

<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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1425.00		1140.00			1140.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold 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			
TOTAL RECOMMENDATION									1140.00	



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CASE NO: 1128

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 14, 1948.

IN THE MATTER OF THE CLAIM OF

CHOICHI SUMI

PROCEEDINGS AT HEARING

Original.



1 Q. According to your claim you purchased
2 one and one-fifth acres in June 1938 for \$450. from
3 a man called Young? A. Yes.

4 Q. Was there any buildings on that property
5 at that time?

6 A. No, sir, no buildings at all.

7 Q. And then you built the house in 1939 at a
8 cost of \$2200.? Is that correct?

9 A. Yes, including my labour.

10 Q. That is, including your own labour?

11 A. Yes.

12 Q. How much would you estimate your own labour
13 would be worth on that house?

14 A. About \$1,000., for my own labour.

15 Q. And were there other people working on it
16 besides yourself?

17 A. Some of my friends helped me but I did most
18 of the work myself.

19 Q. But you did most of the work yourself?

20 A. Yes, because I am a carpenter, myself.

21 THE SUB-COMMISSIONER: Q. You are a carpenter?

22 A. Yes, sir.

23 MR. BEST: Perhaps my friend could submit the
24 Appraisal.

25 MR. CHRISTIE: I tender as Exhibit 2 a Farm
26 Appraisal Report.

27 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

28 MR. BEST: Q. Now, I understand that your
29 property was right within the town limits of the
30



1 city of Port Alberni. Is that correct?

2 A. Yes.

3 Q. You were fairly handy to the centre of
4 town? A. Yes, sir.

5 Q. I see. Now, this building which is described
6 as a woodshed on the appraisal form, I notice you
7 describe as a combined garage and shed. Was it ever
8 actually used as a garage?

9 A. Yes, sir. I had a car and I used it for a
10 garage.

11 Q. I see. And it was apparently a fairly large
12 building, 14 by 32? You used it as a storage
13 shed as well as a garage?

14 A. Well, I built a small one first. My
15 brother came in after I left this place. I was sick
16 and in the hospital two years before I evacuated.
17 In that time my brother-in-law was in my place, at my
18 place.

19 Q. And he is the one who built on this garage
20 and shed?

21 A. About half of the garage.

22 Q. And did he do the fencing and clearing of
23 this half acre as well, or did you do that?

24 A. He did the fencing. He cleared; he did
25 quite a bit, him and myself.

26 Q. I see. Now, Mr. Sumi, I am showing to you
27 a letter dated December 20, 1943 from H. Bradley, city
28 clerk of the corporation of the city of Port Alberni,
29 addressed to Choichi Sumi. Did you receive that
30



C. Sumi,
Dir.ex.

1 letter? A. Yes, sir.

2 MR. BEST: I am submitting that as Exhibit 3.
3 It is a letter from the Corporation of the city of
4 Port Alberni to Sumi and perhaps I may read it into
5 the record.

6 " The City Council would like to know
7 if you desire to sell your property here,
8 at the corner of China Creek Road. The adjacent
9 property has been sub-divided and the council
10 would like all the acreage divided into
11 lots and thereby keep the land in relative
12 sized parcels.

13 Kindly let me know if you desire to sell
14 and at what price."

15 And then a second letter which perhaps can be
16 filed with it, dated January 25, 1944, also from the
17 Corporation of the city of Port Alberni to Mr. Sumi:

18 " Your letter of the 20th inst just
19 received, and the city notes you decline to
20 sell the property at present.

21 The taxes for 1942 are paid in the amount
22 of \$51.48 and a similar amount is due for 1943."

23 (TWO LETTERS, MARKED EXHIBIT NO.3)

24 Do you know who owned this property across the
25 street from you which was sub-divided into smaller
26 lots?

27 A. I am not very sure but there was uncleared
28 land in the front of my property. That was owned by
29 the Alberni-Pacific Lumber Company.

30 Q. And do you believe that was the land which



1 was sub-divided into building lots?

2 A. I believe so. I am not very sure about
3 this.

4 Q. According to the appraisal your property
5 apparently was within about 10 blocks of the full
6 industrial area. You were really quite close to the
7 centre of the town?

