

8231

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 INFORMATIONNAME: TOYO SASAKIHOME ADDRESS: Mayne Island, B. C.REGISTRATION NUMBER 14242 SEX: Female AGE: 39.OCCUPATION: Farming

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

EMPLOYER: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: Shintaro Sasaki (husband)

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: Yukio (15) boy, CHIYO 13, girlKYO 11, SAUZO 6 and SHIRO 3 mon. (boys)ADDRESS OF CHILDREN: Mayne Island.AGE OF CHILDREN: 15, 13, 11, 6, and 3 mon.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION Title to property held in name of Yoshi Kadonaga, Ei Kadonaga, and Toyo Sasaki as follows:

R (1) South east $\frac{1}{4}$ of Sec. 7, Mayne Is., Comichan District,
 160 acres more or less

(2) South $1\frac{1}{2}$ of S.W. quarter of Sec. 8, 80 acres.

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 dwelling house	1 garage
1 greenhouse 1 barn	1 packing house
1 chicken house	

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

no

4. TAXES (Amount and where payable) payable to Mayne Island Collector
(1) \$13.40 (2) \$3.50 pd. for 1941

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

No.Occupied by self

6. OCCUPANCY AND LEASES (If vacant so state)

Placed by Mi Kadonaga in Vancouver
Bank

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST
in property only
9. IF FARM LAND STATE CROPS SOWN
Tomatoes in green house

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
None

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

As per list attached and is located in the buildings

or on the property.

Also furniture and other effects owned by KOJI KASHIMA living

in the same house and working on the property of Mrs. Sasaki.

as per attached sheet marked "PERSONAL INFORMATION"

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

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

CLAIM ON ANY SUCH PROPERTY

~~Mi Kadonaga and Yoshi Kadonaga - joint owners of land~~

LIST OF PERSONAL PROPERTY

SASAKI, (Toyo) Mrs. Shintaro
Mayne Island, B. C.
Reg. No. 14242

5 piece bed-room suite	singer sewing machine	✓ kitchen cabinet
dishes	pane and kettles	2 perers ?
gramophone.	30 records	
1100 small tomatoe baskets	250 large tomatoe baskets	
$\frac{1}{2}$ cord kitchen wood	✓ 11,735 board ft. lumber	
✓ 1 heavy weight drag saw	4 cyl. pump engine	
2 wedge hammers	✓ 5 wedges	
5 hand-saws	✓ 2 six foot saws	
5 nail hammers	1 engine hammer	
2 pipe wrenches	✓ 4 crescent wrenches	
5 pds. 5 inch nails	3 pds. 4 inch nails	
4 pds. 2 $\frac{1}{2}$ inch nails	4 pds. finishing nails	
5 pd. box nails	3 squares	
2 levers	2 wheelbarrows	
100' of 1 $\frac{1}{2}$ inch pipe	500' of 1 inch pipe	
40' of 1 inch hose	50' of $\frac{1}{2}$ inch hose	
✓ 1 kitchen stove	✓ 1 heater	
✓ 1 bureau	1 bicycle	
1 row-boat	1 25 pd. scale	
3 bundles of paper stickers with name and address for placing on the outside of tomatoe boxes.		
One 1936 Buick truck		

All of above stored in house and garage on farm at Mayne Island, B. C.

S: sold by Auction 1/12/43 - Mayne Is. I.

For complete list see husband's file 13826.

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____ No. _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____ No. _____

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

No. ✓

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

None

8. BANK ACCOUNTS: _____

None

9. LIFE INSURANCE: _____

None

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

None

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

None ✓

2. TRADE DEBTS: _____

REMARKS: _____

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

Dated this 21st day of April 1942.

1942.

(Signature)

T. Sakabe

Japanese National

Witness

Gavin Chonak

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Jan. 15/43

File No. 8231

Name SASAKI, Toyo (Mrs. Shintaro)
(Surname in Block Letters)

Registration No. 14242

Male - Female
(Check)

Age Sept. 25, 1902

Former Address Wayne Island, B. C.

Date Evacuated 16/9/42

Naturalized - Canadian-Born - National
(Check)

Present Address

Slocan Extension, B. C.

RR # 3, Brampton, Ont.

Married - Single
(Check)

Name of Wife

Name of Husband S hintaro 14244

nee

Name of Mother (ASHIMOTO) Tomino -Japan Name of Father SAGA, Kenji (dec'd)

Name of Children under 16 See husband's sheet.

Reported by P. Hunter

Registered with Custodian Yes
(Yes or No)

Additional Information Farmer's help

GENERAL SUMMARY

File 13826
8231

Shintaro SASAKI
Toyo (Mrs. S.) SASAKI

Reg. No. 14244.
14242.

Shintaro SASAKI, a 44-year old Japanese National, a Farmer from Hayne Island, was interned (Int. File 207) on the 13th December, 1941. He was released and evacuated 15th December, 1942. He signed a Custodian "JP" form on the 29th July, 1943 (see File 13826).

His wife (Toyo - File 8231), also a Japanese National, signed a Custodian "JP" form on the 8th May, 1942. She was evacuated, with her 5 children, on the 16th September, 1942.

The following is a summary of the contents of these files as disclosed by a review made today.

Real Property: The family owned no Real Property but both declared ownership of a Dwelling, a Greenhouse (120' x 70'), a Plant House (30' x 20') and Outhouses on land on Hayne Island, the registered owner of which was Ei KADONAGA (File 4977), a cousin. The arrangement between these parties was declared to be a verbal one and neither side appears to be quite clear with regard to conditions.

Land and Buildings having been sold this family's equity in the property is the subject of correspondence at the present time (commencing with our letter of February 1st, 1945).

Personal Property: Separate Chattels Summary to follow.

Specified Articles: See letter of advice (Jan. 21/43) to Shintaro SASAKI for particulars of 1927 Model light delivery Truck, sold for \$15.00.

Bills Receivables: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

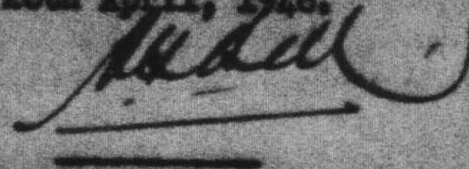
Life Insurance: None.

Liabilities: See Liabilities Summary, dated 26th April, 1946.

Funds: Both Personal Accounts have been closed, all funds being carried in a Joint Account in the names of Husband and Wife, the balance at the credit of this Joint Account at this date being \$209.73.

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

26th April, 1946.



RGE/P.

LIABILITIES SUMMARY

Files 13826
8231

Shintaro SASAKI
Toyo (Mrs. S.) SASAKI

Reg. No. 14244.
14242.

- (1) \$1,050.00 G. E. Saw (Jan. 30/42). \$765.67 paid against principal (July 6/42). \$284.33 balance of principal paid Aug. 21/45.
- (2) \$ 21.70 M. Furuya Company (Apr. 30/42). Balance of Account. Paid Oct. 25/45.
- (3) \$ 73.05 Burns Saw Mills Ltd. (May 14/42). Statement. Paid Aug. 22/45.
- (4) \$ 40.80 Komura Bros. (June 1/42). Balance of account. Paid Oct. 25/45.
- (5) \$1,000.00 Ei KADONAGA (July 29/42). Balance of (verbal) Agr/Sale. Husband's "JP" declaration form. Not claimed by Ei KADONAGA and written off.
- (6) \$ 150.00 ^{Exhibit} K. KONISHI (July 29/42). Husband's "JP" declaration form. *Creditor confirmed (Apr. 21/47, File 13826) receipt of amt. in full.*

The last item (\$150.00), representing money borrowed, and is the only debt carried in these 2 files at this date.

