

| <u>REAL PROPERTY</u>                 |                                     |  |                                   |   |  |  |                        |  |                                      |         |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|------------------------|--|--------------------------------------|---------|
| Greater Vancouver                    |                                     | Rural (except V.L.A.)  |                                   |   | V.L.A. (except Mission Village)                                |  | V.L.A. Mission Village |  | Total                                |         |
| Sale Price                           | 5% thereof & 12.50                  | Sale Price   | 10% thereof                       | Charges 12.50 & Comm.   | Sale Price   | Total Award 80% of all Sale Prices                             |                        | Sale Price                             | Total Award 125% of all Sale Prices: |         |
|                                      |                                     |  |                                   |   |  | % of Total   | Amount                 |  | % of Total                           | Amount  |
|                                      |                                     |  |                                   |   | 2413.  |  | 3594.12                |  |                                      | 3594.12 |
| <u>PERSONAL PROPERTY</u>             |                                     |  |                                   |   |  |  |                        |  |                                      |         |
| Motor Vehicles                       |                                     | Boats and Boat Gear  |                                   |   |  |  |                        |  |                                      |         |
| Sale Price                           | 25% thereof                         | Sale Price   | Nelson Bros. 23.5% of Sale Price  | Other Sales 28.5% of Sale Price   | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing |                        | 45% of amount in next preceding column |                                      |         |
|                                      |                                     |  |                                   |   |  |  |                        |  |                                      |         |
| <u>NETS</u>                          |                                     |  |                                   |   |  |  |                        |  |                                      |         |
| Total award for Nets plus Sale Price |                                     | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing |                                   | Percentage Total Award to Total Claim                                     |  | Claim for Nets Sold Declared Not Found, & Recorded Now Missing |                        | Apply % ratio to Claim                 | Deduct Custodian Sale Price          |         |
|                                      |                                     |  |                                   |   |  |  |                        |  |                                      |         |
| <u>MISCELLANEOUS CHATTELS</u>        |                                     |  |                                   |   |  |  |                        |  |                                      |         |
| Claim for goods Sold By Auction      | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price                                   | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column      | Sale Price of goods Sold by Tender                             | 12% of Sale Price      |  |                                      |         |
| 133.15                               | 94.55                               | 28.36  | 71.01                             | 506.35  | 359.56   | 33.00  | 6.36                   | 394.28                                 |                                      |         |
| TOTAL RECOMMENDATION                 |                                     |  |                                   |   |  |  |                        |  | 3988.40                              |         |



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CASE NO: 1076.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
May 21, 1948.

IN THE MATTER OF THE CLAIM OF  
MRS. SUGI MITSUI.

PROCEEDINGS AT HEARING

Original



1 IN THE MATTER OF THE "INQUIRIES ACTW  
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.  
3

4 JAPANESE PROPERTY CLAIMS COMMISSION  
5

6 B E F O R E  
7 (THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).  
8

9  
10 Toronto, Ontario,

11 May 21, 1948.  
12

13  
14  
15 IN THE MATTER OF THE CLAIM OF

16 MRS. SUGI MITSUI.  
17

18 PROCEEDINGS AT HEARING.  
19

20 APPEARANCES:

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

23 R.A. BEST, Esq., appearing for the  
24 Claimant.

25  
26 A. WATSON, Esq., Secretary.  
27 MRS. D.J. HANDFORD, Official Interpreter.  
28 A.G. VEITCH, Esq., C.S.R., Official Reporter.  
29  
30



M. Mitsui  
In-Chief.

1 MR. BEST: My lord, the husband has come over from  
2 Hamilton, in which city the claimant lives, and  
3 he informs me Mrs. Mitsui is ill. I have had  
4 him sign these claims for her and if your lordship  
5 desires I will give him a letter to take back to  
6 Hamilton to be sent to the Secretary.

7 THE COMMISSIONER: I think you had better arrange that  
8 the letter be sent to you. In that way the  
9 Secretary can look to you for the letter rather  
10 than to communicate with the claimant, herself.

11 MR. BEST: Thank you, my lord.

12 \_\_\_\_\_  
13 MISUMI MITSUI, being first duly sworn, tes-  
14 tified through the Interpreter as  
follows:

15 DIRECT EXAMINATION BY MR. BEST:

16 Q. Have you a copy of that? A. Yes.

17 Q. Of the farm appraisal report? A. Yes.

18 Q. I wonder if I could have it please? A. Yes.

19 Q. Thank you. Is that your signature?

20 A. Yes, sir.

21 Q. And you signed that document for your wife?

22 A. Yes.

23 Q. And that document was prepared upon your  
24 instructions? A. Yes.

25 (PARTICULARS OF REAL ESTATE, FARM LAND,  
MARKED EXHIBIT NO. 1)

26 Q. This form indicates the farm on which you are  
27 claiming is close to Port Coquitlam, British  
28 Columbia? A. Yes.

29 MR. HUNTER: I would tender the Soldiers Settlement  
30 Board appraisal as Exhibit No. 2.



(SOLDIERS SETTLEMENT BOARD APPRAISAL,  
MARKED EXHIBIT NO. 2)

1 THE WITNESS: It is just inside the town.

2 MR. BEST: Q. And the property is right on the river.

3 Is that correct? A. Yes.

4 Q. Now, I understand that you conducted a mixed  
5 vegetable and fruit business, and a poultry  
6 business on this property. Is that right?

7 A. Yes; mostly small fruit and poultry.

8 Q. And poultry? A. Yes. That is right.

9 Q. In the appraisal which was made of your land  
10 there is a remark made: "This is strictly a  
11 poultry proposition. Cleared land in poor  
12 condition and very low in fertility." Did you  
13 consider that it was strictly a poultry pro-  
14 position or did you look ---

15 THE COMMISSIONER: He had better have this remark  
16 read to him before you ask that question.

17 MR. BEST: Thank you, my lord. There is just the one  
18 sentence. I will do that.

19 Q. It is the same?

20 A. Yes. It was mostly poultry.

21 Q. Mostly poultry which you conducted there?

22 A. Yes.

23 Q. Then, perhaps you can translate the second para-  
24 graph to the witness.

25 A. It is lot 4?

26 Q. Yes. There is not any doubt about that.

27 A. Yes. It has a lot of sand.

28 Q. Now, in your claim you have set a rather high  
29 value on the land? A. Yes.



1 Q. And the appraisal says that the land is little  
2 more than a gravel bar running down to the river,  
3 which Mrs. Handford just read to you. Can you  
4 explain that?

