

Will you kindly let me know if you can do this in case the property be sold.

Yours very truly.

~~Mungon~~ Mnamale

Q. 1. At the time of registration I did not put valuation on my property but I estimate the value of 40 acres of land and the improvements on it at (\$8,000.00) eight thousand dollars.

\$1,200.- Assessed value of Land (80 ac.)

\$2,200.-

Improvements

\$3,400.- Total assessed value

\$1,486.- being paid by S.S.B. for whole property.

5162 & 5141.

March 24th, 1944.

Mr. Masajiro MINAMIDE,
Registration No. 14225,
Kaslo, B. C.

Dear Sir:

We have to acknowledge receipt of your letters of the 14th ultimo and 12th instant requesting information regarding your Hayne Island property (The South $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Section 8, Hayne Island, Cowichan District, containing 80 acres, more or less, Certificate of Title No. 58142-I in names of Bungoro MINAMIDE and Masajiro MINAMIDE).

The Soldier Settlement and Veterans' Land Act, a Government Department, advised us some time ago that they had decided to take over most of the Hayne Island properties. We have applied to them for particulars of their appraised value of the above property but they have replied that the whole property is being treated as one unit and they, therefore, cannot supply the information necessary to separate your interest from that of your brother.

However, such a breakdown should not be difficult. The land consists of 80 acres, of which your brother declared ownership of the 40 acres without improvements while you declare ownership of the 40 acres with all improvements. As the Land is assessed at \$1200.00 and the Improvements at \$2,200.00 a logical allocation would appear to be $\frac{6}{34}$ ths and $\frac{28}{34}$ ths respectively, and we would suggest that you contact your brother and obtain his consent to this ratio so that the point is decided and put on record.

A statement of your account will go forward with this letter if ready in time. If not it will follow as soon as pressure of work in the Accounting Department permits of it being done.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

5162 A 5141.

March 8th, 1945.

Mr. Masajiro MINAMIDE,
Registration No. 14225,
Kaslo, B. C.

Dear Sirs

Re: Finances.

On the 3rd ultimo we advised you that we had received payment for the Mayne Island properties taken over by The Director, The Veterans' Land Act, and that the net proceeds (\$1470.24) for the property (The South Half of the North West Quarter of Section 8, Mayne Island, containing 80 acres more or less) registered in the names of Bungoro MINAMIDE and Masajiro MINAMIDE had been credited to the Joint Account in these two names.

We have now to advise that the above sum, less \$50.00 withheld to provide for a share of the legal expenses mentioned in our letter of advice dated 3/2/1945, has been distributed on the basis outlined in our letter of the 24/3/1944, i.e.

Total net proceeds, as advised	\$1470.24
Provision for legal expenses	<u>\$ 50.00</u>
Net amount available for distribution	\$1420.24
Transferred to Bungoro MINAMIDE 6/34ths \$ 250.63	
" " Masajiro " 28/34ths \$1169.61	<u> </u>
	\$1420.24 \$1420.24

On the 3rd instant the British Columbia Security Commission asked us to send you a regular monthly remittance of \$35.00 and we therefore enclose our cheque in your favour for this amount, representing remittance for March. This payment leaves a balance of \$1,704.64 in your account.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P,
Encl.

5162.

*Mailed 12/11/47
Returned by DO. 20/11/47, and
re-mailed same day to
C/O J. Z. McKillop.
C/O J. Z. McKillop.
D.R. J.B. Jones*

November 10th, 1947.

REGISTERED MAIL

Mr. Masajiro MIRAMIDE,
Registration No. 14225,
Moose Jaw, Sask.

Dear Sir:

This file is up for review in connection with the closing of inactive accounts, of which yours is now one, and we take advantage of this opportunity to give you a brief summary of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out these policies in as careful and fair a manner as possible.

Real Property: The Mayne Island property of which you and your brother, Bungoro (File 5141), were the registered owners, was purchased by The Director, Soldier Settlement & Veterans' Land Act, as at January 1st, 1944. As you were the recognised owner of all the buildings on this 88-acre parcel of land distribution of the purchase price (\$1,486.00) was not made on the usual 50-50 basis; the statement of the transaction mailed to you on Feb. 3/45, shows the share of total net proceeds (\$1,470.24) accruing to you to be \$1,169.61, and this sum was transferred from Joint Account 5141/5162 to the credit of your Personal Account on February 9th, 1945.

Personal Property: Our records show a long list of chattels shipped to you on November 13th, 1943, against an application from you dated June 26th, 1943. On December 1st, 1943, everything left on the premises, and having any sale value, was included in a large well-advertised auction held at Ganges, as per original auction sheets mailed to you March 24th, 1944.

The contents of different lists on file have not been completely reconciled but this is not unusual as in most cases a certain percentage of articles listed were found by our representative to have no sale value, or too little to justify the expense of handling and removal for sale by public auction. There is also the question of pilferage. This office has taken all reasonable steps to protect goods coming under its care, including the employment of special staff for the purpose, but in spite of this some breaking in and pilferage has taken place, particularly in isolated areas, and while your file does not carry any evidence of such losses it is not impossible that some articles, such as small tools, were stolen. That is a contingency that cannot be provided for as it is one that is liable to occur even when the owner is in residence.

(Over)

Mr. Masajiro MINAMIDE.

Page 2.

November 10th, 1947.

A 1921 model Ford Truck was sold for \$15.00 and a 1935 model for \$375.00, the total net proceeds of both sales (\$362.79) being credited to your account on December 28th, 1942.

Bonds, Shares, etc.: A Victory Bond (\$50.00) declared by you remained in your possession and did not come under our administration.