There are no other claims recorded in these files.

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

26th April, 1946.



RCH/P.

Date... August 27th, 1945.

REAL PROPERTY MEMORANDUM

File No. 4977.

Name..... RI KADONAGARegistration No.... 08462..

Re: Catalogue No. 548.

Address: Mayne Island, B. C.

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

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 118093-I Whereabouts: in owner's possession ("JP").
(Applied for today).
Registered owner: RI KADONAGA Reg. No. 08462

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

B. Charges.

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

Vesting: D.F. 53186 (21/2/1945).

Unregistered: No evidence of any.

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

Water: ———

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

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

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

Amount of Bid: \$3000.00.

Approved by Advisory Committee: 27/8/1945.

Paid as shown in attached letter:

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

ADMINISTRATION.

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

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

Chattels: Particulars of those stored on the premises.

None.

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


R. G. Bell.

8231

October 20th, 1942

Mr. Gavin Mouat,
Ganges, B. C.

Dear Sir:-

Re: SASAKI (Toyo) Mrs. Shintaro

We understand that you left with Mr. W. G. Bell, a list of articles shipped to the above Japanese. We have copied this list and are sending you a copy as requested.

We have on file an inventory checked by Messrs. Ratcliffe and Mayers. From this we have deleted the washtub, sewing machine, and rice shipped as per our enclosure.

Before we refer this inventory to the Japanese, however, we should be grateful for a word from you about the following items in particular which do not appear on Ratcliffe and Mayers' list but were included by this Japanese in her original declaration.

1 Bicycle
11,735 Board Ft. Lumber
1936 Buick Truck

Also,

1927 Buick Truck } Declared by
1 cow } Husband

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

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Y

N/69.

September 29th, 1943.

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

Dear Sir:

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

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

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

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

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

File 5158 - Toru KADONAGA, Reg. 14260: Lot "A", Sub-div. of Section 1, Plan 2501, Hayne 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 5135 - Yoshi KADONAGA, Reg. 14234: The South-east quarter of Section 7 (160 acres); and The South half of South-west quarter of Section 8 (80 acres). This property is registered in the name of Ei KADONAGA, elder brother of the above (Yoshi KADONAGA) and cousin of Shintaro SASAKI (see below) who also has greenhouses on this property. Our records show the property to be about 5 miles from the Wharf and $\frac{3}{4}$ mile off road, across swampy ground that cannot be crossed by truck when wet. As the accommodation is also reported to be poor, it would appear to be difficult to find white tenants and we should like to know what prospect there is of finding a Chinese tenant.

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

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

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

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

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

File 5143 - James Keiji SMI, Reg. 14275: West half of North-east quarter of Section 3 (80 acres); and West half of fractional South-east quarter of Section 3 (20 acres) and Parcel "B" of North-west quarter of Section 3 (28.2 acres). We understand that these greenhouses are in fair condition and that living accommodation is good. The property is only $1\frac{1}{2}$ miles from the Wharf and we hope a satisfactory tenant can be found for this property.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

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

5166, 5139,
5162 & 5141.

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September 27th, 1943.

Mr. R.J.N. Mayers,
Mayne Island,
B. C.

Dear Sir:

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

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

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

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

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

Lease: 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 Mayne Island Agreement, the other two being turned over to our Agent, Mr. Gavin C. Mouat. 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 Mayne Island Agreement is for account of the owners as from the 1st September, 1943, the date from which you were

Mr. R.J.B. Mayers.

September 27th, 1943.

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

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

Yours truly,

R. G. Bell,
Administration Department

RGB/P.
Enc. 5.

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

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

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

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**DISTRIBUTION OF \$1000.00 RECEIVED FROM MAYERS & RATCLIFFE
IN SETTLEMENT OF 1942/1943 ACCOUNTS (P. S. ROSS & SONS'
STATEMENT 15/9/1943) AND IN RELEASE FROM BALANCE OF LIFE OF
WAYNE ISLAND AGREEMENT (9/7/1942 - 15/IX/1945).**

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

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

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

Handwritten signature

Ref. 1 For distribution ratio see Memorandum of 25/9/1943 on File G/83.

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P. J. ROSS & SONS
CHARTERED ACCOUNTANTS

Royal Bank Building,
Vancouver, B. C.

Our File No. 295-176

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

Attention Mr. F. G. Shears
Director

Dear Sirs:

Re: Mayers & Ratcliffe

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

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

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

Share of profit for the years 1942-3 - \$592.92

Due for taxes 1942-3

252.10

\$845.02

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

Office of the Custodian -2-

15th September, 1943

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

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

Yours faithfully,

(Signed) P. S. Ross & Sons

Enclosures.

Mayers & Ratcliffe

Statement of Receipts and Expenditures

for Season 1942

Receipts

17,316.49

Expenditures

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

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Statement of Receipts and Expenditures
for Season 1943

Receipts

11,233.58

Expenditures

Wages

7,043.83

Petty cash

134.07

Packing materials

Inventory 1942

200.00

Purchases

136.00

336.00

Fertilizer

140.96

Car maintenance

736.65

Depreciation on truck

150.00

Fire insurance - 1/3 of \$317.50

105.83

Travelling expense

170.00

Workmen's Compensation Insurance

261.10

Car insurance

188.70

Cord wood

125.00

Car rentals

195.00

Custodian - rental

1,800.00

K. Sasaki - rental

7.50

Telephone

87.97

Sundry office expense

20.55

Miscellaneous expense

312.49

Land taxes

126.0511,941.70

Loss for Season 1943

\$ 708.12

G/22

January 27, 1944.

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

Dear Mr. Mount:

Re: Fire Insurance—
Mayne 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. 5152
Kunazo NAGATA File No. 5166
James Keiji SUMI File No. 5143
Kikumatsu SUMI 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:

Yosshi KADONAGA File No. 5135
Toyo SASAKI File No. 8231
Tsune TERAMOTO File No. 8213

Mr. Gavin C. Mount

January 27, 1944

When giving this information would you kindly also describe each building, that is the construction and for what it is being used. In so far as the dwellings are concerned, please be sure to mention the type of chimney or chimneys and the distance from the dwelling of the nearest large building.

If, by any chance, there are any chattels or equipment worth insuring and still on the premises, you might, please, give us an idea as to value and indicate where they are stored.

We are arranging to attend to cancellation of the blanket coverage mentioned above on Monday, next, and would appreciate getting this information from you just as early as possible.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

C O P Y

Files 13826
5135
4977
8231

Ganges, B.C.
February 18th, 1944.

Your file No. G.82

S.M. Gibson Esq.,
Insurance Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Replying to your letter of Jan. 27th. I am very sorry to have been so long in getting any information for you in this matter. I had hoped to have made a trip to Mayne Island before this, and check up on the details you ask for, however I now expect to go over to Mayne within the next few days, and will write you further.

With regard to Tsune Teramoto, File 8213. These people have no interest in anything on Mayne Island now. They were renting a property, on which they had built a dwelling and greenhouses, and some other outhouses, all of which have recently been sold to the owner of the land.

In the case of Toyo Sasaki, File No. 8231. Here there is a dwelling, greenhouses, and other out houses, and I think the total insurable value would be \$1500.00.

In the case of Yoshi Kadonaga, File No. 5135. This place is very similar to the above mentioned, Toyo Sasaki, and I would estimate the insurable value to be about \$1500.00.