8 A. Yes, it was. It was close to the public
9 school, next to the public school.

10 Q. Next to the public school?

11 A. Yes.

12 Q. I see. Now, there is one thing perhaps we
13 should clear up. You have stated in your claim that
14 you built your house in 1939. The appraisal shows
15 that they estimate the house to be 10 years old in
16 1942. If you say that it was built in 1939 that is
17 obviously a mistake. Is that correct?

18 A. It would be 10years old. I started in 1938
19 and I just finished.

20 THE SUB-COMMISSIONER: He says he did not buy
21 the place until 1938.

22 MR. BEST: Q. To whom was this rented for \$21.50
23 per month? Do you know the man's name?

24 A. I left this with Turner Brothers Real Estate
25 in Port Alberni. I left it in his charge.

26 Q. And it was rented through Turner Brothers?

27 A. Yes. He became the Custodian's agent, I
28 heard.

29 Q. I am interested in this transaction of your
30



C. Sumi,
Dir.ex.

1 next door neighbour, Mr. Toni Holmes. You say you know
2 he
3 sold this lot for \$4500. Do you know when that was?

4 A. That was in 1944.

5 Q. Was he your next door neighbour?

6 A. Yes. My lot was on China Creek Road between
7 10th and 11th and his was between 11th and 12th.

8 Q. And you have stated that you had one and
9 one-fifth acres and Mr. Holmes had one acre. How did
10 his house compare with yours?

11 A. Smaller than mine and he used cheaper mater-
12 ial than mine.

13 Q. How do you know that?

14 A. Well, I helped him and he helped me. We
15 were both carpenters and you know you cannot build -
16 sometimes you need help to hold a rafter and things.
17 He helped me and I helped him.

18 Q. So that you are quite familiar with the
19 exact nature of his house?

20 A. Yes. He ---

21 THE SUB-COMMISSIONER: Was he not evacuated?

22 THE WITNESS: No. He was not Japanese.

23 MR. BEST: Just the next door neighbour.

24 THE WITNESS: I met him at Alberta place. He
25 sold that place and went to Alberta and started beef
26 farming. I saw him at Lethbridge when I evacuated.
27 I had two sisters up there so I stopped over there.

28 Q. What about your green house? What happened
29 to it?

30 A. Well, before evacuation I was on Mayne Island.



C. Sumi,
Dir.ex.

1 I could not even go over there and my brother was
2 there and I 'phoned to take off all the glass to store
3 some place. So, he did; he stored it in case the
4 wind and kids broke it. So, I told him to store it
5 with Mr. Young next door, Mr. William Young. He was
6 paying \$3.50 a month for rent.

7 Q. To store the glass?

8 A. And watch my place, you know and take care
9 of it.

10 Q. And the Custodian sold the glass?

11 A. No. He asked me if I want to sell these
12 and so I thought after my land was sold what is the
13 use of keeping those glasses, so I sold it.

14 Q. So you consented to sell it and you are
15 not making any claim for that glass now?

16 A. No.

17 Q. How much of this one and one-fifth acres
18 was actually used as a garden or cultivated?

19 A. Well, around over there in the summer of
20 1941. It was about half an acre which was cultivated
21 and planted. My brother was there.

22 Q. What were they growing?

23 A. They were growing tomatoes and things.

24 Q. That is all, thank you.

25 THE SUB-COMMISSIONER: Q. What do you do now?

26 A. I am working at the furniture factory
27 as a cabinet maker.

28 Q. As a cabinet maker? A. Yes.

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CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing here a J.P.P Form dated April 25, 1942. Is that your signature?

A. Yes, it is.

Q. That is your signature?

A. Yes.

MR. CHRISTIE: I am tendering this as Exhibit 4. (J.P. FORM, MARKED EXHIBIT NO.4)

Q. When you built this house did you use old lumber? A. No; new lumber.

Q. I thought perhaps that might account for the appraiser thinking it was 10 years old. You used new lumber? A. New lumber.