Bank Accounts: A bank account with the Royal Bank of Canada, in Vancouver, did not come under our administration. You also declared another account with the Japan & Canada Trust Savings Company but your name does not appear in this Company's list of open accounts.

Liabilities: The only claim recorded against you, one of \$80.00 by the Department of Labour, was paid from your account on January 7th, 1946.

Funds: There is a balance of \$943.46 standing at the credit of your account, as per enclosed statement, and if you will advise us of the name and address of your Bank we shall be glad to remit this money to them for the credit of your account. If we do not hear from you within a reasonable time, say 3 weeks from date of this letter, we will remit to you direct to enable us to close your account.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Enc.

STATEMENT OF ACCOUNT

File 5162.

Masajiro MINAMIDE

Reg. No. 14225.

March	25/44	Balance as per last statement		\$ 547.25
Jan.	15/45	Share of legal fees re Hayne Island Agreement	\$ 10.55	
Jan.	23/45	Adjustment of 1943 rent with Soldier Settlement & Veterans' Land Act		\$ 33.33
Feb.	13/45	Sale of Hayne Island property		\$1,169.61
March	9/45	Cheque to you	\$ 35.00	
April	9/45	Cheque to you	\$ 35.00	
May	11/45	Cheque to you	\$ 35.00	
May	31/45	This account's share of refundable balance of legal fee reserve (\$50.00 less \$15.00 @ 28/34ths)		\$ 28.82
June	11/45	Cheque to you	\$ 35.00	
June	22/45	Cheque to you	\$ 5.00	
July	10/45	Cheque to you	\$ 40.00	
August	9/45	Cheque to you	\$ 40.00	
Sept.	6/45	Cheque to you	\$ 40.00	
Oct.	3/45	Cheque to you	\$ 40.00	
Nov.	8/45	Cheque to you	\$ 40.00	
Dec.	5/45	Cheque to you	\$ 40.00	
Jan.	10/46	Cheque to you	\$ 40.00	
Jan.	10/46	Dept. of Labour - reimbursement of funeral expenses	\$ 80.00	
Feb.	6/46	Cheque to you	\$ 40.00	
March	6/46	Cheque to you	\$ 40.00	
April	10/46	Cheque to you	\$ 40.00	
May	8/46	Cheque to you	\$ 40.00	
June	4/46	Cheque to you	\$ 40.00	
July	3/46	Cheque to you	\$ 40.00	
August	7/46	Cheque to you	\$ 40.00	
Sept.	4/46	Cheque to you	\$ 40.00	
Today		Balance at your Credit	\$ 943.46	
			\$1,779.01	\$1,779.01

E. & O. E.
10th NOVEMBER, 1947.

RGB/P.

Mayers & Ratcliffe,
Mayne Is. B. C.
July 20, 1942.

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

Dear Sir,

In accordance with the advertisement re cars we wish to submit herewith our tender together with postal note for 10% and trust that it will receive your valued consideration.

The reason postal note is enclosed in place of certified check, as stated in the ad, is due to the fact that we have no banks at Mayne Island and are unable to have checks certified.

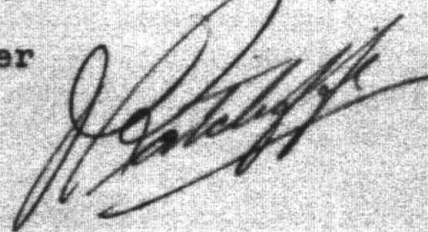
The writer realizes that should this tender be accepted full payment would be expected immediately and he is in a position to comply with this requirement.

We offer our tender on Ford V8 1935
spedometer reading 31,259 miles at \$375.00 and
on Ford Model BB 1921 at \$15.00. The specifica-
tions herewith outlined are those shown on the listing of
cars of July 10th, 1942. ✓✓

Sincerely thanking you in anticipation
of receiving your acceptance, we remain,

Yours very truly,
MAYERS & RATCLIFFE,

Per



247

Handwritten initials and signature
J. Ratcliffe
Enc.

KASLO, B. C.

Address

Date

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

Dear Sir:-

You have informed me that my property known as
Cowichan District - South $\frac{1}{2}$ of North West $\frac{1}{4}$ of Section 8, Mayne Island
has been sold.

As you are aware, I have never consented to the sale nor ratified it but have at all times and do now object to the sale of my property above described. Because, however, I am in destitute circumstances (and because the government has discontinued the advance of maintenance to me) (and because I am now deprived of the income from my said property which I formerly enjoyed) (or as the case may be), I have to request from you, the proceeds of the sale of the property in order to maintain myself and my family but in doing so I wish it made clear that it is only being accepted under protest and without prejudice to any rights which I have or may have arising out of what I consider the wrongful sale and disposition of my property.

Yours truly,

Masajiro MINAMIDE,
Reg. No. 14225

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

DATE: April 30, 1948

M. B. I. Lansen

KASLO, B. C.,
March 10/45

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

Dear Sir:

Re: File No. 5141 & 5162

I am in receipt of your notice of the sale
of my property on Mayne Island.

As I have previously stated I still have no
desire of selling the property and I am sending this
letter in protest that the property was sold without
my consent.

Also the price placed on the property is
preposterously low, which you may see in comparison
with the value which I filed with you.

Yours truly,

Masajiro MINAMIDE,
Reg. No. 14225

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

DATE: April 30, 1948

M. B. I. Lazenby

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5162

CANADA

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

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

April 10th, 1945.

EXHIBIT NO. 174-7

DATE 25 Mar. 1948

FILED BY

A. G. Virtue

Mr. Masajiro MINAMIDE,
Registration No. 14225,
Kaslo, B. C.