In both these cases, File No. 8231, and No. 5135, I do not think the chimneys go to the ground, but are on a bracket affair. As to the distance between buildings, I will have to check this on my visit to Mayne.

There are no chattels, or equipment, left on the properties worth insuring.

Yours truly,

"Gavin C. Mouat"

COPY

Files 13826

5135

4977

8231

File G.82

Ganges, B.C.

February 26th 1944

S.M. Gibson, Esq.,
Insurance Dept.
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Re Mayne Island Japanese Property

Dear Sir:

Further to my letter of Feb. 18th. I beg to report that I visited Mayne Island yesterday, and checked on the properties of Toyo Sasaki, File #8231 and Yoshi Kadonaga File #5135.

In the case of Toyo Sasaki File #8231; the dwelling house is a four room wooden structure, with floor space about 24' x 32', with a lean-to greenhouse of about 24' x 30'. The chimney in this building is on a bracket, and the roof made of cedar shakes. There are no cement foundations. A garage and tool shed of about 24' x 26' is situate 50' from the house. A barn and stable of about 20' x 30' is situate 24' from the house. I would suggest that the house is insurable for \$1000.00, the garage and tool shed for \$250.00 and the barn and stable for \$150.00. There were no chattels or equipment left on the property, and I presume it would not be considered advisable to insure the greenhouse as against fire.

In the case of Yoshi Kadonaga File #5135. The house is a two storey four roomed wooden structure, with the ground floor space approximately 20' x 20', and seems in fairly good repair. The roof is cedar shakes, the chimney is on a bracket, and there are no cement foundations. Adjoining the house there is a lean-to greenhouse of about 20' x 20'. There is a barn 18' x 20' situate 30' from the house. I may say that this house is only 30' distant from the house of Toyo Sasaki. I would suggest that the insurable value of Yoshi Kadonaga's house is \$1000.00, and the barn \$150.00. There are no chattels or equipment worth insuring on this property.

Nothing this completes the information you require,

Yours truly,

"Gavin C. Mount"

8231

December 21st, 1944.

Mr. Gavin Mount,
R. R. No. 1,
Ganges, B. C.

Dear Sir:-

Re: Mr. and Mrs. Shintaro SASAKI
Yoshi KADONAGA

Mr. Mayers has recently approached us to purchase the glass of the two greenhouses belonging to Yoshi Kadonaga and the one greenhouse belonging to Shintaro Sasaki, all being erected on Ei Kadonaga's property. It does not seem likely that this property will be sold in the near future and Mr. Bell and the writer are agreed that if Mr. Mayers' offer is a reasonable one, we will recommend its acceptance to the Committee.

Can you arrange for a representative of the Salt Spring Lands or other qualified person to contact Mr. Mayers, visit these greenhouses with him and send to us a written appraisal of the value of the glass therein. We will then ask Mr. Mayers to submit an offer and if it is in line with the appraisal, will recommend acceptance.

In accordance with our usual procedure, the appraisal should not be revealed to Mr. Mayers, but in order to save time, an indication of the approximate figure may be given to him.

Yours truly,

H. F. Green
Protection Department

HFG:IF
c/c to Mr. Mayers

Copy for File 8231.

CORBETT'S STORE

GENERAL MERCHANTS
AND
WHOLESALE PRODUCE DEALERS

PENDER ISLAND, B. C.

June 14th, 1945.

Mr. R. G. Ball,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Ball:

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

#A, File 5135, dwelling with glass starting house attached \$200.00,
Greenhouse \$600.00. Total \$800.00

#B, File 8231, dwelling with greenhouse attached \$100.00, Greenhouses
\$350.00. Total \$450.00

File 4977, Land \$1,500.00

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

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

The property itself consists of a long narrow valley set between high hills, there is some excellent land, comparatively light clearing, but in a great many places the valley is so narrow that it is not practical for farming.

Page 2.

Mr. Mayers could not inform me as to where the corner posts were but the line fence across the valley was quite obvious for all practical purposes. There is a certain amount of cedar timber on the property but it is pretty well scattered and it is rather doubtful if it would be practical to take this timber out for logging purposes. A very high proportion of this property is situated on the mountain sides and hence of no value except as a water shed.

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

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

Trusting this is the information you want.

Yours faithfully,

"S. P. Corbett"

13826 & 8231.

August 22nd, 1945.

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

Dear Sir:

Re: Shintaro SASAKI - Reg. No. 14244.

The following extract of a letter received from Mr. and Mrs. Sasaki is self-explanatory:

"According to your letter Mr. Kashima's goods are not there. The house isn't sold yet and Mr. Kashima's goods have not been auctioned off, where is it. It was stored up in the attic of the front room or more less the woodshed. We have been receiving inquiries from him so can you please look into the matter further once more for us. As in the case of not finding it, who's going to pay for the goods? The house had to attic more or less one side was wallpapered and the other side was boarded up, and in this side was the goods. On one side was a small greenhouse and on the side was the road and on this side towards the road was the goods."

The property in question is the subject of sale negotiations through your goodself at the present time and it is desirable to have the premises carefully inspected to ascertain whether any chattels or personal effects remain, and if so, what—unless you are in a position to give a categorical answer to the above statement. These remarks also apply to the adjacent Kadonaga premises which form part of the same sale negotiations.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

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

GAVIN C. MOUAT:
VICE-PRESIDENT AND MANAGER
RES. PHONE: GANGES 93-L

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

SALT SPRING LANDS, LTD.

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

BOX 35
GANGES, B.C.

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

August 24-1945.

file 13826 & 8231.

EVACUATION SECTION	
Rec'd	AUG 27 1945
File No.	
Ans.	
Referred	<i>Bue</i>

13826-sub by air

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

Re: Shintaro Sasaki - Reg.No. 14244.

Dear Sir;

Replying to your letter of the 22nd inst.

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

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

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

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

Yours truly,

Gavin C. Mouat
Gavin C. Mouat.

5499
8231

September 20, 1945.

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

Dear Sir:

Re: KASHIMA, Koji - Reg. No. 04874.

We are endeavoring to trace what happened to a Bed-room suite and Singer sewing machine which belonged to Mr. Koji KASHIMA and which he declared were stored and properly packed ready for shipment in the attic of the house of Mr. & Mrs. Shintaro SASAKI, and we would much appreciate any assistance you can give us in locating these items.

In this connection Mr. and Mrs. SASAKI have written us a joint letter which reads, in part, as follows:

"According to your letter Mr. KASHIMA's goods are not there. The house isn't sold yet and Mr. KASHIMA's goods have not been auctioned off, where is it. It was stored up in the attic of the front room or more less the woodshed. We have been receiving inquiries from him so can you please look into the matter further once more for us. And in the case of not finding it, who's going to pay for the goods? The house had to the attic more or less one side was wallpapered and the other side was boarded up, and in this side was the goods. One side was a small greenhouse and on the side was the road and on this side towards the road was the goods."

As the property in question is now in course of sale, we forwarded Mr. Mouat the above extract with a view to clearing up this question before delivery of the property to the new owner, but he has replied to the effect that everything saleable on the Sasaki property and also on the adjoining KADONAGA property was sold by Auction.

We have gone very carefully through our auction sheets, and cannot find any trace of these articles and, as far as evidence on these and related files are concerned, these items should still be stored, as Mr. KASHIMA says "just above the ceiling in

.....

Mr. F. J. Bennett

September 20, 1945

the house of SASAKI".

Would you please inspect the premises and let us have your report together with any additional information you might consider relevant. With thanks,

Yours very truly,

R. G. Bell,
Administration Department.

RGB:CG.

