Name of Claimant SANO, Senji Case 1236

Custodian File 7374

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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	
					2106.		2664.36				2664.36 91.35

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
132.75	57.75	17.32	43.5%	51.00	22.19	57.25	6.87	46.38

TOTAL RECOMMENDATION	2802.09

1540

CASE NO: 1236

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 10, 1948.

IN THE MATTER OF THE CLAIM OF

SENJI SANO

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA, 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 10, 1948.

IN THE MATTER OF THE CLAIM OF

SENJI SANO

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
C.P. OPPER, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
D.J. HANDFORD, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

SENJI SANO, the claimant herein, being first duly sworn, testified through the interpreter, as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. I am showing you a sheet entitled Real Estate, Farm Land. There is a signature at the bottom. Is that your signature (Indicating)?

A. Yes.

Q. Were the statements made in this sheet made under your instructions? A. Yes.

Q. And do you swear that they are true?

A. Yes.

MR. OPPER: Exhibit 1 will be the particulars of real estate farm land.

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

MR. CHRISTIE: I tender as Exhibit 2 the Farm Appraisal Report.

(FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

MR. OPPER: Q. You are a fruit farmer?

A. Yes.

Q. And you bought certain property known as Lot A, District Lot 241, Group 1, Mpa 2716 in the District of New Westminster? Is that correct?

A. Yes.

Q. That is near Port Hammond, B.C.?

A. Yes; it is in Port Hammond.

Q. And you purchased that property in 1929 for the price of $1,350.? Is that right?

A. Yes.

Q. At that time was there any of this land

cleared? A. No. It was all bush.

Q. And between 1929 and 1942 you cleared and cultivated eight acres. Is that correct?

A. Yes.

Q. And, there are two acres uncleared at the present time?

A. Yes.

Q. The cost of clearing the property was approximately $300. per acre?

A. Yes.

Q. Was it difficult land to clear?

A. There was a powerline closeby and houses in the neighbourhood so that it was impossible to use heavy charges of powder and it took a great deal of time and labour.

Q. In respect of the 2500 feet of ditching between 1932 and 1942, that work was done, is that right? A. It may have been something over 2500 feet but at least 2500 feet.

Q. And you have an estimated cost of $625. for that job. Is that correct?

A. Yes. It must have cost about that much.

Q. You also put two roadway in, 200 feet long on the property at a cost of $100.?

A. Yes.

Q. And you had three wells on the property?

A. Yes.

Q. All right. Now, what kind of land was this? was it good land, or what sort of soil was it?

A. The higher ground was somewhat sandy soil, but the lower portions were a peaty soil, and very good for growing vegetables.

Q. Did you get big crops from the land then?

A. Yes.

Q. I take it you made money on this operation?

A. Yes. In the year 1941 after paying all household and other expenses I had a net profit of about $800. left.

Q. How many people have you in your family?

A. Five persons in all.

Q. That is, three children and your wife?

A. Yes.

THE SUB-COMMISSIONER: There is a clerical error in your claim. In your Summary you have "Estimated value, house $3,000., building $2,450." That should be "land, $3,000.," I think.

MR. CHRISTIE: Yes, your honour, it should be "land" instead of "house."

MR. OPPER: Oh, yes.

THE SUB-COMMISSIONER: Shall I change it on this original?

MR. OPPER: Yes, if your honour will.

Q. Did you build the house on this property, yourself? A. Yes. I am a carpenter and I did it with some outside help.

Q. You say that the cost of your material was $1,200. in 1935?

A. Yes.

Q. And that you paid for labour $200.? A. Yes.

Q. And you valued your own labour at $1,200.?

A. Yes. I spent a great deal of time on that, myself.

Q. That would bring the cost of the house in 1935 to about $2,600.?

A. Yes.

Q. So, you have allowed for depreciation of $600., and you estimate the value of your house at $2,000.? A. I thought I had put it down $1,800.

Q. You have it in here for $2,000.

A. That must be my mistake.

MR. CHRISTIE: $200. to the good. He is on the right side of the ledger.

MR. OPPER: He is trying to be fair about this, I would say.

Q. There are several other smaller buildings about the property adding to the value which you built over a period of time. Now, in what condition was the house at the time you were evacuated?

A. It was in very good condition. There was nothing wrong with it at all.

Q. Have you a picture of your house?

A. Yes.

Q. You have it with you?

A. Yes.

Q. May I have it, please?

A. Yes. The object of shap-shot was not to take a picture of the house but of my two daughters but part of the house, about a quarter, shows in the background.

Q. I do not know whether or not this is any help. Have you any personal attachment to this photograph?A.If you require it you are quite right to use it.

MR. OPPER: I file a photograph of the premises. It is a photograph of the corner of the house.

(PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED EXHIBIT NO.3)

THE SUB-COMMISSIONER: Do you want to find out about this lease?

MR. OPPER: Pardon me?

THE SUB-COMMISSIONER: What about this lease? Do you want to ask him about that, and the offer he had from Mr. McKenzie to buy it?

MR. OPPER: Yes.

Q. Just to finish up the subject, what about this question of these other outbuildings? Were they in good condition? A. Yes.

Q. Now, Iunderstand that you had an offer to buy this farm at one time. Is that correct? Somebody offered to buy your farm from you?

A. Yes.

Q. You have stated in your own sworn form here that it was a Mr. McKenzie of Haney?

A. It was a Mr. McKenzie; in the Spring of 1942 he offered me $5,000.

Q. He offered you $5,000. Why did you refuse that offer? A. In the first place I thought it was worth more than $5,000., and in the second place I wished to come back to it afterwards.

--- NOTE: Proceedings to conclusion reported by J.B. McGregor.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch.

A.G. Veitch,
Official Reporter.

DIRECT EXAMINATION CONTINUED BY MR. OPPER:

Q. When did Mr. McKenzie make this offer?

A. I think it was in April of 1942.

Q. Did he see you and make the offer to you or write you or what?

A. He came to my house and we talked about it at the house.

Q. Was he prepared to pay you cash?

A. Yes.

Q. Did he have the money with him?

A. Oh yes, he said right away.

Q. Since you didn't sell it to Mr. McKenzie, what did you do with the property when you prepared to go away?

A. In may, when it was quite certain that we would have to evacuated, I sold the crop to Frank Siemens, and then there was an arrangement for him to rent the place the following year and he was to pay $240. a year rent for the duration of the war.

Q. What happened to the farm equipment and chattels when you rented your property?

A. We took a complete inventory, Mr. Siemens and

myself were present.

Q. Yes--? A. We made three copies of the complete inventory and I gave Mr. Siemens one copy and one to the Mission lawyer, and I kept one.

Q. I am producing a document here, a farm lease dated the 11th of May, 1942, between Senji Sano the lessor, and Frank Siemans . Is that your signature?