Dear Sir:

Re: Your Mayne Island Property.

We are in receipt of your letters of the 5th and 10th ultimo protesting against the sale of your Mayne Island property.

Your remarks have been carefully read and we appreciate that the disposal of your property is a matter of personal concern to you. However, the sale of properties to The Director, Soldier Settlement & Veterans' Land Act, was carried out as a part of a policy of liquidation outlined by Ottawa, on the basis of appraised values.

Your letters have been placed upon your file so that your comments in regard to this sale will remain on record.

The net proceeds from this sale are available to you, as advised you on the 8th ultimo, and we will continue to remit you \$35.00 per month so long as funds are available or until the arrangement to do so is cancelled by yourself or the British Columbia Security Commission.

Yours truly,

"R. G. Bell"

R. G. Bell,
Administration Department.

RGB/P

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

DATE: April 30, 1948

M. B. L. Lancer

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

McFARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

7th June, 1949

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

PLEASE REFER TO FILE NO. 3212 - 77

D. T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood:

RE: SETTLEMENT AWARDS
Masajiro Minamide, Case No. 474
Custodian File No. 5162

We return the proposed Award form.

We can approve, -

- (a) Real property;
- (b) Motor vehicles;
- (c) Miscellaneous chattels as far as they go.

However, the total of miscellaneous chattels,
excluding motor vehicles, comes to \$1,115.00 whereas the
Settlement Award deals only with two items, as follows:

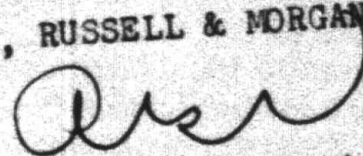
Auction.....\$643.50
Declared not found... 83.70

The result is that there is a list of goods
totalling \$387.80 which are not accounted for, and we
presume we will have to discuss these additional goods.

Yours truly,

VIRTUE, RUSSELL & MORGAN,

Per



V/L
encl.

3212-77

8th June 1949.

A.G. Virtue, Esq., M.C.,
McFarland Building,
Leeds, W. Yorkshire.

Dear Sir,

Case No. 474 - Hagairo Winawide

I have your letter of the 7th June with reference to the above case and beg to advise you that, in addition to other matters on which you already have information, the Crown is claiming that \$47 worth of goods were shipped and that \$343.80 worth of goods fall into the category of "No record at any time" for which no award is made.

I am returning your form so that you may reconsider this matter; if you still wish to discuss it kindly advise me.

Yours very truly,

D. T. BRAIDWOOD

VIRTUE, RUSSELL & MORGAN

BARRISTERS, SOLICITORS
AND NOTARIES PUBLIC

MEARLAND BUILDING, OPPOSITE COURT HOUSE

LETHBRIDGE, ALBERTA

A. GLADSTONE VIRTUE, M.C.K.C.
WILLIAM STAFFORD RUSSELL, B.A., LL.B.
FREDERICK JOHN MORGAN, B.A., LL.B.

10th June, 1949

PLEASE REFER TO FILE NO. 3212 - 77

D. T. BRAIDWOOD, ESQ.,
c/o Messrs. Sutton, Braidwood & Morris,
Barristers and Solicitors,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Mr. Braidwood: RE: SETTLEMENT AWARDS
Masajiro Minamide, Case No. 474
Custodian File No. 5162

Thank you for your letter of June 8th, with additional information.

If you will glance at Minamide's evidence, page 5, lines 17 to 22, you will notice that a complete list of personal property was left with the Custodian when the J.P. form was made out. This is borne out by the Analysis headed "Claim on Real and Personal Property" prepared by the Custodian, and dated 28th February, 1948.

Accordingly all of the property claimed for was duly declared by the Claimant and was left on the premises.

You will notice that this was a large greenhouse property on Mayne Island, and apparently there was a lot of pilfering and vandalism on that Island.

The result is that we think we are entitled to the proper percentage on the entire claim, except for the goods which were shipped, which apparently were valued at \$47.00.

We return the Award form, and hope that you will be able to agree with us on this point.

An additional allowance as indicated by the Award form, of only \$77.53, would be most inadequate under the

D. T. BRAIDWOOD, ESQ.,
Vancouver, B.C.

10th June, 1949

- 2 -

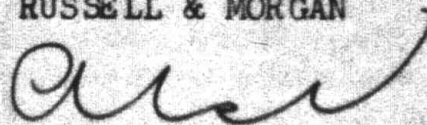
Re: Masajiro Minamide, Case No. 474
Custodian File No. 5162

circumstances.

Yours truly,

VIRTUE, RUSSELL & MORGAN

Per



V/L
encl.

XXXXXXXXXXXXXXX 506 Royal Bank
XXXXXXXXXXXXXXX Building.

11th July 1949.

3212-77

A.G. Virtue, Esq., K.C.,
McFarland Building,
Lethbridge, Alberta.

Dear Sir,

Case No. A74 - Rosalino Minamide

I have investigated your letter of the 10th June with reference to the above case and the representations made therein.

I note that you have admitted that \$47 worth of goods were shipped and that at page 16 line 13 of the transcript you indicated acquiescence to the abandonment of that part of the claim dealing with goods at \$30.00.

After the investigations made here, I have had a new form made, transferring the amount of \$340.80 covering certain chattels formerly listed under "No record at any time" to the "Deceased, not found" column and the food claimed at \$30.00 transferred from "Recorded now missing" to "Abandoned".

Will you please advise me as to your views on the above.

Yours very truly,

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Lethbridge, Alberta,
March 25th, 1948.