January 11, 1943.

File 8/22 - Hayne Island.

LIST OF HAYNE ISLAND AGREEMENTS (RE HOT HOUSES AND FIELD TOMATOES).

Date: 27 August 1942.

Time: 9 May 1942 to 15 September 1945.

Lessors: Haynes & Ratcliffe (Richard James Neville Haynes & Jack Ratcliffe).

Lessee: The Custodian, for account of:

- (1) Taro KAKIMADA (File #5138; Reg. #14260).
Lot "A" sub-div. of Sec. 1, Plan 2501, Hayne Island, Cowichan District, 123.7 acres, 10,420 sq. ft. Greenhouses.
- (2) Taro KAKIMADA (File #5139; Reg. #14261).
Lots S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8 (20 acres), Hayne Island, Cowichan District. 240 acres, 6,000 sq. ft. Greenhouses. (Note: El KAKIMADA, File #4777, Reg. #08462, appears as registered owner of both lots, which are now being searched).
- (3) Masajiro MURAHARA (File #5164; Reg. #14263).
Lots S. $\frac{1}{4}$ of S. E. $\frac{1}{4}$ of Sec. 7 (80 acres) and about 2 acres leased from David Bennett \$210.00 per month, both Hayne Island, Cowichan District. 16,000 sq. ft. Greenhouses.
- (4) Masajiro MURAHARA (File #5161; Reg. #14262).
One lot: S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8 (unimproved portion of 80 acres) with Masajiro MURAHARA (File #5162; Reg. #14225), and one lot: Parcel "A" of Sec. 8 & 11 (53.78 acres) in his own name. Both Hayne Island, Cowichan District. 11,000 sq. ft. Greenhouses.
- (5) Masajiro MURAHARA (File #5162; Reg. #14225).
Lots S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8, Hayne Island, Cowichan District (improved portion of 80 acres) with Masajiro MURAHARA (File #5161; Reg. #14223). 10,400 sq. ft. Greenhouses.
- (6) Masajiro MURAHARA (File #5166; Reg. #14242).
Lots 1, 2, & 3, Sub-div. of Sec. 12, Plan 715 (3 acres), and S. E. $\frac{1}{4}$ of Sec. 11 (160 acres), Hayne Island, Cowichan District. 33,900 sq. ft. Greenhouses.
- (7) Taro SAKAKI (File #5231; Reg. #14243).
Lots S. E. $\frac{1}{4}$ of Sec. 7 (160 acres), and S. $\frac{1}{4}$ of S. W. $\frac{1}{4}$ of Sec. 8 (20 acres), Hayne Island, Cowichan District. 9,000 sq. ft. Greenhouses. (Note: El KAKIMADA, File #4777, Reg. #08462, appears as registered owner of both lots, which are now being searched).
- (8) James Keiji NISHI (File #5143; Reg. #14275).
Lots W. $\frac{1}{4}$ of S. E. $\frac{1}{4}$ of Sec. 3 (40 acres), and W. $\frac{1}{4}$ of fractional S. E. $\frac{1}{4}$ of Sec. 3 (20 acres), and Parcel "B" of S. W. $\frac{1}{4}$ of Sec. 3 (20.2 acres), Hayne Island, Cowichan District. 17,000 sq. ft. Greenhouses.

ITEMS ON HAYES ISLAND AGREEMENT (FOR HOT HOUSES AND FIELD TOMATOES). Continued.

(9) Edmonton DUNE (File #5137; Reg. #142366).
Lots 20, 21, and 22 of Sec. 12, Plan 715, Hayes Island, Cochin District.
3 acres. 10,40 sq. ft. Greenhouses.

(10) Hayes TRAMWAY (File #5133; Reg. #142377).
About 3 acres of Sec. 9, Hayes Island, Cochin District, leased
from J. V. Bennett @ \$50.00 per annum. 11,200 sq. ft. Greenhouses.

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

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

Money due 1942 should have been paid by Hayes & Rutcliffe in October but there is no evidence on file to show that they have done so.

Motor Vehicles (S. S. 12/1/43): The three Trucks released to Hayes & Rutcliffe for operation under this Agreement are as follows:

- (1) 1936 Ford V-8, light Delivery Truck, 1942 License CA-308, owned by Eunice HAGATA (File #166; Reg. 14264). Valued at \$450.00.
- (2) 1936 Ford Truck, 1942 License CA-307, owned by Eunice HAGATA (File #166; Reg. 14264). Valued at \$450.00.
- (3) 1935 Ford V-8, Model 51, 1942 License CA-39, owned by James Kaiji DUNE (File #163; Reg. 14275). Valued at \$400.00.

Rent being paid on the basis of 1% of value (\$1300 @ 1% = \$13.00) per annum. Properties for crop year ending September 1, 1942, agreed at \$25.00, divided: File #166 (E. HAGATA) \$11.15. File #163 (J. K. DUNE) \$13.85.

See Internet
file No. 207.

File No. 8231.

Sept. 26, 1942.

MEMORANDUM.

To: Mr. E. T. Read.

From: A. G. McArthur.

Re: File 8231, Toyo Sasaki (Mrs. Shintaro) #14242.

It appears that the following sums have been put to the credit of Mrs. Sasaki's account:

June 26, 1942	\$33.02
July	111.10
August	<u>111.10</u>
Total	\$255.22

Against this the following cheques have been paid to Mrs. Sasaki:

July 22, 1942	\$40.00
July 28, 1942	71.62
Sept. 9, 1942	<u>40.00</u>
Total	\$121.62

This leaves a credit balance in Mrs. Sasaki's favour of \$133.60.

Accounts outstanding against Mr. or Mrs. Sasaki are as follows:

April 30, 1942, M. Furuya	\$21.70 -
May 14, 1942, Eburne Sawmills Ltd.,	73.05
June 1, 1942, Komura	40.80 -
July 2, 1942, B.C. Sec. Com. (Welfare Dept.)	21.84
July 6, 1942, G.H. Snow	333.87
K. Konishi	150.00
M. Matsumiya & Co.	50.00

It is a question whether any of these bills should be assessed against Mrs. Sasaki.

Sept. 26, 1942.

On May 8, Mrs. Sasaki declared a certain amount of personal property, a portion of which was shipped to her on May 20th. Still unaccounted for, among other things, are:

1 row boat, *and for by Mr. Sasaki*
1 1927 Buick truck, *husband's file - ink 207*
1 bicycle,
Quantity of tools and household goods, and also
1 cow. *(husband's file ink 207)*

These goods have not been liquidated as far as the file shows. Something might be done in regard to these goods in order to distribute the proceeds among the creditors.

Shintaro Sasaki still owes \$1000.00 of the \$1500.00 purchase price on the Wayne Island property, which is his only asset. He claims he improved the property by erecting buildings valued at \$2000.00, which valuation probably includes the lumber and glass subsequently returned to the companies supplying them.

DM

AGM:AS

Sept. 28. 1942.

Note.

*Understand the Wayne Island
agreement is for a term
1 year, commencing with the
year 1942.*

E. T. R

Internee File # 207 - Mr. Shintaro Sasaki.
 - Mrs. Shintaro (Toyo) Sasaki.

7th November, 1942

MEMORANDUM

To: Mr. E. W. Wright

From: Mr. Shours.

This is the case I discuss with you yesterday.

The husband is an Internee. The wife is a party to the Wayne Island Agreement and in view of the fact that, as Mr. Mount puts it, revenues from the 1942 crop were a direct result of her personal work, she has been receiving her share of the payments which have previously been made under the Wayne Island Agreement.