5 A. Well, I paid \$50 for bush land. I spent \$200 to  
6 \$250 per acre to clear it.

7 Q. Now then, do you consider the land valuable for  
8 anything other than poultry?

9 A. The land with that gravel bar is excellent for  
10 growing small fruits; no wet ground; the ground  
11 is good. Apart from the poultry business it was  
12 valuable as a small fruit-growing land.

13 Q. Is that your signature? A. Yes, sir.

14 Q. And you signed that document for your wife?

15 A. Yes.

16 Q. And was it prepared upon your instructions?

17 A. Yes.

18 (PARTICULARS OF PERSONAL CHATTELS, MARKED  
EXHIBIT NO. 3)

19 Q. These chattels for which you have claimed, where  
20 did you leave them?

21 A. Inside the house.

22 Q. Inside the house. Did you leave them with anyone  
23 else or did you turn a list over to the Custodian  
24 at the date of evacuation?

25 I think they were sold, in any event.

26 THE COMMISSIONER: Then, you do not need to go into that.

27 MR. HUNTER: It might have an effect on value. They  
28 were left with the tenant.

29 THE COMMISSIONER: That is true.

30 THE WITNESS: The goods were left with Mr. Edward James



1 Gilmore.

2 MR. BEST: Q. I see that you gave a lease to Mr.  
3 Gilmore dated June 1st, 1942?

4 A. The Custodian has a copy of that.

5 MR. HUNTER: I have not a copy of the lease but I have  
6 a copy of the inventory attached to the lease.

7 MR. BEST: I guess that is all in which we are  
8 interested.

9 MR. HUNTER: If my friend will agree that this is a  
10 copy of the inventory attached to the lease I  
11 think perhaps we should file that to show they  
12 were used by the tenant.

13 THE COMMISSIONER: Is that satisfactory to you?

14 MR. BEST: Yes.

15 (LEASE INVENTORY, MARKED EXHIBIT NO. 4)

16 MR. BEST: That is all.

17

18 MR. HUNTER: It is submitted, my lord, that the  
19 real property was sold for its fair market value.

20 It is submitted that the personal property  
21 sold was sold for its fair market value.

22 It is submitted that claims made for  
23 personal property not sold by the Custodian are  
24 exorbitant.

25 Apparently there are a certain number of  
26 things for which no account can be shown; and  
27 accordingly I would like to make the submission  
28 that these were left under the custody, control  
29 or management of some other person other than  
30 the Custodian appointed by the owner and that



M. Mitsui  
In-Chief.  
Discussion.

1 accordingly only those chattels which came under  
2 the custody, control or management of the Custodian  
3 are within the terms of reference.

4 I would tender as Exhibit 5 the analysis of  
5 personal property claim.

6 (ANALYSIS OF PERSONAL PROPERTY CLAIM,  
7 MARKED EXHIBIT NO. 5)

8 Your lordship will see from the sheet of  
9 paper attached to the analysis just filed as  
10 Exhibit No. 5 that the assessed value of them  
11 is shown there, with the sale price.

12 THE COMMISSIONER: Yes.

13 MR. HUNTER: So that it will be unnecessary for me to  
14 make any remarks. I think the analysis is fairly  
15 self-explanatory.

16 THE COMMISSIONER: Thank you.

17 MR. HUNTER: There does not seem to be anything very  
18 difficult there. Is there anything there which  
19 occurs to your lordship that I should ask the  
20 witness?

21 THE COMMISSIONER: As to the goods which you show in  
22 the "No account, theft" column, is that a theft  
23 which occurred while the goods were in the custody  
24 of the tenant?

25 MR. HUNTER: The tenant was still there when these  
26 goods were removed and taken to auction and sold.

27 THE COMMISSIONER: And when did the theft occur?

28 MR. HUNTER: At the time they were removed these were  
29 not found. They were removed directly to auction.

30 THE COMMISSIONER: In those circumstances the theft  
must have occurred while the goods were in the care





M. Mitsui  
In-Chief.  
Discussion.

1 of the tenant?

2 MR. HUNTER: Yes, my lord. The suggestion was made  
3 that it was just natural wear and tear and they  
4 wore out and were discarded.

5 MR. BEST: Have you the date of the auction?

6 MR. HUNTER: In 1944.

7 This was sold to the Veterans Land Act.  
8 They allowed the tenant to remain there as their  
9 tenant as a continuation of the tenancy.

10 These goods were removed by the Custodian  
11 in 1944 and were sold at auction. That is what  
12 the files state and I am going by the records  
13 on file.

14 THE COMMISSIONER: It will be a matter of proof later.

15 Have you anything further?

16 MR. HUNTER: No, my lord.

17 THE COMMISSIONER: That is all, thank you, Mr. Mitsui.

18

19 \_\_\_\_\_  
(PROCEEDINGS ADJOURNED SINE DIE)

20

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

23

24

25

*A.G. Veitch*  
"A.G. VEITCH"  
Official Reporter.

26

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\_\_\_\_\_

Case 1076 NOV 27 1947

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

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

ACKNOWLEDGED

*JW*

11490  
Toronto

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

(1) NAME *Mrs Sugi Mitsui* (RCMP) Reg. No. *03234*  
(Print) Surname Given Name

(2) Pre-Evacuation Address *Greenwood Port Lockington B.C.*

(3) Present Address *85 Murray St., Hamilton, Ont.*

(4) REAL ESTATE

(a) Street Address (if any) *Oxford Street Port Lockington, B.C.*  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
*Block Four (4) of Lot Four hundred and Sixty five (465)  
Group One (1) map Nine hundred Ten (910)  
in the District of New Westminster, B.C.*

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

- (i) Farm *Small Fruit and Poultry Farm*
- (ii) Residence  Type of business
- (iii) Business
- (iv) Any other type of property (describe)

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

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

- (i) Land - - - - - \$ *1396.00*
- (ii) Buildings *Include chicken house* - - - - - \$ *4500.00*
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ \_\_\_\_\_
- (v) Amount at which Custodian sold property and credited your account - - - - - \$ *2413.00*
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ *3483.00*

(5) PERSONAL PROPERTY

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

*Oxford St., Port Lockington B.C.*

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

*Oxford Street Port Lockington, B.C. Livinghouse and chicken house*

(c) How stored or packed at time of evacuation *All furniture usual place in house*