IN THE MATTER OF THE CLAIM OF
YASUJIRO MIYAMIDE.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

A.G. VIRTUE, Esq., K.C., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.

G.N.R. UPTON, Esq., Official Interpreter.

E.R. HOWARD, Esq., Official Reporter.

30

N. Minamide,
In Chief,
Discussion.

MR. VIRTUE: My lord, in the case of Minamide, No. 20 on the list for today, I have spoken to my learned friend and the claimant himself, and while he is here, he is an extremely old man and very badly crippled. He is barely able to stand up, so that subject to my learned friend calling the claimant himself, if he wishes to, I will place the man's son, who lived with him and did the man's business, in the witness box.

10 THE COMMISSIONER: Very well.

MR. VIRTUE: And if my learned friend wants to call the claimant himself, he can do that.

THE SECRETARY: Case No. 474, Masajiro Minamide.

MINAJIRO MINAMIDE, a witness called on behalf of the claimant, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q You are the son of the claimant, Masajiro Minamide?

A Yes.

20 Q How old are you? A: 38.

Q Your father is a very old man and crippled?

A Yes.

Q He is here but you are going to give evidence for him because of his age and condition?

A Yes.

Q How many of the past twenty years have you lived and spent with your father?

A From 1933, right on.

Q Yes. And you have looked after your father's business for him?

30 A: Yes.

Q Now, I show you a statement of the real estate in question here with the list of the improvements and buildings, and so on. Was that prepared by you and your father with the help of an interpreter?

A Yes.

Q And is that a true statement? A: Yes.

Q And I understand that the figures here relate to an half interest in the property, someone else owning the other half interest. Just ask him this: Does his father own just one-half interest in the property, that is, it is divided between two men?

A No, it isn't divided into two.

Q But the whole 80 acres that is described there is divided between 2 men?

A Yes, it is divided between my father and cousin.

Q The cousin's name is Bungoro?

A Yes.

Q And the values you have given here are the values of your father's half interest?

23 A Yes.

Q Now this property is on Hayne Island?

A Yes.

Q And it is what is called a greenhouse property. There are a couple of large greenhouses on it, three greenhouses?

A: Yes.

THE COMMISSIONER: You might bring out where the co-owner, Bungoro, is now?

MR. VIRTUE: It may be, sir, that I have the totals here and if I take them off, that might be easier than getting it from this witness.

M. Minamide,
In Chief.

THE COMMISSIONER: Well the total wouldn't tell you where Bungoro is now.

MR. VIRTUE: Oh, pardon me, sir.

Q Would you ask him that? A: Magrath. This Bungoro Minamide died some 2 or 3 years ago and he used to live at Magrath but his children live there now.

THE COMMISSIONER: Do you know if any claim has been filed on behalf of the estate of Bungoro?

10 MR. VIRTUE: No, sir.

THE COMMISSIONER: None has been filed?

MR. VIRTUE: None that I know of.

THE COMMISSIONER: All right.

MR. VIRTUE: I have here a certificate of indefeasible title, my lord, and the certificate is for the entire south half of the north-west quarter containing eighty acres under the name of Bungoro Minamide and Manajiro Minamide.

20 THE COMMISSIONER: So the claimant owns an undivided one-half interest?

MR. VIRTUE: Yes.

THE COMMISSIONER: That is of some moment in view of the nature of the claim. The claimant asserts a right to the improved portion and Bungoro owns the unimproved portion. That is not borne out by the certificate of title.

MR. VIRTUE: I notice that, sir, but the figures, as I understand them, and it is here so described, is based on a one-half interest, that is the property is treated as one and then the figures are taken

3

M. Minamide,
In Chief.

as one-half of the total value. Now we may clear that as we go along, but that is my present understanding.

THE COMMISSIONER: All right.

MR. VIRTUE: I will file that, my lord, as Exhibit 1, the statement of real estate.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. VIRTUE: Q: Now, I will show you another form covering the personal property and attached to it a couple of typewritten sheets, showing in one column the implements, in another column the farm supplies, in another one the furniture, and in another the stoves and kitchenware. Ask him if that was prepared in the same way? A: Yes.

Q Is this also a true statement?

A Yes.

Q And was a list of these chattels given at the time your father signed the J.P. form with the values?

A I gave a list to the Custodian when I made the J.P. form.

MR. VIRTUE: I will file this as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 2).

Q I will show you what we call the brief statement of evidence showing the time that the property was bought, what was paid for it, its condition, and the improvements put on it since. Will you look at that, please?

A Yes.

MR. VIRTUE: I put that in as the third exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. VINTON: Q: Now this is a copy of the first exhibit,
and I would like you to please look it over carefully,
study it, and look at the values, and then tell his
Lordship whether the values we have placed here,
including the values on the house, and the greenhouses,
and so on, whether that is a total value or only
the value of your father's half interest. I am
not too clear on that myself, sir. I was informed
that that was the case but I want to make sure.
10 Mr. Interpreter, if you will let him take plenty
of time on that; I don't want him to be confused or
to be confused myself.

A He says this acreage should be altered to 40 acres.

Q Well, does this explain things, that as between his
father and Bungore Ninamide it was agreed that his
father would own the east 40 acres and Bungore the
west 40 acres? Ask him if that is the case.

A My father owned the east lot and Bungore owned
the west lot.

20 Q By "lot" does he mean 40 acres, that is half of
the acreage? As Yes.

Q I see. Now we have got that straight. And am I
correct in saying that all of these buildings shown
on this list are on his father's half, the east
half of the land?

A Yes.