Q. What kind of lumber did you use?

A. Mostly Douglas fir and cedar.

Q. Is that what you call drop siding?

A. You mean siding? A shingle siding.

Q. And was the house on posts?

A. Well, there is a building inspector in the city? A. They cannot allow posts. It was concrete.

Q. A concrete basement?

A. No basement but concrete foundation.

Q. No basement but concrete foundation?

A. No basement but concrete foundation, yes.

Q. Now, how do you know that Mr. Holmes sold the house for \$4500.?

A. I met him at Lethbridge, Alberta and we talk to each other.

Q. He told you? A. Yes.



1 Q. But you did not see any documents of sale
2 at all? A. He said he made a little cellar after
3 I saw his place but that won't cost even a thousand
4 dollars to make it concrete. I just heard by word of
5 mouth.

6 Q. That is what I want to know. Do you know
7 how old Mr. Holmes' house was? A. The same as
8 mine.

9 Q. The same time? A. Yes.

10 Q. Do you know to whom Mr. Holmes sold the
11 house? A. No, sir.

12 Q. That is all, thank you.

13
14
15 MR. CHRISTIE: It is submitted that the real
16 estate was sold at its fair market value.

17 I have two exhibits to file. Exhibit 7 will be
18 the Notice of Assessment. \$2100. is the total.

19 (NOTICE OF ASSESSMENT, MARKED EXHIBIT NO.5)
20 And the Real Property Summary I tender as
21 Exhibit 6.

22 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.6)
23 That concludes the defence.

24 THE SUB-COMMISSIONER: Very well.

25 (PROCEEDINGS ADJOURNED SINE DIE)

26 I hereby certify the foregoing to a
27 true and accurate transcript of the
28 proceedings herein.

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



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

M.A. Miller

NOV 26 1947

base no. 112A

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

[Signature]

5959

Toronto

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

(1) NAME Sumi Choichi (RCMP) Reg. No. 11611
(Print) Surname Given Name

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

(3) Present Address 1 Wales Avenue, Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 10th Avenue, Port Alberni, B.C.
City or Municipality, Province

Best

(b) Legal description (lot number, block number, section number, etc.)
Lot "A" of Lot One (1) Alberni District, Plan 2868, Except that
part thereof subdivided by Plan 4501.
Certificate of Title 22328N

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

- (i) ~~Farm~~
- (ii) Residence Type of business _____
- (iii) ~~Business~~
- (iv) Any other type of property (describe) _____

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

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

- (i) Land - - - - - \$ 650.00
- (ii) Buildings - - - - - \$ 2400.00
- (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 - - \$ 1425.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1625.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation _____
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
- (c) How stored or packed at time of evacuation _____

(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")

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1625.00

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no. No

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

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

DOMINION OF CANADA }
of)
TO WIT: }

I, Choichi Sumi of the City of Toronto in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City of Toronto in the County of York this 20th day of November A.D. 1947.

C Sumi

A Commissioner &c.

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

SUMI, Choichi

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1128-1
DATE OCT 14 1940
FILLED BY B. A. Best

116M

Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

House

6

Frame

Living

1-1/5 acre.

1938

June 7

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$ 450.00 for lot
(from W.M. Young)

1939 - built the house	\$2200.00	
(including labour)		
1940 - built a combined garage	500.00	\$ 2,400.00
& shed, 14' x 30'		650.00
1940 - built a chicken house	75.00	
8 x 14		
1940 - fencing property 400'	100.00	\$ 3,050.00
1939-41 - cleared and cultivated	200.00	
1/2 acre		

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

- (1) 1944 assessment - Land, \$300.00 Improvements, \$1800.00 - \$ 2,100.00
- (2) On Dec. 20, 1943 the Corporation of City of Port Alberni offered to purchase the land in order to sub-divide it into building lots, but claimant refused to sell and no price negotiation took place.
- (3) After claimant left house was rented for \$ 21.50 per month which seems to indicate a reasonably valuable property.
- (4) The next door neighbour to claimant, Mr. Toni Holmes (now at ~~Sea Beach~~ ^{Sea Beach} Alta.) sold his land and house for \$ 4,500.00. Yet his lot was only 1 acre in size and his house was of a similar size to that of claimant.