As you are aware, the final payment of \$2,000.00 under that Agreement was not really due until August of next year, but as it has already been paid by Messrs. Mayers & Ratcliffe, we have an amount to Mrs. Sasaki's credit of \$133.60.

We decided that we would retain \$62.50 to cover the following claims:

Komura Bros.	\$40.80
Furuya & Co.	21.70

as these claims cover the supply of groceries although the claims are filed in the name of the husband. These two claims and other claims appear on your Internee File.

In regard to the amount which Messrs. Mayers & Ratcliffe have paid us ahead of the actual due date, we have decided to release about 50% at the present time. The situation as it applies to Mrs. Sasaki is as follows:

Balance to her credit	\$133.60
Retained as above	62.50
	71.10
Cheque being issued	40.00
Retaining	\$ 31.10

File No. 5135
4977

January 11, 1943.

MEMORANDUM

To: Mr. Ian Macpherson

From: Mr. R. G. Bell.

Re: Yori (Mrs. Shintaro) SASAKI. Reg. 614242.

The above Evacuee in her JP report declared part ownership of the following two parcels of land:

("A"): South East $\frac{1}{4}$ of Section 7, Mayne Island, Cowichan District.

("B"): South $\frac{1}{2}$ of South West $\frac{1}{4}$ of Section 8, Mayne Island, Cowichan District.

This property does not appear to have been searched yet but Mr. Hunt, Custodian Agent for the district, reports these properties to be registered in the name of MI KADONAGA (File 4977; Reg. 08462).

Application for Search, Vesting, Certificate of Encumbrance and 1942 Tax statement appear in Memorandum on File 5135 (Yoshi KADONAGA), who also declared a similar interest.

RGB/UB

MEMORANDUM

Files 8231 & 13826.

TO: Accounting Department.

FROM: Mr. R. G. Bell.

December 27th, 1944.

Re: File 13826 - Shintaro SASAKI -- Reg. No. 14244
" 8231 - Mrs. S. (Toyo) SASAKI - Reg. 14242.

All assets (Dwelling, Greenhouses, etc.) are carried in the wife's file (8231) as she alone was responsible for the 1942 Tomato crop (planted in previous December and harvested in June) which brought the family greenhouses into the Wayne Island Agreement.

The husband (File 13826) was interned from 13th December, 1941, to 15th December, 1942, and at the present time the balance shown in his account represents proceeds from Auction Sale of chattels.

Under date of 30/11/1944 husband and wife write a joint letter of enquiry regarding their assets and as the time seems opportune I would suggest that both accounts be amalgamated into a Joint Account by the transfer of the husband's balance into the wife's account.

At the same time please cancel the debit entry of \$1.00 for Certificate of Encumbrance in the husband's account as Shintaro SASAKI'S cousin, Ei KADONAGA (File 4977) is the registered owner of the land on which the Sasaki family erected their buildings, and he does not admit any Sasaki interest in the land.

RGB/P.

1402
Bal 489²⁰ (13826)

8231 = 190.22

Files 4977, 13826, 8231, 5135

January 30, 1945.

MEMORANDUM

To: Mr. Ball.

From: A. G. McArthur.

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

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

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

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

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

(over)

CONTENTS OF HOUSE OF #14242, MRS. TOYO SASAKI & NOW OCCUPIED
BY A WORKMAN FOR MESSRS. RATCLIFFE & MAYERS

1 Airtight Heater
1 gal. Oil Can
2 Enamel Bowls
1 Kitchen Cabinet
~~1 Galv. Wash Tub~~ *shipped*
1 assortment of Crockery & Kitchenware *shipped*
16 qts. bottled Fish & Meats
1 Kitchen Stove
1 " Table
3 " Benches
1 Coleman Lantern
2 Iron Kettles
1 White Enamel double Bed, Spring & Mattress
2 Storm Lanterns
1 Lamp
1 Bedroom Dresser
~~1 Sewing Machine~~ *shipped*
1 box Kitchen Cutlery
1 - 2 gal. Oil Can
~~100 lbs. Rice~~ *shipped*
4 boxes Odds & ends
1 box Pots & Pans *shipped*
50 lbs. Nails, ass't. sizes
1 Crescent Saw, 7 ft. *shipped*
1 Meat Grinder
1 Chair
2 Crow Bars
2 Sledge Hammers
2 Double Bit AXE
1 Brush Hook
5 Wedges
1 Hand Axe
4 Hand Saws
2 Levels
2 Squares
1 Wrecking Bar
1 Brace & Set Bits
5 Claw Hammers
1 Draw Knife
1 Sickle
2 Stilson Wrenches
5 Crescent Wrenches
1 Machine Hammer
general ass't. of small tools

Dated this _____ day of June, 1942.

Witness:

Checked & found Correct on behalf of
Messrs. Ratcliffe & Mayers.

8231

To the Secretary of State acting
in his capacity as Custodian.

I TOYO Sasaki, Police
registration No. 14242, hereby request you to
release to me the under-noted property stored at
Home Main Island, B.C. Mr. Gavin C. Mouat

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

1 sewing machine (Singer)
1 sack of rice (3 sack about 1/3 filled)
The above goods are in bedroom
Kitchenware all that is left on the shelf (chinawares, forks etc.)
Please put 2 tablecloth on the top to cover the sewing machine.
(Rip Cross) handle
 marked
 H
 :
 :
 :
Saw Hammer
Hatches

Dated this 21st. day of August 1942.

Toyo Sasaki

(Japanese sign here)

Approved

James A. Rose

B.C. SECURITY COMMISSION

NOTE:

The Custodian is advised that the B.C. Security Commission will pay transportation charges up to 1,000 pounds (which amount includes the free baggage allowed by railroad company on tickets), and any charges over this amount will have to be for the account of the individual Japanese evacuee.

File No: 8231

October 14, 1942

Name: Mrs. Shintaro SASAKI, #14242

Address: Wayne Island, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

1 airtight heater	30 lbs. nails, asst. sizes.
1 gal. oil can	1 crosscut saw, 7 ft.
2 enamel bowls	1 meat grinder
1 kitchen cabinet	1 chair
1 assortment of crockery, kitchenware	2 crow bars
16 qts. bottled fish and meats	2 sledge hammers
1 kitchen stove	2 double bit axe
1 kitchen table	1 brush hook
3 kitchen benches	5 wedges
1 Coleman lantern	1 hand axe
2 iron kettles	4 hand saws
2 white enamel double bed, spring and mattress	2 levels
2 storm lanterns	2 squares
1 lamp	1 wrecking bar
1 bedroom dresser	1 brace and set bits
1 box kitchen cutlery	3 claw hammers
1 2 gal. oil can	1 draw knife
4 boxes odds and ends	1 sickle
1 box pots and pans	2 Stilsen wrenches
1 machine hammer	5 crescent wrenches
	general assortment of tools (small)

This represents all my chattels remaining in any protected area of British Columbia.

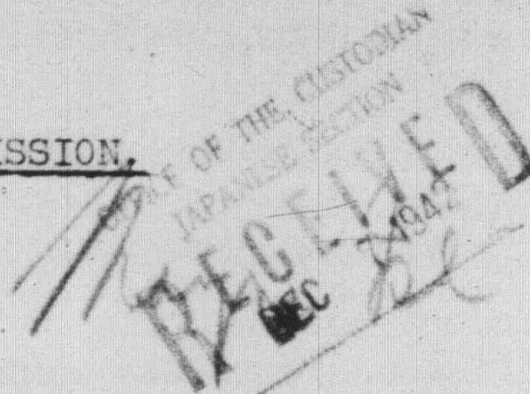
Confirmed:

DATE: SIGNED:

Please sign and return one copy to the Custodian.