Q Well now, we have got it straight. All right,
thank you. Well I think probably the proof of
claim helps to straighten that out, too. Now,
30 with regard to the personal chattels, I want to

ask you a few questions. Did you own a Ford 1935
Ford truck? At Yes.

THE COMMISSIONER What was the year of it, 19--?

MR. VIRTUE: 1935, sir.

Q Would you look at that and tell me if that is the
bill of sale or purchase agreement for the truck?

A Yes.

Q And you paid, according to this, \$550.00?

A Yes.

10 Q Do you know what year that was?

A 1941.

Q 1941. At It is down on
the document, the shipping document, that it came
from Vancouver.

Q Well did you get this truck?

A Yes.

Q Did you get this back from the Custodian?

A Oh, no, no.

Q I see. It was shipped from Vancouver to Main Island,
20 was it?

A Yes.

Q Anyway it was in 1941 that you got it?

A Yes.

Q What was the condition of this truck at the time
that you were evacuated and turned it over to the
Police with its condition when you bought it?

A It was better than when I received it.

Q It was better than when ^{you} I received it?

A Yes.

30 Q Is this the bill of lading that you spoke about a

8
H. Hiramides,
In Chief.

moment ago when the truck was shipped?

A Yes, that is it.

MR. VIRTUE: I will put these in together, sir. It shows that this was shipped on the 6th of August, 1941.

(DOCUMENTS REFERRED TO MARKED EXHIBIT NO. 4).

MR. VIRTUE: Q: Now why was the truck better when you were evacuated than when you bought it in August, 1941?

A: We altered it from a single tire to a double tire and we fixed the back of the truck.

Q Well, by fixing the back of it, do you mean that you put a box on it?

A: Yes.

Q And how much did all that cost?

A About \$200.00.

Q About \$200.00?

A: Yes.

Q And is that the same truck that the R.C.M.P. got?

A Yes.

Q So that when you turned over the truck to the police, with the body on it and the double wheels on the back, and so on, what would you say it was worth?

A About \$300.00.

Q About \$300.00?

A: Yes.

MR. VIRTUE: I will put this in just to show that he turned it over.

(RECEIPT FOR TRUCK MARKED EXHIBIT NO. 5)

MR. VIRTUE: Q: Now you had another light delivery Ford, didn't you?

A: Yes.

Q Tell us about it; when you got it, and what did you pay for it, and what was its condition; just go ahead and tell us.

A It was bought before I was there, but I think about 1930.

Q Was it in running order when you were evacuated?

A It was in use at the time I was evacuated.

Q In what? A: In use.

Q And is this the receipt for it that you got from the Police? A Yes.

MR. VIRTUE: I will put that in as the next exhibit.

(RECEIPT MARKED EXHIBIT NO. 6).

10 MR. VIRTUE: Q: What was it worth when you turned it over to the Police then?

A About \$50.00.

Q Now I just want to ask you about one or two things on your list of personal property. You list two incubators at a total of \$120.00; those were 300 incubators, that is two 300 incubators?

A Yes.

Q Do you know what those cost?

A I am not certain, but I think \$100.00 each.

20 Q Yes. Now there was a 500 incubator, too?

A Yes.

Q What did that cost? A: I think about the same as the others.

Q Now when you were evacuated you turned those three incubators over to the Custodian, did you?

A Yes.

Q Were they in useable condition at that time?

THE COMMISSIONER: Now just a moment, Mr. Virtue.

30 Am I to understand from the answer to the last question that there was physical delivery from him

H. Hiramida,
In Chief.

to the Custodian?

MR. VIRTUE: When I say "Custodian" I mean his representative.

THE COMMISSIONER: It would be most unusual if that had been so. I think you had better ask him what was done with the incubators rather than telling him by your questions.

MR. VIRTUE: All right, sir.

Q What was done with the incubators?

10 A I shut them up in the incubator house.

Q And they were left there? A: I left them there.

Q Now take the first two 300-egg incubators. What were they worth when you left them there?

MR. HUNTER: My lord, is all this necessary? His claim, and the amounts that he claims, are set forth in the schedule. Surely it isn't necessary to ask him again how much they are worth.

THE COMMISSIONER: I see no need for it, but I pointed that out to Mr. Virtue before. The evidence is there; it doesn't add to it by repeating it.

20

MR. VIRTUE: I am simply anticipating what my learned friend may say about them, so as to get the particular items before your Lordship.

THE COMMISSIONER: You have got it there already on the statement and he has verified it.

MR. VIRTUE: Very well, sir. I won't go into that.

Q Now, did you get word from the Custodian that he had sold your property?

MR. HUNTER: My lord, I find this evidence is very confusing, asking whether the witness received these

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N. Nimmide,
In Chief.

all the time. Now I would like the distinction drawn whether it is the witness that he is referring to, or his father, so that some day when I am reading this transcript I will know who did get that.

THE COMMISSIONER: As I understand it, this man is simply substituting for his father, and it is quite conceivable, in view of his father's advanced age, that it was the witness who did the receiving.

10 MR. VIRTUE: I thought I made it clear that he is only acting here for his father and giving evidence for his father. I could ask him every time, "Did your father get it?" but I don't want to waste time.

MR. HUNTER: As long as I am clear that every time he says that he received it or did something, it was always his father instead of him.

MR. VIRTUE: Well, I will ask my learned friend at this time to produce the two original letters of which I am now showing him a copy.

20 THE COMMISSIONER: Do you think you need that, in view of the comment made a moment ago, because I take it that the evidence this man is giving or has given is for his father, and when he says, "I received so and so", what he is saying, in effect, is "My father received it".