*Chinaware, Kitchenware & Japanese family good packed away in boxes in basement.*

(over)

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

*Lease between Sugi Mitsui and Edward James Gilmore*

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

|     |                                       |                    |               |
|-----|---------------------------------------|--------------------|---------------|
| 1.  | _____                                 | Estimated Value \$ | _____         |
| 2.  | <i>#1 Household Effects</i>           | Estimated Value \$ | <i>161.75</i> |
| 3.  | <i>#2 Sundry Equipment</i>            | Estimated Value \$ | <i>34.70</i>  |
| 4.  | <i>#3 Without Lease</i>               | Estimated Value \$ | <i>250.00</i> |
| 5.  | <i>#4 Pantry Equipment</i>            | Estimated Value \$ | <i>265.30</i> |
| 6.  | <i>#5 Gasoline Equipment</i>          | Estimated Value \$ | <i>181.95</i> |
| 7.  | _____                                 | Estimated Value \$ | _____         |
| 8.  | <i>Amount of which Custodian Sold</i> | Estimated Value \$ | <i>196.36</i> |
| 9.  | _____                                 | Estimated Value \$ | _____         |
| 10. | _____                                 | Estimated Value \$ | _____         |

TOTAL CLAIM FOR PROPERTY LOSS \$ *757.34*

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ *4240.34*

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no *Yes*

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

DOMINION OF CANADA,  
Province of Ontario,  
TO WIT:)

I, *Sugi Mitsui* of the *City*  
of *Hamilton* in the *Province of Ontario*

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

DECLARED before me at the *City*  
of *Hamilton*  
in the *County of Wentworth*  
this *21<sup>st</sup>* day of *November*  
A.D. 1947.

*George R. Papp*  
A Commissioner &c.  
*Sugi Mitsui*  
Notary Public in & for the Province of Ontario

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

## Lease between Sugi Mitsui and Edward James Gilmore

#1  
Household Effects:

|                             |                 |
|-----------------------------|-----------------|
| 1 Kitchen Table             | \$ 5.00         |
| 5 Kitchen Chairs            | 2.50            |
| 1 Small Cabinet             | .50             |
| 1 Dining Room Table         |                 |
| 6 Dining Room Chairs        |                 |
| 1 Buffet                    | 35.00           |
| 1 Book Case                 | 5.00            |
| 1 Bench                     | .25             |
| 1 Flower Stand              | .50             |
| 1 Deer Head                 | 5.00            |
| 1 Fire Screen               | 1.00            |
| 1 Fire Crate                | 2.00            |
| 5 Pictures                  | 10.00           |
| 1 Bronze Fireside Set       | 2.00            |
| 2 Writing Desk              | 10.00           |
| 1 Small Table               | .50             |
| 4 Dressers                  | 16.00           |
| 1 Encyclopedia Set 10 Books | 40.00           |
| 5 Bed Steads                | 20.00           |
| 8 Chairs                    | 1.00            |
| 1 Table Lamp                | .50             |
| 1 Doll                      | 3.00            |
| 1 Studio Bench              | 2.00            |
|                             | <u>\$161.75</u> |

#2  
Sundry Equipments:

|                       |                 |
|-----------------------|-----------------|
| 4 Cross-cut Saws      | \$ 8.00         |
| 3 Crow Bars           | .45             |
| 1 Buck Saw            | .25             |
| 2 Augers              | .50             |
| 1 Large Axe           | .50             |
| 4 Garden Hose         | 8.00            |
| 1 Counter Scale       | 5.00            |
| 6 10-Gallon Milk Cans | 9.00            |
| 3 Hand Saws           | 1.50            |
| 1 Trowel              | .50             |
| 1 Jack                | 1.00            |
|                       | <u>\$ 34.70</u> |

#4  
Poultry Equipments:

|                              |  |                 |
|------------------------------|--|-----------------|
| 3 Charters "540"             |  |                 |
| Incubators                   |  | \$120.00        |
| 1 Small "300" Incubators     |  | 10.00           |
| 2 Egg Baskets                |  | 1.00            |
| 1 Grading Scale              |  | .50             |
| 4 Red Head Brooders          |  | 60.00           |
| 1 Grandview Electric Brooder |  | 30.00           |
| 1 Snider Electric Brooder    |  | 30.00           |
| 1 "75" Electric Brooder      |  | 2.00            |
| 10 Galvanized Water Troughs  |  | 1.50            |
| 3 Wooden Hoppers             |  | 1.50            |
| 1 Hand Cutter                |  | 8.00            |
| 2 Scrappers                  |  | .30             |
| 2 Square Shovels             |  | .50             |
|                              |  | <u>\$265.30</u> |

#5  
Farm Equipments:

|                             |  |                 |
|-----------------------------|--|-----------------|
| 1 Electric Pump and Tank    |  |                 |
| pipe                        |  | \$150.00        |
| 6 Garden Hoses              |  | 12.00           |
| 3 Small Sickles             |  | .30             |
| 1 10-Prong Fork             |  | .20             |
| 2 Garden Rakes              |  | .30             |
| 3 Shovels                   |  | .75             |
| 1 Hay Fork                  |  | .15             |
| 2 Peaveys                   |  | .50             |
| 3 Axes                      |  | .75             |
| 9 Wooden Hoppers            |  | .90             |
| 16 Galvanized Chick Hoppers |  | 1.60            |
| 1 Shovel Fork               |  | .15             |
| 6 Galvanized Waterers       |  | 1.20            |
| 9 30-inch Pipes             |  | .90             |
| 9 Stone Founts              |  | 2.25            |
| 1 Scratch Harrow            |  | 10.00           |
|                             |  | <u>\$181.95</u> |

#3  
Without Lease:

|                      |                 |
|----------------------|-----------------|
| Kitchenwares         |                 |
| Chinawares           |                 |
| Japanese Fancy Goods |                 |
| all packed in boxes  | \$150.00        |
| Lumber and Shingles  | 100.00          |
|                      | <u>\$250.00</u> |

MITSUI, Sugi (Mrs.)  
(Claimant's Name)

REAL ESTATE  
(Farm Land)

03234

Reg. No.