A. Yes.

Q. Did you see Mr. Siemans sign there?

A. Yes.

Q. Is this the lease? A. Yes.

Q. Is this the inventory you are speaking of?

A. Yes.

(LEASE ABOVEREFERRED TO MARKED EXHIBIT NO. 4)

Q. Now, was the Custodian aware of your arrangements with Mr. Siemans?

A. Yes, I reported to the Custodian before I was evacuated.

Q. Did he know what the arrangements were with Mr. Siemans?

A. Yes, they should have known.

Q. Did he? A. Yes, he knew.

Q. Then subsequently you filed a claim for a number of household goods and farm implements corresponding to the inventory attached to that lease; is that right? A. Yes, I put the prices in afterwards. At the time I rented the place and the land to Mr. Siemans it wasn't my intention to sell.

Q. I am showing you a sheet entitled personal chattels; is that your signature at the bottom?

A. Yes.

Q. Was this sheet prepared on your instructions?

A. Yes.

Q. And is what is contained in there true?

A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT 2)

MR. CHRISTIE: I tender as Exhibit 6 the Analysis of Personal Property Claim.

MR. OPPER: You listed here an electric pump and tank; where was that?

A. It was in the corner of the basement.

Q. And what did it serve? A. I used it for household purposes for the kitchen and bath and in the summer time also it was used for spraying the field.

Q. What condition was it in?

A. It was in good working order.

Q. You have an item here for 10,000 beanpoles, what would they be?

A. Those were bean poles for growing beans. They were about 1¼ inches or 1 inch or so, and about 7 feet high, and made of cedar.

Q. How much would they cost apiece?

A. For them new they cost about 1½ cents but I had used them a couple of seasons so I figure they were worth about one cent.

Q. Where was the kitchen stove that you are claiming for?

A. That was left in the kitchen and Siemans actually took it over before I left.

Q. What condition was the stove in?

A. It was in very good condition, there was nothing wrong with it.

Q. What was it, a coal stove or a wood stove?

A. A wood stove.

Q. I see the stove sold at auction for $2. What do you think about that price for your stove?

A. That is a ridiculous price, it was because I wasn't there it was sold at that price.

Q. You are also claiming for 2 mirror dressers bought new in 1937; what condition were they in?

A. They were only bought fairly recently and the children were already grown up and they had been taken good care of so they were in good condition.

Q. When did Mr. Siemans leave the property, or do you know?

A. I have no idea, I thought he was still there.

Q. Who collected the rent? Did you get any rent from Mr. Siemans? A. I haven't received one cent.

Q. Did the Custodian never write you with regard to Siemans?

A. No.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 2nd of May, 1942; whose signature is that?

A. That is mine.

(J. P. FORM MARKED EXHIBIT NO. 7)

Q. Did you have any other occupation besides that of a farmer?

A. I was engaged almost primarily in farming, but I had done a little carpentering.

Q. Had you earned any money from your work as a carpenter while you were farming?

A. Almost nothing at all; sometimes a very little.

Q. When you purchased this property what kind of bush or tress was on it?

A. Alder and cedar and B.C. fir and second growth. There were also some very big stumps from the first growth about 6 or 7 feet in diameter.

Q. You estimate $300. to be a fair cost for clearing this property per acre?

A. Yes.

Q. What does he say about the appraiser's estimated reclamation cost per acre of $100. to $150?

A. If you were just merely clearing trees and second growth off the land it might be possible to clear off the land for that price, but if you clear it the way I did, ready for strawberries and put in pipes and ditching and drain the place properly it would cost $300.

THE SUB-COMMISSIONER: When you cleared the land did you get anywood or lumber off it, wood or fence posts?

A. There was quite a lot of fire wood; I sold 30 or 40 cords of fire wood and I got about 300 or so fence posts out of it.

MR. CHRISTIE: Was this cost of clearing, the $300, exclusive of any money he would derive from fire wood and fence posts?

A. It wasn't my object to sell or make money out of these.

Q. Did he use or sell fence posts himself?

A. Yes.

Q. How much were they worth? A. It may have been somewhere around $50. an acre.

Q. Is that off each acre or off the whole thing? A. Somewhere around $50. an acre salvage.

Q. Would his net cost be $150. an acre less the $50. an acre which he would derive from fire wood?

A. Yes, I suppose that is how it worked out. I didn't figure these things out up to now.

Q. What would he estimate an acre of land with strawberry plants on it is worth?

A. When --?

Q. In 1942, or the year prior to your evacuation?

THE SUB-COMMISSIONER: Wouldn't that depend on the land and where it was?

MR. CHRISTIE: At his place?

A. Including the land and the plants and the

TRANSCRIPTION BY MEMBER

labour and fertilizer that has to be put into it I would estimate about 1941 or 1942, it would be worth about $600. an acre.

Q. What does he estimate that asparagus plants, at the same time, about 1942, or 1943, would be worth an acre?

A. I estimate it would be about the same, about $600. You cannot get asparagus until about three years after the original planting.

Q. Then in regard to your chattels -- do you consider that you left these chattels in care of the lessee, Mr. Siemans? A. Yes.

Q. He considered he left them in the care of Mr. Siemans? A. Yes.

THE SUB-COMMISSIONER: Did he rent the chattels to Mr. Siemans when he rented the land to him? A. Yes, he arrived from the Peace River District and had a large family and had no goods or chattels of his own, so I rented these to him at the time the house and land was rented.

MR. CHRISTIE: When Mr. McKenzie made this offer to you, did this offer include chattels as well as lands and buildings?

A. No, at that time the offer was that I could take all my furniture with me.

A. And also all the farm tools?

A. No, it was my intention, it was my understanding the farm tools would be left.

Q. And also any equipment like bean poles, crates, or anything that might be used in connection

with the growing of these fruites or vegetables?

A. It would not have been my idea to include the bean poles.

THE SUB-COMMISSIONER: What about the pump?

A. Yes, that would have been included.

MR. CHRISTIE: Was this electric pump and tank fastened down? A. The tank could be moved at any time, it wasn't fixed down at all, and the pump was bolted down with four simple bolts.

Q. To what -- the wooden floor?

A. The wooden floor. It was bolted to the floor but it could be easily moved at any time.

Q. This 8 inch plough with a rolling colter, how does he estimate it was worth $20. and was sold for $1.? How does he estimate that it was worth $20? A. I bought it two years before I left.

Q. How much did he pay for it ?

A. I believe it was $24.50.

Q. What about the garden cultivator, when did he buy it and what did he pay for it. It says one garden cultivator worth $12. and it was sold for $1?