30 MR. VIRTUE: All I want to show is that his father wrote a couple of letters protesting against the sale and saying that the price obtained was not satisfactory. If my learned friend will look at these and tell me whether they were received, we will save him the trouble of looking for the

originals.

THE COMMISSIONER: Can't we take it for granted that most of these people were not very happy about having their goods sold? The fact that he protested does not make it any stronger, Mr. Virtue.

MR. VIRTUE: Except that it adds a little corroboration to the fact that he now says two or three years later, "I regarded my property as under-sold".

10 Q Just look at these two copies and tell me if you knew about them and if they were sent?

A You want him just to look at them?

Q And did you write those letters or did his father write those letters and send them?

A My father asked a friend, another Japanese friend, to write these.

Q And they were sent? A: Yes.

Q And did they get that reply?

A Yes.

20 THE COMMISSIONER: If you want to file them, file them as one exhibit.

MR. VIRTUE: Yes, my lord.

(3 LETTERS MARKED EXHIBIT NO. 7).

THE COMMISSIONER: What it comes down to is this, that this claimant protested the sale of his property.

MR. VIRTUE: He not only protested, but he also said, "Also the price placed on the property is preposterously low which you may see in comparison with the value which I filed with you".

30 THE COMMISSIONER: That is still a protest. Now, I do feel that there is a lot of time being wasted

H. Hymnide,
In Chief.
Discussion.

here on matters that are utterly immaterial. I started this investigation with the clear understanding in my mind that all of these claimants disliked the idea of their property being sold. Now why go into all this kind of thing?

10 MR. VIRTUE: Now that I know your Lordship's attitude in that and have that understanding, I will, in future cases, not burden your Lordship with that, although I think it is important. Now that your Lordship has expressed yourself on that, I think it is unnecessary to go further, but I think it is important that their objections and their claim that the prices were too low is simply not an after thought when someone suggested getting Government compensation, but was their attitude all the way through.

20 THE COMMISSIONER: I don't think there is any question about that, Mr. Virtue, and I don't think that any one of us would be happy to have our property sold against our will.

MR. VIRTUE: All right, sir, that is all.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property which was sold was sold for its fair market value, including the vehicles. It is submitted that the claim made for personal property which have been lost, destroyed or stolen are excessive.

30 Perhaps, my lord, my learned friend could explain to me what this real property statement does

mean. Does he mean that there is a claim for
\$14,590.00 for a half interest in the land and all
of the buildings?

MR. VIRTUE: That is correct. In fact, I think it is clear
now that it is for the east 40 acres of the land
and all the cultivation and buildings thereon.

MR. HUNTER: In other words, he is claiming \$200.00 an
acre approximately for land on Hayne Island?

MR. VIRTUE: Yes.

10 THE COMMISSIONER: With the buildings?

MR. HUNTER: No, my lord, the buildings are another
\$6000.00.

THE COMMISSIONER: I don't read the claim as a claim
for \$14,000.00. It isn't so expressed.

MR. VIRTUE: No, the proof of claim form shows that the
estimated value at the date of sale is the entire
value. That is, he is asking \$8530.00 for the
land and the buildings and cultivation, and so on.

THE COMMISSIONER: That is the way I read it.

20 MR. HUNTER: Well that clarifies it then.

The whole 80 acres and the buildings, my lord, were

— sold to the "Veterans Land Act" for \$1485.00. (1486)

THE COMMISSIONER: Have you an appraisal?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: It might as well go in now.

MR. HUNTER: The Soldiers Settlement Board appraisal
will be Exhibit No. 8.

(APPRAISAL MARKED EXHIBIT NO. 8).

MR. HUNTER: If your Lordship will refer to Exhibit 2
with its inventory.

M. Minamide,
Discussion.

THE COMMISSIONER: Yes.

MR. HUNTER: These were just handed to me this morning, my lord, and I have tried to make some kind of an analysis. We could take first the furniture, the stoves and kitchenware on the inventory.

THE COMMISSIONER: Yes.

MR. HUNTER: The bedstead, spring, and spring mattress were sold for \$42.50; enamel bedstead, spring and mattress for \$1.50; the baby crib, \$2.00; phonograph records, \$16.00; three tables \$12.00; dresser, \$4.50; the high chair and some jam jars for 10 cents; the bassinet, 75 cents; 10 kitchen chairs, \$11.85; 3 picture frames, 50 cents; alarm clock, table cover, childrens' overalls, silk parasol, and hat, are unaccounted for.

Perhaps at this point I had better explain that in the J.P. form it says "See list attached" but there is no list attached, and the Custodian wrote to the gentleman who had been covering the Moyne Island properties asking him why he hadn't forwarded the inventory and would he please do so. The inventories were not received and no actual inventory was taken. As a result, I do not know whether there ever was an inventory, and if there were what was in it, but if these things were in the original inventory they are now missing.

THE COMMISSIONER: I see.

MR. HUNTER: As far as the two heaters and the range are concerned, I am not quite able to make them jibe. There was a stove sold for \$11.50 and a

M. Minamide,
Discussion.

kitchen stove for \$7.00. The churn is missing. The 3 crocks sold for \$5.35; the creamer for \$2.25, the meat safe sold for 50 cents, and the 36 sealers, 15 with no tops, sold for 25 cents. The 3 pails are missing. The pots and tea kettles sold for \$2.00; one wooden bucket sold for \$1.50; the brooms, the dry mop and bed pan and the pail sold for \$1.70; the hot water bottle was missing. And the chinaware, I don't know, there were 2 full boxes of chinaware shipped to the claimant, and similarly there was one tub of kitchenware and one tub of pots and pans shipped to the claimant.