| LAND                       | Acres     | Date of Purchase | From Whom | Cost Price | Cleared or cultivated at date of Purchase | Improvements at date of Purchase | Estimated value at Date of Sale |
|----------------------------|-----------|------------------|-----------|------------|---|----------------------------------|---------------------------------|
| Uncleared                  | 11        | 1928             | T. Lee    | \$900.     |   |                                  |                                 |
| Cultivated not planted     | 6         |                  |           |            |   |                                  |                                 |
| Cultivated and not in crop |           |                  |           |            |   |                                  |                                 |
| List Crops                 |           |                  |           |            |   |                                  |                                 |
| Asparagus                  | 2         |                  |           |            | Uncleared                                 | None                             | \$2500.                         |
| Mangle                     | 1         |                  |           |            |   |                                  |                                 |
| Kale                       | 1         |                  |           |            |   |                                  |                                 |
| Strawberries               | 1         |                  |           |            |   |                                  |                                 |
| Vegetables                 | 1         |                  |           |            |   |                                  |                                 |
| <b>Total</b>               | <b>32</b> |                  |           |            |   |                                  |                                 |

Total claim. 5896.00

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

| Description                                    | When Made | Cost   |
|--|-----------|--|
| Clearing and cultivating 6 acres               | 1928-1936 | \$1800. Estimate for materials hiring part-time and own labour |
| Well dug in basement                           | 1936      | 100.   |
| Electricity installed in home & chicken houses | 1934      | 300.   |

BUILDINGS

| Type                             | Size               | Finish       | Date Built   | Cost Material | Paid for Labour | Value of Own Labour | Allowance for Depreciation | Estimated Value |
|----------------------------------|--------------------|--------------|--|---------------|-----------------|---------------------|----------------------------|-----------------|
| House-8 rooms                    | 33 x 33            | Frame-stucco | 1936<br>completed in 1941 (first home burned down in 1935) | \$1800.       | \$600.00        | \$1000.00           | \$300.00                   | \$3100.         |
| Henhouse                         | 20 x 60            |              | 1941   | 250.          |                 | 150.00              |                            | 400.            |
|                                  | 16 x 62            | Frame        | 1941   | 225.          |                 | 150.00              |                            | 375.            |
|                                  | 22 x 156 (2Storey) |              | 1928   | 900.          |                 | 400.00              | 200.00                     | 1100.           |
|                                  | 13 x 44            |              | 1935   | 200.          |                 | 100.00              | 100.00                     | 200.            |
| 4 Brooder Houses                 | 4 x 14 each        |              | 1930   | 300.          |                 |                     | 100.00                     | 200.            |
| 1 Boat house (with cement walls) | 8 x 20             |              | 1936   | 50.           |                 | 25.00               | 25.00                      | 50.             |

EXHIBIT No. 1076-1  
DATE 21 May 1948  
FILED BY R. a. B. esb

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

|                   |                  |
|-------------------|------------------|
| Assessment - Land | \$1396.00        |
| Improvements      | 3000.00          |
|                   | <u>\$4396.00</u> |

Lumber on uncleared land worth approximately \$1200.  
Mr. Mitsui's claim of \$1396. for land was based on assessment of land.

Sugi Mitsui  
per M. Mitsui  
Signature

# Farm Appraisal Report

File No. JL-496

Land Description Blk. 4 of D.L. 465, Gp.1, Map 910.

Containing 17.45 Acres

Owner's Name MITSUI, Sugi Post Office Address Port Coquitlam, B.C.

Nearest Rail Point Port Coquitlam, B.C. Distance 2 miles

Market Town New Westminster, B.C. Distance 10 "

Church (give denomination) Port Coquitlam-all denominations Distance 2 "

Nearest School Port Coquitlam Distance 2 "

State how property was identified: Map location and corner posts.

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

Direct access to Oxford Road - good gravel road.

Is this district a good one? Only fair.

Employment opportunity Practically nil in immediate vicinity.

Predominating Nationality and religion: Mixed.

Describe Fencing and its condition: No fences. Value \$

Water supply: From well with pressure tank. Value \$

Electricity - power available. Light & power installed.

### BUILDINGS ON FARM

11490

| BUILDINGS    | DIMENSIONS | MATERIAL     | HEIGHT | ROOF  | AGE | Foundation | REPAIR | VALUATION |
|--------------|------------|--------------|--------|-------|-----|------------|--------|-----------|
| HOUSE        | 33 x 33    | Frame-stucco | 2 st.  | Shgl. | 8   | Conc.      | Good   | 2700.00   |
| Henhouse     | 20 x 60    | "            | 1 "    | "     | 1   | Wood       | "      | 300.00    |
| " "          | 16 x 62    | "            | 1 "    | "     | 1   | "          | "      | 250.00    |
| BARN         | 22 x 156   | "            | 2 "    | "     | 15  | "          | Fair   | 800.00    |
| " "          | 23 x 44    | "            | 1 "    | "     | 15  | "          | "      | 140.00    |
| BARN         | x          |              |        |       |     |            |        |           |
| GRANARY      | x          |              |        |       |     |            |        |           |
| Brooder Hse. | 14 x 14    | "            | 1 "    | "     | 15  | "          | "      | 15.00     |
| " "          | 14 x 14    | "            | 1 "    | "     | 15  | "          | "      | 15.00     |
| " "          | 14 x 14    | "            | 1 "    | "     | 15  | "          | "      | 15.00     |
| " "          | 14 x 14    | "            | 1 "    | "     | 15  | "          | "      | 15.00     |

Total present day value \$ 4250.00

Total Value Buildings add to farm \$ 2125.00

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

Describe the basement and chimneys: Concrete basement; brick chimney to ground.

No. rooms downstairs? 4 Upstairs? 4 How finished Plaster downstairs; wood up.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Approximately 100 yards.

EXHIBIT No. 1076-2  
DATE 21 May 1948  
FILED BY J. W. J. ...