A. That was purchased at the same time. I bought that from the Maple Ridge Cooperative for about $16.50.

Q. You have an item here for a spray pump; when did you buy that? A. In 1939.

Q. And this paint brush -- you put a value of $10. on it; what kind of brush was that?

A. It was a brush to be used by some of the

helpers but it was too expensive and too good quality and it was my intention to return it but the business of evacuation put it out of my head and it was still there unused and in brand new condition when I left.

Q. What did he pay for it?

A. $10. There were 2 at $10. each. That one I must have used a little and I knocked it down $2.

Q. I tender as Exhibit 8 the assessment for the year 1943; the value of improvements is $1500. and the land $800., making a total of $2300.

(ASSESSMENT ABOVE REFERRED TO MARKED EXHIBIT NO. 8)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 9)

(REAL PROPERTY SUMMARY MARKED EXHIBIT 10)

(AUCTIONEER'S SHEETS MARKED EXHIBIT 11)

Q. I might point out that attached to the auctioneer's sheets is an inventory of the sale of certain goods by C. Spencer Pallot, auctioneer, dated December 1st, 1945.

The personal property summary may be included in Exhibit 10.

---See Exhibit No. 10.

MR. CHRISTIE: It is submitted your honour, that the real property was sold at its fair market value.

It is submitted that those articles of personal property which were sold at auction and by tender were sold at their fair market value.

It is submitted that the electric pumpand tank was a fixture and was attached to the realty.

(Discussion)

It is submitted that the valuation of the other articles is excessive.

There seems to be some doubt as to whether these various chattels were left in the care of the tenant or not. I think, perhaps, in any event the Custodian had constructive notice they were there, so I do not think I will make any submission on that score.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

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,
Deputy Commissioner.

DEC - 2 1947

Case no 1256

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

7374

Toronto

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

(1) NAME SANO (Print) Surname SENJI Given Name (RCMP) Reg. No. 14163

(2) Pre-Evacuation Address PT. HAMMOND B.C.

(3) Present Address VINELAND STN., ONT.

(4) REAL ESTATE

(a) Street Address (if any) POWER-LINE ROAD PT. HAMMOND MAPLE RIDGE. City or Municipality, B.C. Province

Preview

(b) Legal description (lot number, block number, section number, etc.) 241
Lot A. District Lot 241. Group 1. Map 2716. New Westminster District.

(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 - - - - - - - - - - - - - - - - - - $ 3,000.

(ii) Buildings - - - - - - - - - - - - - - - - - $ 1,800.

(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) - $ 4,800.

(v) Amount at which Custodian sold property and credited your account - - $ 2,103.

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2,697.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Power-line road Port Hammond, B.C.

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

(c) How stored or packed at time of evacuation Rented to Frank Siemens

(over) 1

(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") _____

left in care of France Siemens

(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 $ 709.16

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) - $ 3406.16

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

(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)
of)
TO WIT:)

I, S. Sano of the Vineland in the county of Lincoln

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 25th day of November A.D. 1947.

F A Brown

S Sano

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.

FARMING TOOLS AND HOUSEHOLD FURNITURE

Single Saw

1	Long handle pinning sheas	2.50
27Ft.	Cross cut saw	10.00
2	Mole traps	1.00
1	Square mouth shovel	.80
1	Garden rake	.50
1	Chain Binder	5.00
1-6"	Block	5.00
1	Force pump	3.00
1	Electric Force pump & pressure tank.	210.00
127	Perry trays	25.00
1	12-Gal. Stone crock	3.00
1	Farm scale	20.00
120 ft.	Wire rope 5/8-(hand line)	8.00
12	Wheel hand cart	5.00
15	Rasberry cans	.50
1	Rubber stamp and ink pad	.50
7	Asparagus knives	1.00
2	Empty gas drums	10.00
1	Tire pump	1.00
1	Wooden wheelbarrow	2.00
1	16 Ft. ladder	5.00
1	Brush hook	1.00
1	18FT. foot ladder	6.00
10,000	Bean poles	100.00
1	Sec harrows	10.00
1	SLeigh	1.00
1	8" Plow with rolling colter.	20.00
3	Single trees	1.00
1	Steel wheelbarrow	3.00
1	Falling wedge	.80
1	Garden cultivator	12.00
2	1 Gal. Jugs	.50
1	Screen door	5.00
22	Celery crates	2.60
1	Electric fan	.50
17	Bean pails	8.50
1	Hand garden cultivator	2.00
1	Wheel garden cultivator	5.00
1	Shake knife	1.00
5	Garden hoes	2.50
1	Hand Scythe	2.50
1	Scoop shovel	.50
2	Pee vees-	2.50
1	Digging bar	5.00
2	Matocks	3.00
1	Pick	1.50
6	Spade hoes.	3.00
3	Manure fork	2.40
2	Shovels	1.00
1 7 Ft.	cross cut saw	5.00
3	Diggers	1.50
6	small Scythes	3.00
2	Pinning sheas	2.00
5	Window frames for cold bed	1.25
14	Chairs	14.00
1	Arm chair	5.00
1	Rocking chair	5.00
1	Heater stove	8.00
1	Kitchen stove	50.00
1	davenport	15.00
5	beds	75.00
1	Kitchen cabinet	5.00
2	Mirror dresser	40.00
1	Small green dresser	5.00
1	spray pump	19.00
3 Gal.	paint	15.00
1	Paint Brush	10.00
1	Paint Brush	8.00

TOTAL AMOUNT 809.75

(Comm.) AMOUNT RECEIVED 100.59

EST. TOTAL LOSS. 709.16

Sano, Senji
(Claimant's Name)

REAL ESTATE
(Farm Land)

EXHIBIT No. 1836-1
DATE NOV 10 1948
FILLED BY

14163
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared ~~or cultivated~~ at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	2	1929		$1350.00	All uncleared	None	$3000.00
Cultivated not planted	3						
Cultivated and not in crop							
List Crops							
Strawberries	2						
Asparagras	1						
Peas	1						
Raspberries	1						
Total	10						

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

Description	When Made	Cost
Cleared and cultivated 8 acres	1929 - 1942	$2400.00
Ditching 2500'	1932 - 1942	625.00
2 roadways 200'	1935 - 1942	100.00
3 wells, 3 x 3 x 18; 4 x 4 x 20; 5 x 5 x 14¾	1929 - 1940	350.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House - 2 storey	26 x 40	(Frame	1935	$1200.00	$200.00	$1200.00	$600.00	$2000.00
Lean to	5 x 14	(Frame						
Verandah	6 x 10	(Frame						
Woodshed	20 x 30	Frame	1937	200.00		75.00	75.00	200.00
Packing shed	18 x 20	Frame	1939	75.00		50.00	25.00	100.00
Tool Shed	7 x 9		1932	25.00		25.00	25.00	25.00
Boat shed	10 x 14		1933	50.00		50.00	50.00	50.00
Garage	16 x 22		1930	100.00		75.00	100.00	75.00
								$2450.00

SUMMARY:
Estimated value: ~~house~~ Land $3000.00
bldg. 2450.00
5450.00

Original claim: land $3000.00
bldg. 1800.00
4800.00
Sold by custodian 2106.00
CLAIM $2694.00

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

Assessment 1443 : Land $800.00
Improvements 1500.00
$2300.00

Lease: $580.00 9 months including crop
240.00 yearly.