Summary

Estimated value at date of sale:	\$ 3,050.00
Sale price by Custodian:	1,425.00
Claim	\$ 1,625.00

C. Sumi

Signature

BC-722-P

BC/722-P

EXHIBIT No. 1128-2 Page 1

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

COPY

Farm Appraisal Report Port Alberni

File No. J.L.902

Land Description Part "A" of D.L.L. Map 2868, City of Port Alberni. (Note: Balance of parcel severed under map #4501).
Containing 1.18 Acres

Owner's Name Cheichi SUMI Post Office Address Port Alberni, B.C.

Nearest Rail Point In town Distance

Market Town Local Distance

Church (give denomination) Various in easy reach Distance

Nearest School Across street Distance

State how property was identified: Municipal map and established streets.

Roads: State whether property has access to main road, the kind of road and its condition.
Gravelled roads 3 sides. Is corner of 10th Avenue and unnamed road leading past school.

Is this district a good one? Yes - industrial area.

Employment opportunity Full industrial within 10 blocks to 20 blocks.

Predominating Nationality and religion: Mixed - no predominating sect.

Describe Fencing and its condition: Wires (barbed) and some pickets, poor Value \$ Incl. in land

Water supply: City water - fully modern Value \$ " " bldgs.

BUILDINGS ON FARM

5959

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	26 x 26	Lbr./Shcls.	9/18	Shcls.	10?	Posts on cement blk.	Good	\$ 970.00
Woodshed	14 x 32	Lumber	7	"	Old	blocks	Poor	35.00
Hen coop	8 x 8	"	7	"	"	"	"	15.00
Double Green house	x							
(frame only)	21 x 76	"	7/11	Glass taken away - see notes in remark column in re.			this.	150.00
GRANARY	x							
	x							
	x							
	x							
	x							

Electrically lighted. Total present day value \$ 1170.00

Total Value Buildings add to farm \$ 1100.00

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

Describe the basement and chimneys: No basement - brick chimney on bracket.

No. rooms downstairs? 4 Upstairs? 2 & bath How finished "v" joint upright

Are buildings painted? roof only Condition of paint old

Distance from nearest bush none

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.18	level	10" good gravelly loam	Gravelly clay running to shale.	Garden only; once cultivated around stumps.	\$300	\$ 354.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 354.00

Total added by buildings to value of farm \$ 1100.00

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

Total value of farm \$ 1454.00

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

Only garden cultivated now. Occupied by Mr.C.Steven who pays \$21.50 per month rental.

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

Gardening for local market.

Noxious weeds:

None observed.

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

Mun. and school - \$46.80
City of Port Alberni, B.C.

Date: 21st Oct. 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 19th day of October 1942.