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

| ACRES   | LEVEL, UNDULATING,<br>ROLLING OR HILLY                     | SOIL<br>(State Depth)      | SUB-SOIL  | KIND AND<br>QUALITY OF CROP            | VALUE<br>PER ACRE            | TOTAL             |
|---|--|----------------------------|---|--|------------------------------|-------------------|
| 6.13  | Slightly undulating<br><i>6.13 ac</i>                      | Sand & Gravel<br>6" to 10" | Gravel & stone                                    | Mixed small crops.<br>Mainly building. | 30.00                        | 183.90            |
| Area which can be cultivated without cost other than for breaking.                                |  |                            |   |  |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY                     | SOIL<br>(State Depth)      | SUB-SOIL  |  | VALUE<br>PER ACRE            |                   |
| Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc. |  |                            |   |  |                              |                   |
|   | LEVEL, UNDULATING,<br>ROLLING OR HILLY                     | SOIL<br>(State Depth)      | SUB-SOIL  | NATURE OF<br>RECLAMATION NECESSARY     | RECLAMATION<br>COST PER ACRE | VALUE<br>PER ACRE |
| Area Unsuitable for Cultivation.  |  |                            |   |  |                              |                   |
|   | CHARACTER OF LAND E. G.<br>HILLY, SWAMPY, ROCKY.           |                            | NATURE OF TIMBER IF ANY<br>AND WHETHER MARKETABLE |  | VALUE OF LAND<br>PER ACRE    |                   |
| 11.32   | Mainly gravel bar to<br>Coquitlam River<br><i>11.32 ac</i> |                            | Home wood lot                                     |  | 10.00                        | 113.20            |

Total value of Land \$ 297.10

Total added by buildings to value of farm \$ 2160.00

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

Total value of farm \$ 2457.10

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

This is strictly a poultry proposition. Cleared land in poor condition and very low in fertility.

Owner's family is still in occupation.

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

Poultry proposition only.

Noxious weeds:

No serious weed situation.

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

City of Port Coquitlam.

Assessed- Land- - - - \$1396.00 - Improvements- \$3000.00 - Taxes, 1942 - \$118.03.

Date: July 8th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 7 day of July 1942.

Inspector's Signature

"D. DODDING"

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





Diagram of Property

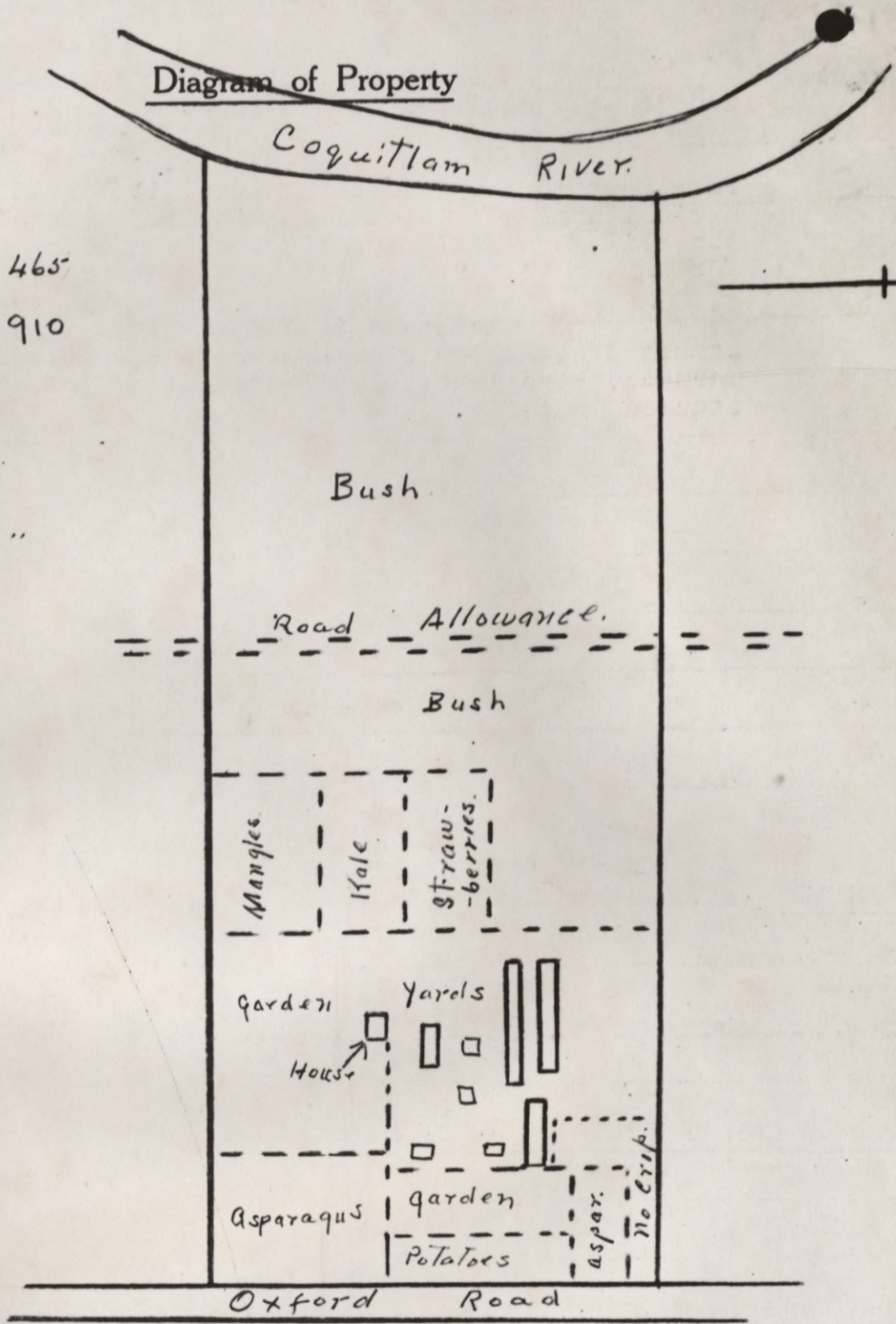
Coquitlam River

Blk. 4. of DL. 465

Sp. 1. Map 910

Sugi Milsui

Scale 20' - 1"



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

value is \$ 2500.00

Date 14th July 1942.

"I.T. BARNET"  
District Superintendent.