W. H. H. H.
BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM



Address: Slocan City, B. C.

Date: November 2, 1942

Bay Farm K-10

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

I, SASAKI, Toyo, Police Registration No. 14242

hereby request you to release to me the under-noted property

stored at my former home

in possession of

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

Singer Sewing Machine

Carpenter's tools:- hand saw, hammer, hatchet. ✓

All available kitchenware including mincer.

All available rice, tea, beans. ✓

Original Address: Mayne Island

Date Evacuated to Vancouver: April 21, 1942

Date Evacuated to Present Address: September 17, 1942

Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old 2

Number in Family - under 5 1

Total Number in Family - 6

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: Walter Hartley J. Sasaki
Claimant Signs Here

MEMORANDUM

March 3rd, 1943

File Nos.: 5499)
8231)
13826)

To: FILES

From: Mr. Green

Re: KASHIMA, Koji
Mr. & Mrs. Shintaro SASAKI

Koji Kashima on file 5499 declares the following stored at Mr. Shintaro Sasaki's home on Wayne Island.

- 5 Piece bed set
- 2 Singer sewing machines
- kitchen utensils
- 1 Gramophone
- 30 Records

On the earlier of Mrs. Sasaki's registrations on file 8231, she mentions that all furniture and effects other than attached list, are the property of Koji Kashima.

Mr. Mouat has not answered our letter of October 20th on file 8231 doubtless due to his not having visited Wayne Island during the winter and this matter will be followed up in the course of this year.

*Not accurate -
the attached list
of her property
says that K. is
also attached, but
it does not
appear on file.*

HFG:IF

Leave Page 20

*Hold for decision
Wayne Island*

See release August 1943

from K. & on file 5499

MEMORANDUM

File Nos.: 8231
13826

January 26th, 1944

To: FILE

From: Mr. Green

Re: Mr. & Mrs. Shintaro SASAKI

File 8231, Mrs. Sasaki. On October 20th, 1942, we wrote to Mr. Mouat giving him particulars of an inventory which appears on file and purports to have been checked with Messrs. Ratcliffe and Mayers. From this list were excised some items that have since been shipped. We asked Mr. Mouat to report on some articles declared by this lady which did not appear on the list, among them a 1936 Buick truck, as well as a 1927 Buick truck and a cow declared by the husband. This letter was not answered.

*al. 3.
ab
Logi Loghman's
Things*

File 13826, Mr. Sasaki. Mr. Sasaki, the husband, was interned and declared the aforementioned cow and a 1927 Buick truck to the R. C. M. P. on December 16th, 1941. When he subsequently registered with this office, he did not mention the cow and perhaps his wife disposed of this in the meantime. It also seems likely that there was only one truck, being that sold for \$15.00 on January 21st, the vintage being apparently 1924. Mr. Mouat could doubtless clear up these points.

Some of the items declared by the wife on May 8th, 1942, appear in the attached list of sales and this also accounts for the drag-saw declared by the husband. Some at least of the lumber was sold and a number of other items not appearing on the original declaration.

This seems to be another case where explanation is called for as follows.

(1) Difference between original declaration and list signed by Ratcliffe and Mayers in apparently June 1942.

(2) Difference between this list and list of sales at auction December 1st, 1943. An extra copy of this memo is being made for each file and two copies of the items sold at auction in order that a further check may be made.

HFG:IF

orig. sent
28.12.1944.

NAME SASAKI, Shintaro

REGISTRATION NO. 14244

FILE NO. 13826

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

New Stove Pipes, 14 lengths	\$ 13.50
Stove Pipes, 14 lengths	12.00
1 Heater	1.50
1 Kitchen cabinet	17.50
1 Crosscut saw 6'	1.50
1 rake, 1 crowbar	1.50
3 Double bladed axes and 1 handle	1.00
Bundle tools (1 grub, 1 pick, 1 axe)	0.50
1 Box odd pots & pans	0.50
1 Bedstead & spring	2.00
1 scythe	1.00
Dresser	12.00
Stove	2.00
Lantern	0.60
Incubator extra large	1.00
Mandy Lee Incubator (small size)	3.00
Box tools (brace, saw handle, drag blade, level, wedge, wrench)	2.00
12 Planks 4x12, 20' long	23.00
1 Pile assorted lumber 2x3	13.00
1 Pile lumber 1x6	6.50
1 Pile shocks	5.00
25 lbs. Bone meal, about 4 sacks fish meal	4.00
6 Oil drums	3.50
2 Piles lumber 2x2, 1 pile lumber 2x3	46.00
1 pile lumber 2x3	9.00
Assorted lumber	167.00
Drag saw	165.00
Drag saw	100.00
Total: carried forward:	\$ 615.10

~~Less expenses:~~

\$

~~Net proceeds credited:~~

\$

~~Members of Auctioneer's Staff Present.~~

~~Expressed from previous list of items.~~

~~Remarks~~

NAME SASAKI, Shintaro

REGISTRATION NO. 14244

FILE NO. 13826

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

	Total brought forward:	\$ 615.10
Saw Blade		5.50
Saw Blade		4.00

Total:		\$ 624.60
Less Expenses	(Auctioneer's Fee: \$62.47	\$ 133.07
	(Advertising: 4.37	
	(Moving: 66.23	
Net Proceeds Credited:		\$ 491.53

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering list No. Mayne Island 1.

Remarks.

8231

7th November, 1942

Mrs. Shintaro (Toyo) Sasaki,
Registration #14242,
Slocan, B. C.

Dear Madam:

You are aware that under the lease arrangements made between your group of Mayne Island Growers and Messrs. Mayers & Ratcliffe, that the final payment of \$2,000.00 was not due until the 1st August 1943.

Messrs. Mayers & Ratcliffe have paid this amount of \$2,000.00 in advance and we have to your credit your share of this amounting to \$111.10. We also have a further amount of \$22.50 which we had previously retained making a total to your credit of \$133.60.

We have on file the following claims on account of groceries etc:

Komura Bros.	\$40.80
M. Furuya & Co.	21.70

so that the actual balance available is \$71.10.

Now that evacuation is about complete, it is our intention to give an opportunity for creditors to file any claims they may have. After which the balance of any funds held will be available for distribution.

For the time being therefore we are sending you our cheque for \$40.00 and as stated, at a later date, providing no claims are received on your account, the remaining balance will be distributed.

Yours truly,

F. G. Shears,
Manager.

FGS/PMH

Encl.

8231

5135

January 11, 1943.

Mrs. Shintaro (Toyo) Sasaki,
Registration No. 14242,
Slocan, B.C.

Dear Madam:

In your JP report (21/4/1942) you declared part ownership of the following two parcels of land:

- ("A"): South East $\frac{1}{4}$ of Section 7, Hayne Island, Cowichan District, (160 acres).
- ("B"): South $\frac{1}{2}$ of South West $\frac{1}{4}$ of Section 8, Hayne Island, Cowichan District.

which according to our records are registered in the name of Ei KODORAGA (File #4977; Reg. #08462).

To enable us to check, and if necessary correct, our records, please let us know:

- (1) What is your interest in these properties:
- (2) Is there any written agreement or other form of documentary evidence of your interest:
- (3) If such documentary evidence exists where is it, as the original or certified copy must be on file in this office.

Your prompt reply to these questions will be appreciated.

Yours truly,

R. C. Bell.
Administration Department.

RGE/CD

8231 & 13826.