Inspector's Signature

B. G. WORMICHTH

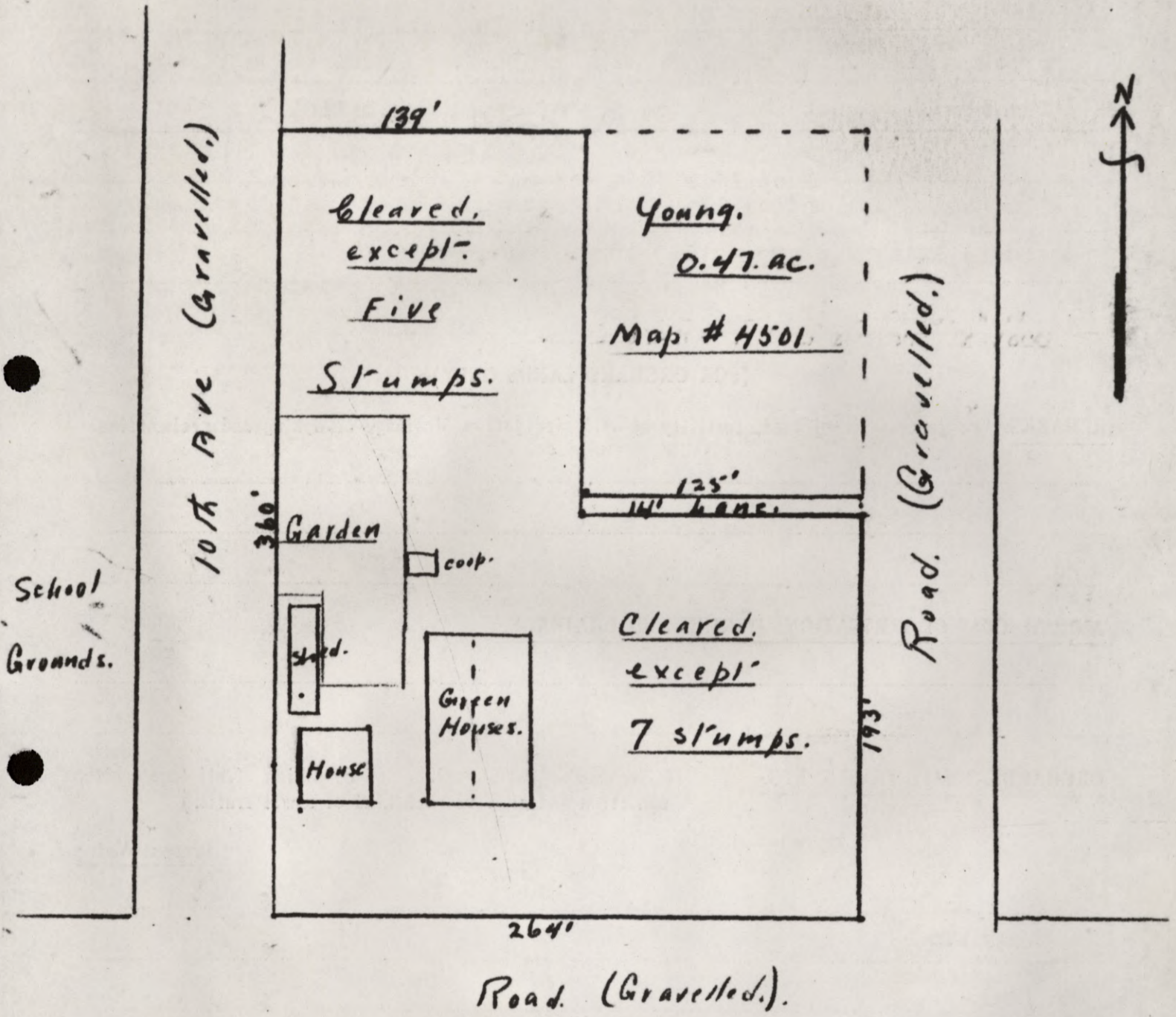
Note: (Use Form 43 (Sheet 2) in connection with this form.)

Diagram of Property

(Port Alberni)

Choichi SUMI.

Part "A" of D.4.1. Map. 2868 - City of Port Alberni.
1.18 acres.



Scale 1 chain to 1 inch.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1300.

Date 22nd October 19 42.

"I. T. BARNET"

District Superintendent.

Corporation of the City of Port Alberni



OFFICE OF THE
CITY CLERK

EXHIBIT No. 118 P.-1
 DATE OCT 14 1948
 FILLED BY R. A. Best

CITY HALL,
PORT ALBERNI, B. C.

December 20th. 1943.

Mr. Choichi Sumi
 Registration No. 11611
 New Denver B.C.

Dear Sir;-

The City Council would like to know if you desire to sell your property here, at the corner of China Creek Road. The adjacent property has been sub-divided and the council would like all the acreage divided into lots and thereby keep the land in relative sized parcels.

Kindly let me know if you desire to sell and at what price.

Yours truly

H. Bradley
 City Clerk.

Corporation of the City of Port Alberni

EXHIBIT No 112A-9
DATE OCT 14 1948
FILLED BY R. D. Best

OFFICE OF THE
CITY CLERK



CITY HALL,
PORT ALBERNI, B. C.

January 25th.1944

Mr.Choichi Sumi

Rosebery B.C.

Dear Sir;-

Your letter of the 20th just received, and the city notes you decline to sell the property at present.

The taxes for 1942 are paid in the amount of \$51.48 and a similar amount is due for 1943.