MR. VIRTUE: We will admit that the last 3 items were abandoned.

THE COMMISSIONER: That is the chinaware, pots, pans and other utensils, and the food.

MR. VIRTUE: Yes. I mean I am taking it on myself to say that.

THE COMMISSIONER: Yes.

20 MR. HUNTER: When the claimant sent a request through the B.C. Security Commission for the release of these goods to him, he included a long inventory with the letter asking the B.C. Security Commission on his behalf to send down a list of those which he hadn't received. Now in the next one I refer to, which is the implements and farm supplies, when I say an item is missing that is what I mean; that is, it is one of the ones on the subsequent inventory as not having been received because they were purporting to ship everything at that time

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10
Abandoned
30

17
E. Kinanide,
Diamonds,
Cross-Exam.

10 subject to what they had sold. So the cultivator
sold for \$5.25, garden implements would seem to
check fairly closely from "hoes" down to "double
axes", sold for \$2.00; the sledge hammers are missing;
two of the wedges, I haven't got anything on that so
they are missing; 2 cross-cut saws sold for \$11.00;
3 crowbars, \$2.50; one peevie and one crowbar sold
for \$1.75; there were a number of tools sold for
\$1.25; the blow torch was stolen or is missing;
the saw tools are missing; the pliers are missing;
and well down the page 2 hand saws are missing.
The expansion bit is missing; the screwdriver is
missing; 2 chisels missing; and then in the next
column the wire netting sold for \$2.25, and one
of the drums sold for \$1.50. The carborundum stone
is missing.

20 Now most of the rest of the things there, my
lord, were neither in the list where he asks for
them nor in the subsequent inquiry showing if
they were missing. Now that doesn't mean that they
couldn't have been there; it is just that we have
no record of them.

THE COMMISSIONER: I see.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Kinanide, have you ever been in the used car
business?

A: No, I haven't
been in the used car business.

Q When you say your truck was worth \$800.00, you mean
30 it was worth \$800.00 to you?

A He doesn't understand that question. I don't think I can explain it to him quite the way that you want it. Could you change it slightly?

THE COMMISSIONER: Well isn't that apparent, Mr. Hunter, that that is the situation. He says it was worth \$500.00. That is his view of the value at the time of evacuation.

MR. HUNTER: I think so.

THE COMMISSIONER: He doesn't pretend to any expert knowledge.

10

MR. HUNTER: The better truck sold for \$375.00; that was the 1935 V-8, and it was sold in September, 1942, the 12th of September, for \$375.00, and the old truck, which was a 1921, Ford, apparently it wasn't even an "A" model, it was a "P" model, sold September 12th, 1942, the same date, for \$15.00. I don't think there is anything else.

MR. VIRTUE: In this case, sir, I do not know whether it was the practice on Hayne Island, but apparently a copy of the J.P. form and inventory was given to the men at the time and it contains a list of all the chattels.

20

THE COMMISSIONER: That might be helpful.

MR. VIRTUE: So that I will just file that now.

THE COMMISSIONER: Was it given to this witness?

MR. VIRTUE: Sir?

THE COMMISSIONER: Was this document given to the witness or to the claimant?

MR. VIRTUE: I don't know which one actually went and signed the form.

30

H. Minamida,
Discussions.

Q Were you with your father when the J.P. forms were signed? That is, this form and the inventory.

THE COMMISSIONER: Ask him if he received that document from the Custodian's representative, or did his father receive it?

A My father received it.

MR. VIRTUE: I will put that in as the next exhibit.

(J.P. FORM & INVENTORY MARKED EXHIBIT NO. 9).

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THE COMMISSIONER: I think I ought to say this in regard to Mayne Island property and, for that matter, property anywhere on the Gulf Islands. That was a part or is a part of the Province of British Columbia. The land on which is in comparatively little demand, and undoubtedly due to the small population on the Island, chattels sold there wouldn't find much of a market; so that those claimants who formerly resided on the Gulf Islands are in a not very happy position from the point of view of establishing a real market.

20

There is one further thing I wish to say and that is in regard to the sub-Commissions. If chattel claims are going to be presented before the sub-Commissions in the way they have been in several instances before me, it is going to add to my work when I finally have to come to analyze them to such an extent that it is almost inevitable that claims presented in that way will not receive the consideration that perhaps they are entitled to. Now, I do ask you, Mr. Virtue, to put these chattel claims in proper shape as the majority of yours have been here.

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M. Minamide,
Discussion.

MR. VIRTUE: As the majority have been what?

THE COMMISSIONER: The majority of them have been in good shape. There are several of them that have not and the net result is going to be, and I am pointing it out to you now, that if I am faced with any claims in such shape as this one, it is inevitable that they cannot receive the result they should have because I have 1480 or so claims to consider and I do not intend to spend the rest of my life in consideration of them.

10

MR. VIRTUE: That leads me to say this, sir, I am going to write to my learned friend after this week is over and ask him to, somehow or other, accomplish the feat of getting into our hands earlier at least the J.P. form or copy of it. Now, our position was this, that just ten days or so ago, when we were in the midst of getting ready for these hearings and trying to interview these men, this huge bundle of files from the Custodian arrived, and we had to go through them and interview the claimants again.

20

THE COMMISSIONER: You are representing upwards of 100 claims, Mr. Virtue, but do not overlook the fact that the Custodian's office has 1480 to consider.

MR. VIRTUE: Possibly by gathering experience, the Custodian could build up his staff and if we could have the Custodian's files during May, June or July, or even in July, we could then do twice as much work on them.