Insurance : $2000.00

Offer to purchase from Mr. McKenzie of Haney, B.C. for farm $5000.00. The claimant rejected the offer because he did not want to sell it.

S. Sano.
Signature

1236

BC-141-P
BC-2748-B

BC/141-P
BC/[redacted]-B
2748.

Page 1

1236-2

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

Farm Appraisal Report

DATE NOV 10 1948
FILED BY K A Christie

File No. JL 58

Land Description Pcl. "A", Gp.1, D.L. 241, Sk. 2716, Hammond Dist.

Containing 10 Acres

Owner's Name SANO, Senji Post Office Address Hammond, B.C.

Nearest Rail Point Hammond, C.P.R. Distance 1 mile.

Market Town New Westminster, B.C. Distance 16 miles

Church (give denomination) All denominations, Hammond Distance 1 mile

Nearest School Public School, Hammond, 1 mile Distance
High School, Haney, 3 miles by bus.

State how property was identified: Two corner posts located, roads and map check.

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

Fronts on 1st Avenue and old Dewdney Trunk Roads.

Is this district a good one? Yes, for small fruits and truck farming.

Employment opportunity Limited to two mills and 1 brickyard.

Predominating Nationality and religion: Immediate locality, Japs.

Describe Fencing and its condition: Nil Value $

Water supply: One 22' dug well with electric pump Value $ 200.00
One 20' well cribbed 10 '.

7374

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 2 sty.	26 x 40	frame	2 st.	shgl.	6 yrs	cement	good	1500.00
woodshed	&) 20 x 30	pole	10'	shake	6 "	rock	fair	50.00
packing hse.	) x							
BARN	x							
packing shed	18 x 20	frame	10'	shake	6 "	rock	fair	50.00
BARN	x							
tool shed	7 x 9	frame	7'	shake	6 "	rock	poor	nil
GRANARY	x							
root house	10 x 14	dug in bank		bds	6 "	-	fair	nil
	x							
garage	16 x 22	frame	10'	shake	6 "	rock	poor	nil
	x							

Electric light installed in house

Total present day value $ 1600.00

Total Value Buildings add to farm $ 1225.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable? No repair necessary other than fumigation.

$

Describe the basement and chimneys: Brick to ground. Full basement 9'

No. rooms downstairs? 5 Upstairs? 2 How finished Wood lined and papered.

Are buildings painted? Yes Condition of paint Very fair.

Distance from nearst bush 300'

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.00	undulating with under drains	2' - 3' sdy.loam	clay	small fruits pt. planted to straws and peas	75.00	300.00
4.00	level open ditches	3' black veg.mould	clay		100.00	400.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
2.00	undulating	3' peaty loam	clay	2nd growth cedar and alder	100.00 to 150.00	10.00	20.00

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 720.00

Total added by buildings to value of farm $ 1225.00

Wells and electric pump.

~~Total fruit trees add to value of farm (for use in orchard districts only)~~ $ 200.00

Total value of farm $ 2145.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property in good state of cultivation; 1 acre of raspberries; 2 acres of strawberries; 1 acre of asparagus; 1 acre of peas; 3 acres ready for planting to beans.

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

Small fruits and poultry.

Noxious weeds: Nil showing at time of inspection. Some mare's tail.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality, Haney, B.C. Land assessed at $800.00, improvements $1500.00 1942 taxes $42.53.

Date: 6th May 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 5th day of May, 1942.

Inspector's Signature "L.B. PLUMBLY"

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

Farm Appraisal Report

Remarks: Present owner in occupation, expecting to move out at any time, has tentative arrangement for rental to a Hindu, terms $500.00 for 1942 crop and $10.00 per month for rental of house. Owner states he will ship 3000 lbs. of asparagus this year, at present cutting 65 lbs. daily.

House is insured for $2000.00. This is a very nice holding in a good state of cultivation and owner puts in full time looking after farm with help of family. States average yearly hired labour during picking season $300.00, which includes crates, etc.

Electric light in house.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

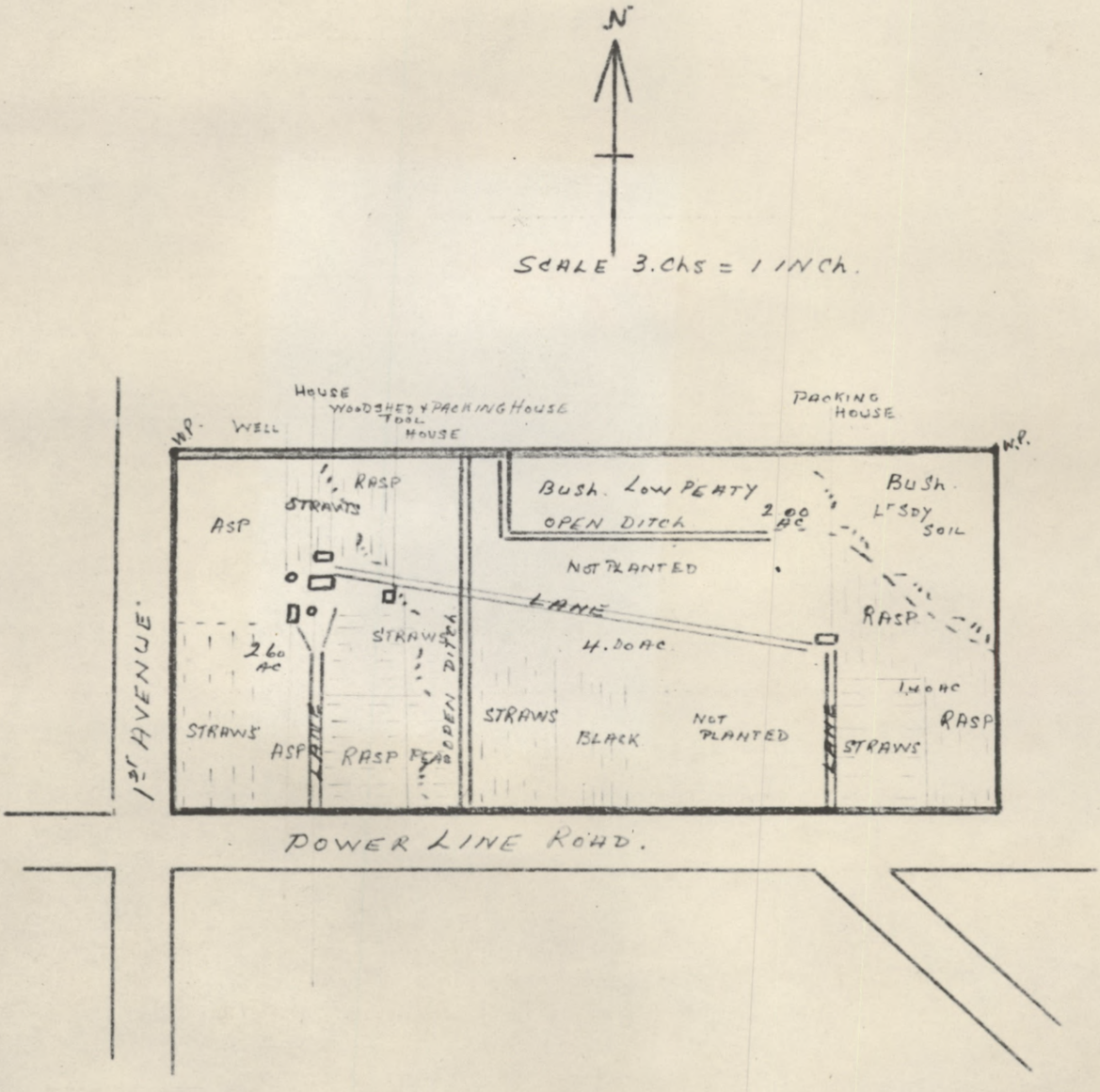
Nil.