MITSUI, Sugi  
(Claimant's Name)

PERSONAL CHATTELS

03234  
Reg. No.

| Description of Major Items<br>(and particularly of goods<br>lost, stolen or destroyed) | Approximate<br>Date Purchase | New or Used<br>When Purchased | Price Paid | Condition when<br>Evacuated | Estimated value<br>at Date of Evacuation |
|--|------------------------------|-------------------------------|------------|-----------------------------|--|
| 3 Charters 540 Incubators  | 1931                         | 2 new 1 used                  | \$175.00   | Good                        | \$120.                                   |
| 1 Small Incubator  | <del>1930</del>              | Used                          | 50.00      | Good                        | 10.                                      |
| 4 Red Head Brooders  | 1930                         | 2 new 2 used                  | 125.00     | Good                        | 60.                                      |
| Electric pump and tank   | 1938                         | New                           | 225.00     | Good                        | 150.                                     |
| Japanese Fancy Goods   | 1938                         | New                           | 150.00     | Good                        | 150.                                     |
| Lumber & shingles  | 1941                         | New                           | 100.00     | Good                        | 100.                                     |
| 1 Encyclopedia Set - 10 books  | 1938                         | New                           | 75.00      | "                           | 40.                                      |
| 1 Grandower Electric Brooder   | 1937                         | New                           | 45.00      | "                           | 30.                                      |
| 1 Snider " Brooder   | 1937                         | "                             | 45.00      | "                           | 30.                                      |

Description of Storage of Goods:

The claimant is claiming on chattels listed in column 3 of the Analysis of Personal Property Claim valued at \$893.70.

SUMMARY

Estimated value \$893.70  
Sold by Custodian 136.36  
CLAIM \$757.34

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 1076-3  
DATE 21 May 1948  
FILED BY R. a. Best

Sugi Mitsui  
per M. Mitsui  
Signature

## Lease between Sugi Mitsui and Edward James Gilmore

#1  
Household Effects:

|                             |            |
|-----------------------------|------------|
| 1 Kitchen Table             | \$ 5.00    |
| 5 Kitchen Chairs            | 2.50       |
| 1 Small Cabinet             | .50        |
| 1 Dining Room Table         |            |
| 6 Dining Room Chairs        |            |
| 1 Buffet                    | 35.00      |
| 1 Book Case                 | 5.00       |
| 1 Bench                     | .25        |
| 1 Flower Stand              | .50        |
| 1 Deer Head                 | 5.00       |
| 1 Fire Screen               | 1.00       |
| 1 Fire Crate                | 2.00       |
| 5 Pictures                  | 10.00      |
| 1 Bronze Fireside Set       | 2.00       |
| 2 Writing Desk              | 10.00      |
| 1 Small Table               | .50        |
| 4 Dressers                  | 16.00      |
| 1 Encyclopedia Set 10 Books | 40.00      |
| 5 Bed Steads                | 20.00      |
| 2 Chairs                    | 1.00       |
| 1 Table Lamp                | .50        |
| 1 Doll                      | 3.00       |
| 1 Studio Bench              | 2.00       |
|                             | <hr/>      |
|                             | \$161.75 ✓ |

#2  
Dundry Equipments:

|                       |            |
|-----------------------|------------|
| 4 Cross-cut Saws      | \$ 8.00    |
| 3 Crow Bars           | .45        |
| 1 Buck Saw            | .25        |
| 2 Augers              | .50        |
| 1 Large Axe           | .50        |
| 4 Garden Hose         | 8.00       |
| 1 Counter Scale       | 5.00       |
| 6 10-Gallon Milk Cans | 9.00       |
| 3 Hand Saws           | 1.50       |
| 1 Trowel              | .50        |
| 1 Jack                | 1.00       |
|                       | <hr/>      |
|                       | \$ 34.70 ✓ |

#4  
Poultry Equipments:

|                              |            |
|------------------------------|------------|
| 3 Charters "540" Incubators  | \$120.00   |
| 1 Small "300" Incubators     | 10.00      |
| 2 Egg Baskets                | 1.00       |
| 1 Grading Scale              | .50        |
| 4 Red Head Brooders          | 60.00      |
| 1 Grandview Electric Brooder | 30.00      |
| 1 Snider Electric Brooder    | 30.00      |
| 1 "75" Electric Brooder      | 2.00       |
| 10 Galvanized Water Troughs  | 1.50       |
| 3 Wooden Hoppers             | 1.50       |
| 1 Hand Cutter                | 8.00       |
| 2 Scrappers                  | .30        |
| 2 Square Shovels             | .50        |
|                              | <hr/>      |
|                              | \$265.30 ✓ |

#5  
Farm Equipments:

|                               |            |
|-------------------------------|------------|
| 1 Electric Pump and Tank pipe | \$150.00   |
| 6 Garden Hoses                | 12.00      |
| 3 Small Sickles               | .30        |
| 1 10-Prong Fork               | .20        |
| 2 Garden Rakes                | .30        |
| 3 Shovels                     | .75        |
| 1 Hay Fork                    | .15        |
| 2 Peaveys                     | .50        |
| 3 Axes                        | .75        |
| 9 Wooden Hoppers              | .90        |
| 16 Galvanized Chick Hoppers   | 1.60       |
| 1 Shovel Fork                 | .15        |
| 6 Galvanized Waterers         | 1.20       |
| 9 30-inch Pipes               | .90        |
| 9 Stone Founts                | 2.25       |
| 1 Scratch Harrow              | 10.00      |
|                               | <hr/>      |
|                               | \$181.95 ✓ |

#3  
Without Lease:

|                      |            |
|----------------------|------------|
| Kitchenwares         |            |
| Chinawares           |            |
| Japanese Fancy Goods |            |
| all packed in boxes  | \$150.00   |
| Lumber and Shingles  | 100.00     |
|                      | <hr/>      |
|                      | \$250.00 ✓ |

EXHIBIT No. 1076-4

DATE 21 May 1948

FILED BY

J. W. Hunter

File No. 11490

April 16, 1948.

I

REAL PROPERTY MEMORANDUM

Re: Sugi (Mrs. Masumi) MITSUI  
Registration No. 03234

Veterans' Land Act transaction.

One Real Property only, being:

Block 4, Lot 465, Group 1, Map 910, City of  
Port Coquitlam in the District of New Westminster.

Assessment: (1943)

|                 |                   |
|-----------------|-------------------|
| Land.....       | \$1,396.00        |
| Improvements... | 3,000.00          |
| TOTAL..         | <u>\$4,396.00</u> |

Valuation of Soldier Settlement Board:

|                |                   |
|----------------|-------------------|
| Land.....      | \$ 297.10         |
| Buildings..... | 2,160.00          |
| TOTAL..        | <u>\$2,457.10</u> |

Sold to the Director, Veterans' Land Act for \$2,413.00.

Claiming:

|                |                   |
|----------------|-------------------|
| Land.....      | \$1,396.00        |
| Buildings..... | 4,500.00          |
| TOTAL..        | <u>\$5,896.00</u> |

Relative documents attached to Claim File.