Your truly

H. Bradley
City Clerk.

OFFICE OF THE CUSTODIAN

EXHIBIT No. Oct 14 1948 FILED K.A.Christie

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: SUMI Choichi
HOME ADDRESS: Mayne Island, B. C.
REGISTRATION NUMBER: 11611 SEX: Male AGE: 34
OCCUPATION: No occupation

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hideko

ADDRESS OF WIFE OR HUSBAND: Same as above

NAMES OF ANY LIVING CHILDREN: Masako (F)
Tommy (M)

ADDRESS OF CHILDREN: Same as above

AGE OF CHILDREN: 10 -- 7 years

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

1. LOCATION AND DESCRIPTION: Lot "A" of Lot one, Alberni District,
Plan 2868, except that part thereof subdivided by plan 4501

2. BUILDINGS AND OTHER IMPROVEMENTS: Six room, frame building, shingle roof and woodshed

3. INSURANCE (Give particulars; state where policies are)
British Empire Assurance Co. Policy #39150 for \$1000.00 on house
renewed till Jan. 1944

4. TAXES (Amount and where payable) \$38.24 City of Port Alberne, paid till end of 1941

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

6. OCCUPANCY AND LEASES (If vacant so state)
Occupied by tenant (rented by Turner Bros. agent)

- 4. INSURANCE CARRIED ON ABOVE PROPERTY: none
- 5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none
- 6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none
- 7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none
- 8. BANK ACCOUNTS: none
- 9. LIFE INSURANCE: Sun Life Assurance Co., \$1000.00 number unknown
Beneficiary wife, Hideko.
- 10. INTEREST IN ANY ESTATES OR TRUSTS None
- 11. SAFETY DEPOSIT BOX: None

LIABILITIES:

- 1. PERSONAL DEBTS: None
- 2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 25th day of April 1942

(Signature) "C. Sumi"

"R.A. Munns
Witness

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

January 6th 1949

[Handwritten signature]

EXHIBIT No. 112A-5

DATE OCT 14 1948

FILLED BY K. A. Christie

Corporation of the City of Port Alberni

5959

**Municipal Assessment on Land and Improvements
For the Year 1944**

City Hall,

PORT ALBERNI, B. C.

Choichi Sumi,
% Custodian,
Vancouver, B. C.

31st December, 1943.

Sir or Madam: Take notice that the undermentioned property has been assessed as follows, viz:

ROLL No.	LOT	BLOCK	DISTRICT LOT	MAP	LAND VALUE, OTHER THAN WILD LAND DOLLARS	IMPROVEMENT VALUE DOLLARS
51	A		1	2868	300	1800

SEE REVERSE SIDE FOR CONDITIONS GOVERNING APPEALS

On the Fourth Day of February at 8 p.m. the Court of Revision will hold its First Annual Meeting. The Court of Revision may adjourn its Sessions from day to day or from time to time, but shall complete and authenticate the roll not later than the twenty-ninth day of February following its first Annual Meeting.

H. BRADLEY, Assessor.

1128 - 6
EXHIBIT NO. _____
DATE. Oct 14 1948
FILED BY
K.A.Christie

REAL PROPERTY SUMMARY

Catalogue No. S.S.B.

File No. 5959

Name: Choichi SUMI

Reg. No. 11611.

Address: 11th Avenue, Port Alberni, B. C.

Legal Description: Lot "A" of Lot 1, ALBERNI DISTRICT, Plan 2868, Except that part thereof subdivided by Plan 4501.

Classification: 6 -room house and Outhouses.

Registered in the name of: CHOICHI SUMI

State of Title: Clear. (Title No. 22328-N).

Sold to: THE DIRECTOR, SOLDIER SETTLEMENT AND VETERANS' LAND ACT for \$1,425.00.

As at: January 1st, 1944.

Payment received: December 29th 1944.

Receipt of new title (No. 34226-N/ acknowledged by Purchasers on: December 19th, 1944.

Completed sales statement to Evacuee sent on: January 29th, 1945.

Net Proceeds (\$1,422.00) released to credit of Choichi SUMI as of: January 1st, 1944.

Chattels: Not involved.

Insurance: Cancelled.

Administration: This property (pre-Catalogue) consists of a parcel of land situated on 11th Avenue, Port Alberni, on which there was a 6-room Dwelling and outhouses.

This property was rented from April 9th, 1942, to and through effective date of sale to the Director, Soldier Settlement & Veterans' Land Act, \$21.50 per month, including water @ \$1.50.

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

9th December, 1946
"R.G.BELL"

RGB/P

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

January 6th 1949

rw M. Sarby