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

	Present Value
2.00 ac. Strawberries, 1st, 2nd and 3rd year plants	$
1.00 ac. Asparagus	$
1.00 ac. Peas	$ Included in value of land
1.00 ac. Raspberries	$
3.00 ac. not planted	$
2.00 ac. bush.	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 2100.00

Date 18th May, 1942

"I.T. BARNET"
District Superintendent.

#15-

EXHIBIT No. 1236-3
DATE NOV 10 1948
FILLED BY E. P. Offret

EXHIBIT No. 1236-3
DATE NOV 10 1948
FILLED BY E. P. Offret

7 Household Furn

FARMING TOOLS ~~FOR RENT--F. SIEMENS~~

EXHIBIT No. 1836-4
DATE NOV 10 1948
FILLED BY E. R. Orpet

2.50 1 Long handle pinning sheas
~~1-6½ ft. Cross cut saw~~ ✓
10.00 27 ft. Cross cut saw
1.00 2 Mole traps
.80 1 Square mouth shovel
.50 1 Garden rake
5.00 1 Chain Binder
~~1 Buck saw~~ ✓
5.00 1-6 in. Block
3.00 1 Force pump
110.00 1 Electric force pump and pressure ~~pum~~ tank.
25.40 127 Berry trays
3.00 1-12 gal. Stone crock
20.00 1 Farm scale
8.00 120bft. Wire rope 5/8-(hand line)
5.00 12 Wheel hand cart
.50 15 Raspberry cans
.50 1 Rubber stamps and ink pad
1.00 7 Asparagus knives
10.00 2 Empty gas drums
1.00 1 Tire pump
2.00 1 Wooden wheelbarrow
5.00 1-16ft. Ladder
1.00 1 Brush hook
6.00 1-18 ft. Foot ladder
400.00 10,000 Bean poles
10.00 1 Sec harrows
1.00 1 Sleigh
20.00 1-8 in. Plow with rolling colter.
1.00 3 Single trees
3.00 1 Steel wheelbarrow
~~1-10 lb. Sledge hammer~~
~~1 Splitting wedge~~
.80 1 Falling wedge
12.00 1 Garden cultivator
~~1-18--~~
.50 2-1 gal. Jugs
5.00 1 Screen doors
2.60 22 Celery crates
.50 1 Electric fan
8.50 17 Bean pails
2.00 1 Hand garden cultivator
5.00 1 Wheel garden cultivator
1.00 1 Shake knife
2.50 5 Garden hoes
2.50 1 hand Scythe
.50 1 Scoop shovel
2.50 2 Pee vees
5.00 1 Digging bar
3.00 2 Matocks
1.50 1 Pick
3.00 6 Spade hoe.

2.40 3 Manure fork
1.00 2 Shovel
5.00 1-7 ft. Cross cut saw
1.50 3 Diggers
3.00 6 Small scythes
2.00 2 Pinning sheas
1.25 5 Window frames for cold bed.

~~HOUSE FURNITURE S FOR RENT~~.

14.00 14 chairs
5.00 1 arm chair
5.00 1 rocking chair
8.00 1 heater stove
50.00 1 kitchen stove
15.00 1 davenport
75.00 5 beds
~~10 set of encylodia~~
~~1 electric sewing machine~~
5.00 1 kitchen cabinet
40.00 2 mirror dresser
5.00 1 small green dresser.
19.00 1 SPRAY PUMP
15.00 3 GAL. PAINT
10.00 1 PAINT BRUSH
8.00 1 PAINT BRUSH

Frank Siemens

Farming tools 809.75
House Furn. ~~274.00~~
Received from Comm. 100.59
Total loss 709.16.

EXHIBIT No. 1286-4
DATE NOV 10 1948
FILED BY G P Oppet

FARM LEASE

THIS INDENTURE made in duplicate the 11th day of May A.D., 1942.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:- SENJI SAKO

in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

FRANK SIEMANS

in the said Province
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in codsideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Maple Ridge in the District of New Westminster and Province of British Columbia, and more particularly described as:

Lot A, District Lot 241, Group 1, Map 2716
New Westminster District.

TOGETHER with all erections and buildings, dwellings, barns, stables and outhouses thereupon erected, standing and being;

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in otherwise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine(9(months to be computed from the first day of May A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Five hundred and eighty ($580.00)
Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to payrent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever, except for firewood for personal use; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market allof the growing crops upon the said land, which growing crops consist of:-

One and one half (1½) acre strawberries

Three quarter (¾) acre raspberries

Three quarter (¾) acre asparagus

Three quarter (¾) acre peas

Two (2) acres beans

One quarter (¼) acre potatoes

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandmanlike manner and will in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Maple Ridge Co-operative Produce Exchange and will in all respects carry out the obligations of the Lessor to Maple Ridge Co-operative Produce Exchange under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Maple Ridge Co-operative Produce Exchange.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Maple Ridge Co-operative Produce Exchange (an association incorporated under the Co-operative Association Act of the Province of British Columbia, having its registered office at Haney aforesaid) and for this purpose Maple Ridge Co-operative Produce Exchange is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessor covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy.

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

IT IS understood and agreed that the annual rental for the year 1943 and subsequent years until the return of the Lessor, shall be the sum of $ 20.00 per annum.