WJJ/HMS

.....*Director*.....

EXHIBIT NO. 1076-5'  
DATE 21 May 1948  
FILED BY JWG Hunter

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 11490

EXHIBIT No. \_\_\_\_\_

NAME Sugi (Mr. Masumi) MITSUI.

REG. No. 03234

| DATE  | INVENTORY                    | DETAILS OF CLAIM   | SALES  |                                 | SOLD WITH REAL PROP. | DECL. NOT FOUND |
|---|------------------------------|--|--|---------------------------------|----------------------|-----------------|
|   |                              |  | AUCTION  | TENDER &c                       |                      |                 |
| DECLARATION <u>July 24/42</u><br>EVACUATION <u>Sept. 9/42</u>   | TAKEN BY _____<br>DATE _____ |  |  |                                 |                      |                 |
| <p><u>File #11490</u><br/><u>Declaration:-</u><br/>Mr. Mitsui declared the following in his "JP" Declaration:-<br/>"List of Furniture embodied in lease of which has already been sent to Custodian."<br/><br/>Above-mentioned list is the same as "Details of Claim"</p> |                              | <p><u>Household Effects:-</u><br/>1 Kitchen Table 5.00<br/>5 Kitchen Chairs 2.50<br/>1 Small Cabinet .50<br/>1 Dining Room Table<br/>6 Dining Room Chairs<br/>1 Buffet 35.00<br/>1 Book Case 5.00<br/>★ 1 Bench .25<br/>★ 1 Flower Stand .50<br/>1 Deer Head 5.00<br/>1 Fire Screen 1.00<br/>1 Fire Crate 2.00<br/>5 Pictures 10.00<br/>1 Bronze Fireside Set 2.00<br/>2 Writing Desk 10.00<br/>★ 1 Small Table .50<br/>4 Dressers 16.00<br/>1 Enclyopedia Set 10 Books 40.00<br/>5 Bed Steads 20.00<br/>2 Chairs 1.00<br/>1 Table Lamp .50<br/>1 Doll 3.00<br/>★ 1 Studio Bench 2.00<br/><u>\$161.75</u></p> <p><u>Sundry Equipments:</u><br/>4 Cross-cut Saws 8.00<br/>3 Crow Bars .45<br/>1 Buck Saw .25<br/>2 Augers .50<br/>1 Large Axe .50<br/>4 Garden Hose 8.00<br/>1 Counter Scale 5.00<br/>6 10 Gallon Milk Cans 9.00<br/>3 Hand Saws 1.50<br/>1 Trowel .50<br/>1 Jack 1.00<br/><u>\$34.70</u></p> <p><u>Without Lease:</u><br/><u>Kitchenwares</u><br/>Chinawares<br/>Japanese Fancy Goods<br/>all packed in boxes 150.00<br/>Lumber and Shingles 100.00<br/><u>250.00</u></p> <p><u>Poultry Equipment:</u><br/>3 Charters "540" incubators 120.00<br/>1 Small "300" incubators 10.00<br/>2 Egg Baskets 1.00<br/>1 Grading Scale .50<br/>4 Red Head Brooders 60.00<br/>1 Grandview Electric Brooder 30.00<br/>1 Snider Electric Brooder 30.00<br/>1 "75" Electric Brooder 2.00<br/>10 Galvanized Water Troughs 1.50<br/>3 Wooden Hoppers 1.50<br/>1 Hand Cutter 8.00<br/>2 Scrappers .30<br/>2 Square Shovels .50<br/><u>\$265.30</u></p> <p><u>Farm Equipment:</u><br/>1 Electric Pump &amp; Tank pipe 150.00<br/>6 Garden Hoses 12.00<br/>3 Small sickles .30<br/>1 Prong Fork .20<br/>2 Garden Rakes .30<br/>3 Shovels .75</p> | <p>F } .50<br/>F } 7.00<br/>F } 10.00<br/>F } 1.50<br/>F } 2.50<br/>F } 1.25<br/>F } 3.00<br/>F } 6.00<br/>F } .75<br/>Misc. .25<br/>F (2) 10.00<br/>F } 2.25<br/>F } 6.50<br/>T } 6.50<br/>T } 8.25<br/>T } 1.00<br/>T }<br/>K } 23.05<br/>M (1) 3.00<br/>M } 1.50<br/>M } 1.00<br/>M } 8.25<br/>T } 1.00<br/>T }<br/>T }</p> | <p>16.00<br/>3.00<br/>13.00</p> |                      |                 |

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| SALES    |            | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS                       |
|----------|------------|----------------------|-----------------|----------------------|-----------|----------------------|--------|-------------------------------|
| AUCTION  | TENDER &c  |                      |                 |                      |           |                      |        |                               |
| .50      | F } 16.00  |                      |                 |                      |           | x<br>x               |        |                               |
| 7.00     |            |                      |                 |                      |           |                      |        | Sold as china cabinet         |
| 10.00    |            |                      |                 |                      |           |                      |        | Sold as part of parlor suite. |
|          |            |                      |                 |                      |           |                      |        | Sold as part of parlor suite. |
|          |            |                      |                 |                      |           |                      |        | Probably nailed to the wall.  |
| 1.50     |            |                      |                 |                      |           | x                    |        |                               |
| 2.50     |            |                      |                 |                      |           |                      |        |                               |
| 1.25     |            |                      |                 |                      |           |                      |        |                               |
|          | F 3.00     |                      |                 |                      |           |                      |        |                               |
| 3.25     | F 6.00     |                      |                 |                      |           |                      |        |                               |
|          |            |                      |                 |                      |           |                      |        | Sold as part of parlor suite. |
| .75      | F(3) 13.00 |                      |                 |                      | (1) x     |                      |        |                               |
| .25      |            |                      |                 |                      |           |                      |        |                               |
| 2) 10.00 |            |                      |                 |                      | (2) x     |                      |        | Sold as part of parlor suite  |
| 2.25     |            |                      |                 |                      |           |                      |        |                               |
| 6.50     |            |                      |                 |                      |           | x                    |        | Sold as part of parlor suite  |
| 6.50     |            |                      |                 |                      |           |                      |        |                               |
| 8.25     |            |                      |                 |                      |           |                      |        | Sold with bundle of tools.    |
| 1.00     |            |                      |                 |                      |           |                      |        | Sold with capper.             |
|          |            |                      |                 |                      |           |                      |        | Sold with bundle of tools.    |
|          |            |                      |                 |                      |           | x                    |        | Sold with bundle of tools.    |
| 23.05    |            |                      |                 |                      |           |                      |        |                               |
|          |            |                      |                 |                      |           |                      |        | May have been used by Lessee. |
|          |            |                      |                 |                      |           |                      |        |                               |
| 1) 3.00  |            |                      |                 |                      |           | (2)x                 |        | May have been abandoned.      |
| 1.50     |            |                      |                 |                      |           |                      |        |                               |
| 1.00     |            |                      |                 |                      |           |                      |        | Included in sale to tenant.   |
| 8.25 M   | 15.00      |                      |                 |                      |           |                      |        |                               |
|          |            |                      |                 |                      |           |                      |        |                               |
|          |            |                      |                 |                      |           |                      |        |                               |
| 1.00     |            |                      |                 |                      |           | x                    |        | Sold with other hoppers       |
|          |            |                      |                 |                      |           |                      |        | Sold with bundle of tools.    |
|          |            |                      |                 |                      |           |                      |        |                               |
|          |            | x                    |                 |                      |           |                      |        | Fixture                       |
|          |            |                      |                 |                      |           |                      |        | Sold with bundle of tools.    |