THE COMMISSIONER: I think, Mr. Virtue, you are overlooking the fact that there are many other people

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in the same situation as you are and heretofore
it has been my observation that the Custodian has
done everything he can to cooperate with counsel
representing Japanese claimants. The situation is
an extremely difficult one for everyone concerned.

MR. VIRTUE: Yes, I realize that.

THE COMMISSIONER: And while the fact that you did not
have the J.P. forms may be some excuse for claims
coming in in the shape they are here, it is not the
sole explanation. I think we can leave it just at
that. I am urging you in the interests of your
clients to get these chattels in proper shape.

MR. VIRTUE: But even if the Custodian could go so far,
if he could send us photostatic copies of at least
the J.P. forms, we would have a starting point with
our clients. The situation now is that we have
got them in, in the first place, and spend about
three hours interviewing them without having the
Custodian's files or J.P. forms before us, and then
when we get those a new situation comes up entirely,
and then we have to sit down with the man to meet
the new situation. I am only making that suggestion
so that we can present them in the proper way.

THE COMMISSIONER: I think you will find that the
Custodian's office will cooperate. That has been
my experience up to date.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

30
E. R. Howard
"E. R. Howard"
Official Reporter.

DEFENCE BRIEF

Masairo MINAMIDE

File No. 5162

Case No. 474

LETHBRIDGE

25 March 1948

V.L.A.

Sheet A. 49-1

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$8530.	\$1516.80	\$1486.

Witness: Appraiser, T. Godfrey

Question of valuation only.

Whole property of 80 acres was sold to the V.L.A. for \$1486. ✓

Claimant is only claiming for 40 acres, being the East half of the property which half has all the buildings erected thereon. The remaining 40 acres belonged to a man named Bungoro MINAMIDE (now deceased). No claim has yet been made on behalf of the estate of Bungoro Minamide.

SINCE CLAIMED (SEE CASE 568, FILE 5141)

Proceeds of sale was credited to their joint account and claimant received \$1223.76 being his share of the proceeds of sale of land and buildings.

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

Appraiser (Godfrey) reports that he was creditably informed that the house was built from second hand lumber. Land has been exclusively used for growing tomatoes and there is little opportunity on the land for any other line unless it was poultry. ✓

Appraiser (Barnes) reports - The greenhouses are of light construction with wood foundations, sills and posts. He states that it is very difficult to accurately place the dividing line between the two properties. ✓

2.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

<u>Claim</u>		<u>Sold for</u>
Furniture	\$412.	
Farm Equipment	673.	
Rowboat	30.	
Ford Trucks	868.	
	<u>\$1983.</u>	\$587.75

Furniture & Farm Equipment Claim \$1085.

(a)	Goods value	\$613.50	Sold by Auction for \$172.75
(b)	"	47.00	Shipped to claimant.
(c)	"	30.00	Abandoned.
(d)	"	53.70	Recorded as missing.
(e)	"	340.80	No record at any time.
		<u>\$1085.00</u>	

Everything saleable found on the premises was included in the auction sale of 1/12/43.

We have no record of the list of chattels, stated to be attached to the J.P. Form, ever having been received. This list was applied for by Custodian but was not forwarded.

Rowboat Claim \$30.

Sold by Auction for \$25.00.

Ford Trucks

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$868.00	\$390.00	\$390.00

These 2 trucks were appraised at \$390. and sold for that figure.

It is submitted that the personal property, including the trucks, was sold for its fair market value and that the prices claimed for chattels which were lost, destroyed or stolen, are excessive.

Summary of Defence Witnesses

T. Godfrey
Salt Springs Land Ltd.
" " " "
Mr. Carlsen

Where required

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

Name of Claimant

KINAMITE, Masajiro

Case

474

Custodian File

5162

REAL PROPERTY										Total
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		
					1225.76					5520.00
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
390.00	97.50									97.50
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
643.50	197.75	59.32	46%	394.50	181.47		240.79			
TOTAL RECOMMENDATION										3912.29

CLAIM NO. 474 - Masajiro MINAMIDE

This claim is made in respect of the claimant's undivided one-half interest in an 80 acre parcel of land situate on Wayne Island, which had been developed by the claimant for greenhouse production.

Application of the approved formula for greenhouses shows the following:

Single greenhouse 20x40 i.e. 1576 sq.ft. @ 35¢	\$ 551.60	
Depreciation 17.5% -	96.00	
Depreciated value -		\$ 455.00
Double greenhouse 40x160 i.e. 9008 sq.ft. @ 35¢	\$3152.00	
Depreciation 17.5% -	551.00	2601.00
Depreciated value -		
Single greenhouse 40x80 i.e. 4784 sq.ft. @ 35¢	\$1674.00	
Depreciation 17.5% -	293.00	
Depreciated value -		1381.00
Total depreciated value -		<u>\$4437.00</u>
Estimated fair market value, 80% of depreciated value	\$3550.00	
S.S.B. valuation of other buildings, plus 80% -	426.00	
S.S.B. valuation 40 acres of land, plus 80% -	828.00	
Estimated fair market value of property calculated as above -		<u>\$4804.00</u>
This property was sold to the D.V.L.A. at -		\$1223.76

It appears that all improvements were made by the claimant upon the 40 acres owned by him. Counsel for the claimant informs me that the owner of the other 40 acres agrees that his interest is related only to the unimproved 40 acre parcel (See transcript in Claim #568).

I THEREFORE RECOMMEND payment to the claimant of the sum of \$3580.00, being the difference between the fair market value of the claimant's property and the sum received by him on sale by the Custodian.

H. I. BIRD

Commissioner.

January 11th 1950.