IT IS expressly understood and agreed by and between the parties hereto that the Lessee may assign this lease to any person capable of carrying out the provisions thereof, provided the approval and permission of the Lessor or his Agent is first had and obtained, and for the purpose of this clause Maple Ridge Co-operative Produce Exchange is the Agent of the Lessor.

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

It is understood and agreed that the aforesaid rental price for the year 1942 includes payment in full for one horse.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by

in the presence of

William J. Briggs

Senji Sano

Frank Siemens

AFFIDAVIT OF EXECUTION

I, William J. Briggs

of Haney in the Province of British Columbia,
Make Oath and Say:

1. That I was personally present and did see Senji Sano & Frank Siemens the parties thereto, duly sign and execute the within instrument, for the purposes therein named.

2. That the said instrument was executed at Haney aforesaid.

3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in
the Province of British Columbia
this 11th day of May
A. D. 1942.

A Commissioner for taking affidavits
within British Columbia.

William J. Briggs.

Dated 11th day of May A.D. 194 2

SENJI SANO

TO

FRANK SIEMANS

FARM LEASE

Lessor

JAMES M. CAMPBELL
Barrister - Solicitor
MISSION CITY - - B. C.

Sano, Senji
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1256 - 5
DATE NOV 10 1948
FILLED BY
PB. BP appeal

14163
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 electric pump and tank	1937	new	$290.00	good	$210.00
10,000 bean poles	1940	new	150.00	good	100.00
1 Kitchen stove	1932	new	90.00	good	50.00
2 Mirror dressers	1937	new	70.00	good	40.00

The claimant is claiming on chattels listed in column 3 of the analaysis of personal property claim valued at $809.35.

Description of Storage of Goods:

All chattels were included ina lease with Mr. Frank Seimens.

SUMMARY:

Estimated ~~value~~ value	$ 809.35
Sold by custodian	47.50
	$761.80

General Statement as to Chattels not Described above:

Additional Comments, if any:

S. Sano
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7374 EXHIBIT No.

NAME Senji SANO

REG. No. 14163

DATE	INVENTORY	DETAILS OF CLAIM			SALES				SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 2/42	TAKEN BY				AUCTION		TENDER &c			
EVACUATION Sept. 16/42	DATE									
Household furniture,		1.	1 long handle pruning shears	2 50						
Kitchen utensils		2.	27ft. cross cut saw	10 00		5 25				
capenter's tools		3.	2 mole traps	1 00						
1 electric water pump		4.	1 sq. mouth shovel	80	T					
Spray pump		5.	Garden rake	50	T					
Washing machine		6.	Chain binder	5 00						
Sewing machine		7.	1 6" block	5 00						
Farm implements including		8.	1 force pump	3 00			1 00			
Cultivator		9.	1 electric pump & tank	210 00					210 00	
Plough		10.	127 berry trays	25 00						
Harrow		11.	1 12 gal. stone crock	3 00		1 00				
Hoe		12.	1 farm scale	20 00			6 00			
1000' lumber		13.	120' wire rope 5/8(hand line	8 00						
Vacuum cleaner		14.	12 wheel hand cart	5 00			50			
4 cords wood		15.	15 raspberry cans	50						
Fence posts		16.	1 rubber stamp & ink pad	50						
10,000 bean posts		17.	7 Asparagus knives	1 00	T					
		18.	2 Empty gas drums	10 00			2 00			
		19.	1 tire pump	1 00						
		20.	1 wooden wheelbarrow	2 00		1 00				
		21.	1 16ft. ladder	5 00						
		22.	1 brush hook	1 00						
		23.	18' foot ladder	6 00						
		24.	10,000bean poles	100 00						
		25.	1 Sec. harrow	10 00		9 00				
		26.	1 sleigh	1 00						
		27.	8" Plow with rolling colter	20 00		1 00				
		28.	3 single trees	1 00						
		29.	1 steel wheelbarrow	3 00						
		30.	1 Falling wedge	80	T					
		31.	1 Garden cultivator	12 00			1 00			
		32.	2 1 gal. jugs	50						
		33.	1 screen door	5 00					5 00	
		34.	22 celery crates	2 60						
		35.	1 electric fan	50		3 00				
		36.	17 bean pails	8 50						
		37.	1 hand garden cultivator	2 00						
		38.	1 wheel garden cultivator	5 00						
		39.	1 shake knife	1 00	T					
		40.	5 garden hoes	2 50	T					
		41.	1 hand scythe	2 50	T					
		42.	1 scoop shovel	50	T					
		43.	2 peaveys	2 50	T					
		44.	1 digging bar	5 00	T					
		45.	2 mattocks	3 00	T					
		46.	1 pick	1 50	T					
		47.	6 spade hoes	3 00	T					
		48.	3 manure forks	2 40	T					
		49.	2 shovels	1 00	T					
		50.	1 7 ft. cross cut saw	5 00						
		51.	3 diggers	1 50	T					
		52.	6 sml. scythes	3 00	T					
		53.	2 pruning shears	2 00	T					
		54.	5 window frames for cold bed	1 25						
		55.	14 chairs	14 00	(9)	5 00	(6)	6 00		
		56.	1 arm chair	5 00				1 00		
		57.	1 rocking chair	5 00				2 50		
		58.	1 heater stove	8 00		3 25				
		59.	1 kitchen stove	50 00				2 00		
		60.	1 davenport	15 00		1 00				
		61.	5 beds	75 00	(2)	7 00	(2)	23 00		
		62.	1 kitchen cabinet	5 00				25		
									215 00	
						36.50		45.25		

LE No. 7374 EXHIBIT No. _____ EXHIBIT No. 1236-6

DATE NOV 10 1948

FILLED BY K. A. Christie

CASE No. _____

EG. No. 14163 VENUE TORONTO

SALES									
AUCTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS
						2 50			
5 25									
						1 00			
						5 00			
						5 00			
	1 00								
		210 00							
						25 00			
1 00									
	6 00								
						8 00			
	50								
						50			
						50			
	2 00								
						1 00			
1 00									
						5 00			
						1 00			
						6 00			
						1 00			
9 00									
						1 00			
1 00									
1 00									
						1 00			
						3 00			
	1 00								
						50			
		5 00							
						2 60			
3 00									
						8 50			
						2 00			
						5 00			
						5 00			
						1 25			
5 00	(6) 6 00								
	1 00								
	2 50								
3 25									
	2 00								
1 00									
7 00	(2) 23 00								
	25								
		215 00				190 35			
36.50	45.25								

McB.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7374 EXHIBIT No.

NAME Senji SANO REG. No. 14163

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 2/42	TAKEN BY					215 00	
EVACUATION Sept. 16/42	DATE	63. 2 mirror dresser	40 00	11 00	12 00		
		64. 1 sml. green dresser	5 00				
		65. 1 spray pump	19 00				
		66. 3 gal. paint	15 00				
		67. 1 Paint brush	10 00				
		68. 1 paint bush	8 00				
			$809.35	$47 50	$57.25		
			T	11 25		215 00	
				$58 75			
		Other goods sold at auction & by tender		7 50	.50		
				$66.25	$57.75		

ILE No. 7374 EXHIBIT No. CASE No.