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 11490

EXHIBIT No. \_\_\_\_\_

NAME Sugi (Mrs. Masumi) MITSUI

REG. No. 03234

| DATE | INVENTORY | DETAILS OF CLAIM | SALES   |           | SOLD WITH REAL PROP. | DECL. NOT FOUND |
|------|-----------|------------------|---------|-----------|----------------------|-----------------|
|      |           |                  | AUCTION | TENDER &c |                      |                 |

(Continued) Page 2.

|                             |          |  |  |          |         |
|-----------------------------|----------|--|--|----------|---------|
| 1 Hay Fork                  | .15      |  |  |          |         |
| 2 Peaveys                   | .50      |  |  |          |         |
| 3 Axes                      | .75      |  |  |          |         |
| 9 Wooden Hoppers            | .90      |  |  |          |         |
| 16 Galvanized Chick Hoppers | 1.60     |  |  | 2.75     |         |
| 1 Shovel Fork               | .15      |  |  |          |         |
| 6 Galvanized Waterers       | 1.20     |  |  |          |         |
| 9 30-inch pipes             | .90      |  |  |          |         |
| 9 Stone Founts              | 2.25     |  |  |          |         |
| 1 Scratch Harrow            | 10.00    |  |  | 4.50     |         |
|                             | \$181.95 |  |  | \$106.55 | \$53.00 |

Also Sold at Auction:

|                   |  |       |          |  |
|-------------------|--|-------|----------|--|
| Phonograph        |  | F     | 5.00     |  |
| Sleigh            |  | Misc. | 1.50     |  |
| Lanterns          |  | Misc. | .25      |  |
| 2 Photo Finishers |  | Misc. | .40      |  |
| Tire Chains       |  | Misc. | 1.25     |  |
| Radio Parts       |  | Misc. | 3.25     |  |
|                   |  |       | \$118.20 |  |

RECAP:

Goods valued by claimant at \_\_\_\_\_  
 Goods valued by claimant at \_\_\_\_\_  
 Goods valued by claimant at \_\_\_\_\_  
 Goods valued by claimant at \_\_\_\_\_  
 Goods valued by claimant at \_\_\_\_\_

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| SALES   |                 | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS  |
|---------|-----------------|----------------------|-----------------|----------------------|-----------|----------------------|--------|--|
| AUCTION | TENDER &c       |                      |                 |                      |           |                      |        |  |
|         | 2.75            |                      |                 |                      |           |                      |        | } Sold with bundle of tools.   |
|         |                 |                      |                 |                      |           | x<br>x<br>x          |        | } Sold with bundle of tools.<br>} May have been abandoned or used by Lessee. |
|         | 4.50            |                      |                 |                      |           |                      |        |  |
|         | <u>\$106.55</u> |                      |                 |                      |           |                      |        | <u>\$53.00</u>   |
|         | 5.00            |                      |                 |                      |           |                      |        |  |
| c.      | 1.50            |                      |                 |                      |           |                      |        |  |
| c.      | .25             |                      |                 |                      |           |                      |        |  |
| c.      | .40             |                      |                 |                      |           |                      |        |  |
| c.      | 1.25            |                      |                 |                      |           |                      |        |  |
| c.      | 3.25            |                      |                 |                      |           |                      |        |  |
|         | <u>\$118.20</u> |                      |                 |                      |           |                      |        |  |

**RECAP:**

Goods valued by claimant at \$417.85 sold at Auction for.....\$106.55.  
 Goods valued by claimant at 105.50 sold by tender etc. for 53.00.  
 Goods valued by claimant at 150.00 sold with Real Property as fixture.  
 Goods valued by claimant at 10.00 - abandoned.  
 Goods valued by claimant at 210.35 - no account, theft etc.  
\$893.70 \$159.55



Case 1076

490 York St.,  
Hamilton, Ont.,  
May 21, 1948.

The Commissioner,  
Japanese Property Claims.

Honourable Sir:

In view of the indifferent state of my health,  
it is impossible for me to attend the hearings to  
prove my claim. I, therefore, hereby authorize my  
husband, Mr. ~~Ab~~ Masumi Mitsui to represent me and prove  
my claim on my behalf.

Yours respectfully,

*Sugi Mitsui*

R. ALFRED BEST, B.A.,  
BARRISTER, SOLICITOR  
NOTARY PUBLIC, ETC.

TELEPHONE  
ELGIN 4583

OFFICE: 15 TORONTO STREET

TORONTO 1, CANADA

May 27, 1948

Received  
J. P. H.

Mr. A. Watson,  
Room 986,  
King Edward Hotel,  
King St.,  
Toronto, Ont.

Dear Mr. Watson:

Re S. Mitsui Claim  
Re C.S. Kumagai Claim

In accordance with his Lordship's instructions when these two claims were heard, I am filing herewith with the commission authorizations by Mrs. Sugi Mitsui to authorize her husband M. Mitsui to appear on her behalf and Ray Kumagai to appear on behalf of Sato Kumagai.

Yours very truly,

R A Best

RAB/P