December 27th, 1944.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 & 14242,
No. 10, R.R. #3,
Brampton, Ontario.

Dear Sir and Madam:

We are in receipt of your letter of the 30th ultimo asking for information regarding your property on Mayne Island.

We enclose an extract of your account showing all receipts and disbursements, and a balance of \$688.53 standing at your credit at the present time. A further statement is enclosed giving full particulars of the Auction Sale of Chattels, the net balance from which is included in your account.

With regard to your Dwelling, Greenhouses, etc., as you are aware, as a member of the Active Pass Growers Association your greenhouses, etc., were included in the so-called Mayne Island Agreement, under which Messrs. Mayers & Ratcliffe took over the operation of all members' greenhouses. These partners did this rather late in the Spring of 1942 and had a very hard year, due in part to severe weather but mainly to shortage of labour. In the 1943 crop year this labour problem became even more acute and was met in part by not operating some of the properties, which reduced output to the point where it no longer paid the partners to operate and as they were financially unable to meet the loss that would be involved by further operation the partnership was dissolved at the end of the 1943 crop year (31/8/1943), and this office was faced with the problem of finding new tenants.

As greenhouses deteriorate rapidly when not in use every effort was made to interest groups of Chinese, not only in Vancouver but in Victoria and the Valley, but without success as far as all the properties were concerned, and with very limited success with individual properties.

The Soldier Settlement & Veterans' Land Act have since taken over most of the properties and in conformity with the Government's policy of orderly liquidation the balance of the properties have been advertised for sale. Further, as furniture and effects can not be adequately protected when the premises in which they are stored are lying idle, and the cost of removal and storage would be out of proportion to the value of the goods, furniture and effects other than those of a purely personal nature, such as clothing, pictures, etc., have been auctioned, after being properly advertised, with the result shown in your account.

As your dwelling, and especially your greenhouses, are vacant and consequently deteriorating more rapidly than they would if occupied and we cannot find a tenant even at a nominal rental, the buildings should be sold but are of little value without the land, of which EI KADONAGA is the registered owner (and

Page 2.

Mr. and Mrs. Shintaro SASAKI.

December 27th, 1944.

claims full ownership). Consequently, unless you can produce documentary evidence in support of your claim to an interest in the land, or the registered owner acknowledges your interest to this office, the buildings and land will be sold together and the proceeds will be held until the question of distribution ratio is settled.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

File No.: 8231 & 13826.

R.R. #3, Brampton, Ont.

January 12, 1945.

Department of the Secretary
of State Office of the Custodian of Can.
Vancouver, B.C.

SECTION
JAN 17 1945
File No. 8231 & 13826
Ans.
referred Bell

Answer on return

Dear Sirs -

We have received your letter dated
Dec 27, about the information on which I asked.

Why was it that you didn't tell us
about the sale of chattels a year ago when
it was being sold.

We needed these intensely, furnitures
etc. but having its sold and as its an
year since I been with the family so we're
all ⁱⁿ need. Please send us the money of
sales.

What happened to the row boat
which was in the garage sitting on the
piles of lumber? Why should I pay
for the telegram to Internee Camp
dated April 24, 1942?

page 2.

We have no use for the land as ~~the~~
the money for the land isn't all paid. (Just
partly) but the greenhouse and the
dwelling is belonging to me. I paid
the money for the buildings. So please
tell us the informations about it
whenever anything is in change.

We haven't got much material
for the use of family and the
weather is cold during these season.

We are in very bad need of money
so please send it in your earliest
convenience.

Yours truly

(Mr) Shintaro Sasaki.

Registration No. 14244

(Mrs) Taya Sasaki.

#14242.

82314 20/1 8190.22

13786: 9

Sire:

After my husband was put in Internee
Camp my brother, Haji Kashima and wife
came to help ~~with~~ ^{our} greenhouse. They had
many new ~~sets~~ of articles, etc. He put
these up in the attic of our house and
there are some over in there also.

Please tell us what had happened
to these things, hearing the dwelling
is on sale.

Yours truly

(Mrs) Toyo Sakaki. 1442

13826 & 8231.
Cat. No. 548.

February 1st, 1945.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 & 14242,
No. 10, R. R. #3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Your Mayne Island Property.

In conformity with the Government's policy of orderly liquidation of properties in the protected areas of British Columbia, your Mayne Island property was listed under No. 548 in our catalogue and widely advertised for sale.

While we have received no acceptable bid since this was done in the Spring of last year, the property will eventually be sold and as more than your interest will be involved our purpose in writing you at this time is to invite you to commence direct negotiations with the other interests for the purpose of arriving at a mutually satisfactory ratio of distribution of net proceeds when sale is completed.

For your information and guidance we have drawn up the enclosed Memorandum showing the position according to our records, and it would be appreciated if you would (1) confirm or correct our outline of the situation, (2) institute the negotiations suggested, (3) advise us of the result as soon as possible.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

Vancouver, 1st February, 1945.

MEMORANDUM

To be attached to our letters of this date addressed to:

- (A) File 4977 Ei KADONAGA, Reg. No. 08462,
c/o Mr. W. R. Hughes,
Diamond City, Alta.
 - (B) File 5135 Yoshi KADONAGA, Reg. No. 14234,
Magrath,
Alta.
 - (C) File 13826 Shintaro SASAKI, Reg. No. 14244,
No. 10, R. R. #3,
Brampton, Ontario.
 - (D) File 8231 Toyo (Mrs. S.) SASAKI, Reg. No. 14242,
R. R. No. 3,
Brampton, Ontario.
-

Our records show:

- (1) Ei KADONAGA to be the registered owner of the Land known as:
"The South East Quarter of Section 7, and the South Half of the South West
Quarter of Section 8, Mayne Island, Cowichan District". These two parcels of
land are described as covering an area of 240 acres, more or less. For taxation
purposes the Land is assessed at \$2000.00; Buildings, which do not belong to
Ei KADONAGA, are assessed at \$2500.00.
- (2) Yoshi KADONAGA to be the owner of a Dwelling and 2 Greenhouses
(6,800 sq. ft.) on above land.
- (3) Shintaro SASAKI to be the owner of a Dwelling, a Greenhouse
(9,000 sq. ft.), a Garage and Packing House, and a Plant House, on above land.
- (4) The evidence in all these files points to there being no formal
agreement between (1) as Landowner and (2) & (3) as owners of the Buildings, and
that no definite terms and conditions governed the use of the land or the
erection of the buildings.
- (5) The eventual liquidation of the different interests involved makes
it desirable at this time for the principals concerned to arrive at a mutually
satisfactory ratio of distribution of the net proceeds derived from these assets

Page 2.

when sold. Such a mutually agreed basis of distribution would avoid the expense of a special appraisal by a qualified independent appraiser, which might otherwise be necessary.

(6) An exactly correct ratio might be difficult to arrive at without a formal appraisal but the assessed value (\$2000.00 and \$2500.00), and other evidence on file, suggests a ratio of $\frac{4}{9}$ ths, $\frac{2}{9}$ ths and $\frac{3}{9}$ ths for (1), (2) & (3) respectively, as possibly being a reasonable basis on which to open the negotiations suggested; and is therefore mentioned for your information. This office should be advised promptly of decisions as and when arrived at.

RGB/P.

Reg. Nos. 14244 and 14242,
File Nos. 8231 and 13826,
Brompton, Ontario,
No. 10, R.R. 3,
July 17/45.