EG. No. 14163 VENUE TORONTO

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
		215 00				190 35		
11 00	12 00							
						5 00		
						19 00		
						15 00		
						10 00		
						8 00		
$47 50	$57.25							
11 25		215 00				$247.35		
$58 75								
7 50	.50							
$66.25	$57.75							

Goods valued by Japanese at $161.00 sold by auction for ~~$58.75~~ 66.25
" " " " " 186.00 " " tender " $57.25
" " " " " 215.00 " with real property
" " " " " 247.35 not accounted for, theft, etc.

$809.35

FORM "JP"

FILE No. 1236 - 7

EXHIBIT No.

DATE Nov 10 1948

FILED BY K.A.Christie

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: SANO, Sanji

HOME ADDRESS: R.R. No. 1 Hammond, BC

REGISTRATION NUMBER 14163 SEX: Male AGE: 53

OCCUPATION: Farmer

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

EMPLOYER: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yuwa

ADDRESS OF WIFE OR HUSBAND: R.R. No. 1 Hammond, BC

NAMES OF ANY LIVING CHILDREN: Yoshiko (F) Aiko (F)

ADDRESS OF CHILDREN: R.R.No.1 Hammond BC

AGE OF CHILDREN: 15, 11

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

1. LOCATION AND DESCRIPTION: Subdivision "A" section lot 241, District of Maple Ridge

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room dwelling with two porches 14' x 8' and 16' x 6' woodshed, garage, 2 packing shed, tool shed.

3. INSURANCE (Give particulars; state where policies are) $2000 on dwelling and furniture Union Fire Ins Co.Policy in safety deposit box.

4. TAXES (Amount and where payable) $38.72 payable at Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself. I hope to sell it before I leave

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Haney, BC

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN Strawberries, raspberries, boysen berries asparagus, green peas, potatoes, black cap berries, 50 apple trees, other fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Household furniture, kitchen utensils, carpenter tools, farm implements 1 electric water pump , spray pump , washing machine, sewing machine including cultivator, plough, harrow, hoe, 1000 feet lumber, 4 cords wood, vacuum cleaner. fence posts, 10000 bean sticks, in the house at R.R.No.1 Hammond BC Key will be left in care of Custodian if I do not sell the house.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 horse. "sold to Lessee by Sano"

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, No. 3

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)

$150 Victory Bond, $20 War Savings Certificates safety box.

8. BANK ACCOUNTS: Bank of Montreal

9. LIFE INSURANCE: $1500 20-year endowment policy in Sun Life Co.

Beneficiary my wife. Policy in safety box.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, BC. I have a key.

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 2nd day of May 1943. 1942

(Signature) "S. Sano"

"F.T. Williams"
Witness

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

FOR DEPARTMENTAL USE

March 14th 1949

Notice of Assessment, 1943. Corporation of The District of Maple Ridge

Roll No.	Lot	Block or Quarter	Section or D.L.	Twp.	Map	Acreage	Value of Improvements	Value of Land Exclusive of Improvements	
								Improved	Wild
1119	"A"		241	9	2716	10.	$ 1500—	$ 800—	$

EXHIBIT No. 1236 - 8
DATE NOV 10 1948
FILLED BY K A Christie

TAKE NOTICE that the above property is assessed as above for the year 1943 The first sitting of the Court of Revision will be held in the Municipal Hall, Haney, B. C., on the 8th day of February, 1943, at 10.00 a.m. Section 234 of the Municipal Act reads as follows:

"234. (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may personally, or by means of a written communication over his signature, or by a solicitor, or by agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

"(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

"(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision."

"(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

L. W. Hawkins, Assessor, Haney, B.C.

File # 7374
Reg. # 14163

Senji Sano,

Hammond, B.C.

c/o. Custodian

THE GOVERNMENT OF THE PROVINCE OF
BRITISH COLUMBIA

LAND REGISTRY OFFICE

EXHIBIT No. 1236 - 9
DATE -
FILED BY
K.A.Christie

New Westminster, B. C.

- - - minutes 10 o'clock 9th day of December 1942

I HEREBY CERTIFY that the following is the state of the title to Part 10 acres more or less of the Westerly 40 acres of Lot 241 Group 1 as shown and lettered "A" on sketch deposited No.2716 Municipality of Maple Ridge in the District of New Westminster viz:

Registered Owner SNEJI SANO

Register of Indefeasible Fees Folio No. 59251E

Registered Charges: Certificate of Vesting in the Custodian Filed No.25084

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act" None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To Office of the Custodian "E.S.Stokes"

Registrar.

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

March 14th 1949 _____

PERSONAL PROPERTY SUMMARY

1236 - 10

File No.7374

EXHIBIT No.
DATE
FILED BY

Nov 10 1948

K.A.Christie

Re: Senji SANO - Reg No. 14163

19th July 1947

CHATTELS: The above Japanese registered with this office on the 2nd May, 1942, and at that time he declared leaving household furniture, farm and carpenter's tools on his property at Hammond.

Prior to his evacuation on the 16th September 1942, Senji SANO leased his property to F. Siemens, and on the 29th August, 1942, Mr James Campbell, Solicitor, sent a list of chattels lect by SANO, and which were included in his lease to SIEMENS. A copy of this list was apparently made at that time, and the original returned to Mr Campbell, but there is no copy now on the file. It would appear however that the chattels should be well accounted for as the same tenant was still occupying the place, and the fieldmen possibly took the copy with them when they inspected the property in December, 1945, with a view to removing the chattels to auction. The tenant wished to purchase some of the chattels and these were appraised by C. Spencer Pallot 1st December 1945 for the sum of $57.75, and sold to the tenant for this sum. Net proceeds of $52.00 were credited to SANO's account. The balance of the chattels were sold at auction at Haney on the 5th December 1945, and 25th January 1946, for the net sum of $48.59.

On reviewing the file Kasuo TADA on this date, it was found that he declared leaving household furniture at this property. TADA was apparently a son-in-law of Senji SANO. Tada had been interned on the 25th Sept. 1942, but was released in March 1946, and both these Japanese are now residing at Vineland, Ontario. We have written to them both today, sending them copies of the auction and appraisal sheets and asked them to make settlement between themselves.

SANO's mail box was sold 11th December 1943, for $2.00 and this sum credited to his account.

LIVESTOCK: SANO declared leaving a horse when registering 2nd May, 1942, but he sold the horse to his tenant prior to evacuation.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: A Pacific Co-operative Union post dated cheque in the amount of $290.00 in favour of Sano, being part payment of lease by Mr Siemens, was received at this office, and collection of the cheque was effected by the Custodian 2nd February 1943, and the proceeds credited to Sano's account.

The B.C.Electric Railway Co. refunded the sum of $5.00 to this office 26th October, 1945, being a refund of his electric light security deposit with them.

BONDS & INVESTMENTS: Sano declared he owned some Victory bonds and War Savings Certificates but these were not brought under control by the Custodian.

LIFE INSURANCE: He also declared a $1500. Sun Life Insurance policy but this was not brought under control or administered in any way by the Custodian.

SAFETY DEPOSIT BOX:
BANK ACCOUNT: SANO declared he had a safety deposit box at the Bank of Montreal, Haney, and also a bank account at the same Bank, but these were not brought under control by the Custodian.

This file reveals no other personal property assets.

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

"H. ALLAN"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
March 14th 1949

EXHIBIT No.
DATE
FILED BY

REAL PROPERTY SUMMARY

Nov 10 1948

JAPANESE NAME: Senjo SANO Reg No. 14163 File No. 7374 K.A.Christie

CATALOGUE NO: Sold by Special Arrangement, The Director, the Veterans' Land Act BC/141-P First Offer

PROPERTY ADDRESS: R.R. No.1, Hammond, B. C.

LEGAL DESCRIPTION: Part 10 acres more or less of the Westerly 40 acres of Lot 241, Group 1 as shown and lettered "A" on sketch deposited No. 2716, Municipality of Maple Ridge D.N.W.

TITLE: Registered in the name of Sneji SANO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 25084, dated December 10th, 1942

ASSESSED VALUES: Land $800.00
Improvements - 1500.00 - $2300.00. Taxes-$42.53

CLASSIFICATION: Small Fruit and Vegetable Farm with dwelling and out-buildings. This property according to the declaration on the JP form, and also on the Assessment Roll has an area of 10 acres with about 8 acres under cultivation and planted to the following crops: strawberries, raspberries, boysenberries, black cap berries, asparagus, potatoes, green peas, 50 apple trees and other fruit trees.
1 - 5 room dwelling, in good shape, 1 woodshed, 1 garage, 2 packing sheds, 1 tool shed - apart from the packing sheds the buildings are in fair shape.

HISTORY OF ADMINISTRATION: Senjo SANO leased this property to Frank Siemens on May 11th, 1942, for a term of 9 months from May 1st 1942, with option to extend lease for 1943 under arrangement with Maple Ridge Co-operative Produce Exchange. Consideration - $580.00 paid. Rental for 1943 and subsequent years $240.00. 1942 rental includes price of 1 horse. House and buildings included .

Lease extended by Collateral Agreement to September 30th, 1943. Consideration - $125.00, payable August 31st, 1943, and tenant agrees to plant out ¼ acre strawberries in 1943.

Lease and Collateral Agreement given to The Director, The Veterans' Land Act, August 12th, 1943.

SOLD: To The Director, The Veterans' Land Act for $2,106.00 as at 1st January 1943.
Approval of Advisory Committee - 1st June , 1943.

Funds released to the credit of Senji SANO as at May 8th 1944, against which were charges for Registration Fees - $3.00, Legal Fees - $15.00, leaving a net credit of $2,083.00 from said transaction.

As the Lease and Collateral Agreement was given to The Director The Veterans' Land Act on August 12th, 1943, the 1943 rent was paid to The Veterans' Land Act direct.

OLD CERTIFICATE OF TITLE
No. 59251-E - Senji SANO declared on his JP Form, signed 2nd May, 1942, that the Tithe Documents were in the Bank of Montreal, Haney, B.C. There is nothing on the file to show that the Certificate of Title had been asked for by this office, or that it had been deposited at the Land Registry Office New Westminster.

Certificate of Title No. 169509-E in the name of The Director, The Veterans' Land Act.

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

May 14th, 1946.

"D.A.Cramer"
D.A.CRAMER.

DAC:JS

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

March 14th 1949

1236 - 11

NAME SANO, Senji EXHIBIT No. ~~Nov 10 1948~~

DATE

FILED BY K.A.Christie

REGISTRATION NO. 14163 FILE NO.

The following chattels were sold by public

auction at Haney 18 on Dec 5. 1945.- Jan 25. 1946

	$
Bed Couch	1.00
Round table	2.25
Square table	2.25
9 chairs	5.00
Dresser & mirror	11.00
4'6" Bed and Spring	5.00
Bed spring	2.00
Electric fan	3.00
Cross Cut Saw	5.25
Tools	11.25
Plough	1.00
Lever Harrow	9.00
Crock	1.00
Wheelbarrow	1.00
Heater	3.25
Miscellaneous	3.00

			$
Total	Auctioneer's Fee	$6.62	
	Advertising:	2.41	66.25
Less Expenses:	Moving:	8.63	$ 17.66
Net Proceeds Credited:			$ 48.59

Members of Custodian Staff Present. Mr Moryson

Extracted from Auctioneering List No. Haney 18.

Remarks:

1236 - 11

EXHIBIT No.

DATE Nov 10 1948

FILED BY K.A.Christie

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 7374

NAME: SANO, Senji

DATE ADVERTISED
(or other information)

APPRAISER'S NAME: C.Spencer Pallot

VALUATION: $57.75

PURCHASE PRICE $57.75

COMMITTEE'S APPROVAL: May 3, 1946

PURCHASER'S FULL NAME: F.Seimens,

ADDRESS. Haney, B. C.

OCCUPATION:

Bill OF SALE REQUIRED (state if purchase price already paid or arrangements made) XESX NO

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD:

Leather seat rocker	2.50
Leather seat armchair	1.00
6 kitchen chairs	6.00
Wash stand	0.50
Dresser	12.00
Bed	15.00
Kitchen cabinet	0.25
Wood bed	8.00
Scales	6.00
Pump	1.00
Cultivator	1.00
Cart	0150
Old stove	2.00
2 drums	2.00
	$57.75

HANEY, B. C. December 1st /45

Custodian of Enemy Alien Properties

Vancouver, B. C.

SPENCER PALLOT

AUCTIONEER

REAL ESTATE
Valuator and Appraiser

F Seimens, Haney, B.C.

Leather seat Rocker		2.50
" " Armchair		1.00
6 Kitchen Chairs		6.00
Wash Stand		50
Dresser		12.00
Bed		15.00
Kitchen Cabinet		25
Wood bed		8.00
Scales		6.00
Pump		1.00
Cultivator		1.00
Cart		50
Old Stove		2.00
2 Drums		2.00
		57.75
Less Commission @ 10%	5.75	$52.00

I believe that this is a fair and justifiable price for these goods.

"C. Spencer Pallott"

"Approved by Committee"

3/5/46

"Receipt on file A/184/6 Haney 18"
29/1/46