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

EVACUATION SECTION	
Rec'd	JUL 24 1945
File No.	8231, 13826
Ans.	
Referred	Bill

According to the last letter received from that office, you mentioned about paying out all the claims unless you heard from us before February 28th. Due to unfortunate circumstance we did not write till now. So can you kindly tell us if you have payed out any of the claims, because we haven't heard from any of the claimers. Can you please tell us if the property has been sold yet or anything leading to it. Thanking you ever so much.

Yours truly,
Mr. and Mrs. Shintaro Sasaki
Tayo Sasaki
Shintaro Sasaki

8231 & 13826.

July 24th, 1945.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 and 14242,
No. 10, R. R. #3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Claims and Property.

In reply to your letter of the 17th instant we have to advise that we have not yet paid any of the claims listed in our letter of the 2nd February and you therefore still have an opportunity to make any comments you may wish to, if you do so promptly. Action by this office will not, however, be held up for that purpose.

We have received numerous enquiries regarding the Mayne Island property (Cat. No. 548) which includes your house, greenhouse, etc., but up to the present have not succeeded in getting an acceptable bid. In this connection we would point out that it is in your own interest to reply to our letter of the 1st February and we would be obliged if you would do so.

Yours truly,

R. G. Ball,
Administration Department.

RGB/P.

13826, 8271 & 5499.

October 25th, 1945.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 and 14242,
No. 10, R. R. #3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Koji KASHIMA. Reg. No. 04574 - Chattels.

With reference to your undated letter, acknowledged on the 24th August, on the subject of the above Evacuee's furniture, we are pleased to advise you that as a result of your description of the way these goods were stored away we instructed Mr. Bennett to break open the ceiling of your house and he reports finding there the following items:

- (1) A Bed Room suite consisting of bedstead, spring mattress, chiffonier, dressing table and bench
- (2) 1 Singer Sewing machine
- (3) 1 Portable gramophone and Japanese records
- (4) 1 Bicycle
- (5) Kitchenware and dishes
- (6) 1 thin Cotton mattress.

Three mattresses were found to have been destroyed by rats. A second Singer Sewing Machine, declared by Mr. Kashima, does not appear to have been stored in the attic and no trace of it was found. If a second machine was actually left on the premises please supply the information needed to make another search.

In conformity with the Government's policy of liquidation the above articles are being advertised for sale by auction (at Hayne Island) next month. Any article of a purely personal nature which may be discovered will be shipped to Vancouver for storage here.

Yours truly,

R. G. Bell,
Administration Department.

RGE/P.

c.c. to Mr. Koji KASHIMA.

4977; 5135 & 8231.
Cat. No. 949.

8231.

February 19th, 1946.

Mr. SI KAWAGUCHI,
Registration No. 08461,
Diamond City, Alta.

Dear Sir:

Re: SG of Section 7 and the D of the SG of
Section 8, Shona Island, Northern District.

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

We also enclose a statement of your account, including the above item, which, however, will remain frozen in your account until it is determined what equity your brother (Yoshi KAWAGUCHI, File 5135) and your cousin (Shintaro KAWAGUCHI, File 13836) have in the proceeds from sale of this property.

In anticipation of this question and with a view to assisting you in arriving at a mutually acceptable ratio of distribution before the actual need for action arrives, we wrote all parties concerned on the 1st February, 1946, but we have no evidence that our suggestion was acted on at that time and we shall now wait until we hear from you.

Yours truly,

R. G. Ball,
Administration Department.

RM/P.
Encl.

c.c. to Mr. Yoshi KAWAGUCHI.

c.c. to Mr. Shintaro KAWAGUCHI.

8231 & 13826.

April 29th, 1946.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 & 14242,
R. R. #3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Finances.

We are in receipt of your letter of the 9th instant requesting us to send you the balance of your funds; and also to remit to Mr. Ei KADONAGA the net proceeds from sale of his Hayne Island property, leaving him to settle with you the question of your equity in the buildings erected by you on his land.

With regard to your own funds, the balance standing at the credit of your Joint Account today is \$209.73, against which the only unpaid debt now carried in your file is \$150.00, owing to "K. Konishi" (which we take to be Kunajiro KONISHI, Reg. No. 14263, File 5164).

It would be against the policy of this office to transfer the settlement of debts to principals, without having on file the signed consent of both parties. We are therefore enclosing our cheque in your favour for \$99.73, representing the free balance of your account, and we shall be glad to remit the \$150.00 also on hearing from Mr. Konishi that he is agreeable to your suggestion.

With regard to the question of your equity in the buildings (Dwelling, Greenhouse and Outhouses) erected by you on land of which Mr. Ei KADONAGA is the registered owner, we are writing to this gentleman (who we understand is your cousin) and his brother, Yoshi (File 5135), who also erected similar buildings on this land, and if they are agreeable to your suggestion we are prepared to give the matter favourable consideration.

For your information we list below the claims recorded against you, and how each item has been dealt with.

- | | | |
|-----|------------|---|
| (1) | \$1,050.00 | G. H. Snow (Jan. 30/42). Cash advanced to you for purchase of materials to build another Greenhouse. \$765.67 paid July 6th, 1942. \$284.33 paid August 21st, 1945. |
| (2) | \$ 21.70 | M. Furuya Company (Apr. 30/42). Balance of account. Paid October 25th, 1945. |
| (3) | \$ 73.05 | Shorne Saw Mills Ltd. (May 14/42). Statement of Account. Paid August 22nd, 1945. |

(Over)

Mr. and Mrs. Shintaro SASAKI.

Page 2.

April 29th, 1946.

- (4) \$ 40.80 Komura Bros. (June 1/42). Balance of Account. Paid October 25th, 1945.
- (5) \$1,000.00 Ei KADCHAGA (July 29/42). Declared by Shintaro SASAKI to be balance of verbal Agreement for Sale. Denied by alleged creditor and written off our records.
- (6) \$ 150.00 E. KOBISHI (July 29/42). Declared by Shintaro SASAKI to be a personal debt, and now the only unpaid debt recorded in these two files.

Copies of our letters to Messrs. Ei and Yoshi KADCHAGA will be sent you separately.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 1.

8231 & 13826.

June 4th, 1946.

Mr. and Mrs. Shintaro SASAKI,
Registration Nos. 14244 & 14242,
R. R. No. 3,
Brampton, Ontario.

Dear Sir and Madam:

Re: Finances.

We have to acknowledge receipt of Mr. Sasaki's letter of the 15th ultimo on the subject of your account, of which we give the following extract to bring the position up to date.

Dec. 21, 1944	Balance as per last statement		\$688.53
Jan. 1, 1945	Proportionate share of P. S. Ross & Sons' fee for services connected with Mayne Island Agreement	\$ 8.11	
Feb. 2, 1945	Cheque in your favour	\$ 50.00	
Feb. 6, 1945	L.D. telephone re Chattels	\$.81	
Aug. 21, 1945	G. H. Snow--payment of debt	\$284.33	
Aug. 22, 1945	Eburne Sawmills Ltd.--payment of debt	\$ 73.05	
Oct. 25, 1945	M. Furuya Co.--payment of debt	\$ 21.70	
Oct. 25, 1945	M. Komura Bros.--payment of debt	\$ 40.80	
Apr. 29, 1946	Cheque in your favour	\$ 59.73	
Today	Balance at Credit	\$150.00	
		\$688.53	\$688.53

We note that you have borrowed money and paid Mr. K. Konishi \$150.00 in liquidation of your debt to him, and if you will have him write in and advise this office to that effect, as mentioned in our letter to you of the 29th April, we shall be free to remit you the above balance of \$150.00.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.